

# EASTSIDE RIDGE

SPECIAL AREA PLAN

APRIL 22, 2019

REGULATING PLAN

Attachment: 3307 Pre-Publication Submittal - Updated Regulating Plan Dated 04-22-19 (3307 : Land Use - 5175 Ne 2 Ave, 5035 Ne 2 Ave and

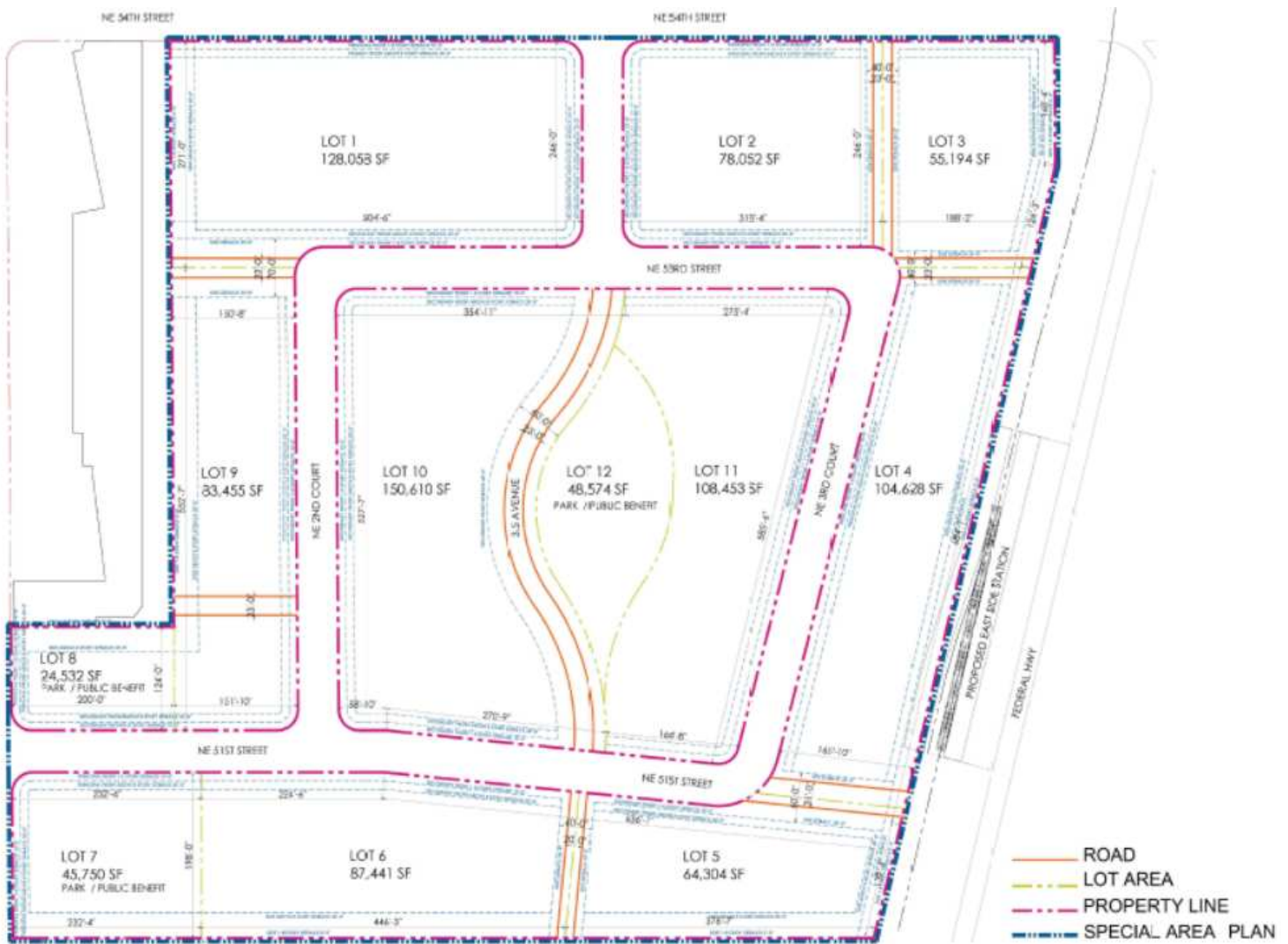


## EASTSIDE RIDGE SPECIAL AREA PLAN

## Boundaries and Property Description

The area subject to this SAP is generally described as bounded by NE 54th Street on the north, the FEC Railway on the east; Block 3 of the Sabal Palm Plat recorded at Plat Book 46, Page 66, and NE 2nd Avenue on the west; and approximately 200 feet south of NE 52nd Street; which include all Blocks 1, 2, and 4 of the Sabal Palm Plat recorded at Plat Book 46, Page 66 of the Public Records Miami-Dade County, Florida ("SAP Area"). The boundaries of the SAP Area are depicted in Illustration 1.1. The SAP Area is further described on Sheets A-1 and A-11 of the Design Guidelines.

Illustration 1.1



## ARTICLE 1. DEFINITIONS

This Article defines terms used in this Appendix that are technical in nature or that might not otherwise reflected in common usage of the word. Terms not defined herein shall have the meaning provided in Miami 21. The definitions listed below shall only apply within the SAP Area.

### 1.1 DEFINITIONS OF BUILDING FUNCTION: USES (Article 4, Table 3)

#### c. OFFICE

This category is intended to encompass land Use functions predominantly related to business, professions, service or government.

**Medical Facility:** A Building or portion thereof used to provide medical services. Such facilities may include, but are not limited to diagnostic centers, urgent care, surgical suites, sleep centers, radiology, physical therapy, pharmaceutical laboratories, clinics, outpatient services, and similar medical uses as well as related office space. This Use does not include Hospitals, Nursing Homes, or Extended Care Facilities or other Facilities Licensed by the state of Florida to provide Health Hours Care Medical Supervision for twenty-four or more hours.

#### f. CIVIL SUPPORT

**Transit Facility:** A facility providing accommodations by public, private, or nonprofit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to: bus terminal, trolley or streetcar stop, railroad station, freight terminal, airport, heliport, seaport, or fixed-rail transit stop or platform.

### 1.2 DEFINITIONS OF TERMS

**Primary Grid or A-Grid:** A Frontage facing public space such as a Thoroughfare of high pedestrian importance (i.e., traffic volume, number of lanes, etc.). The Frontages assigned to A-Grid shall total at least 70% of the total length of all Frontages within the SAP Area. The A-Grid is depicted on Sheets B-6 through B-10 of the Design Guidelines.

**Secondary Grid or B-Grid:** A Frontage facing public space such as a Thoroughfare that is of lesser pedestrian importance and is considered for automobile-oriented standards (i.e., parking lots, unlined parking decks, drive throughs, traffic volume, number of lanes, etc.). The Secondary Frontages assigned to B-Grid shall not exceed the 30% of the total length of all Frontages within the SAP Area. The B-Grid is depicted on Sheets B-6 through B-10 of the Design Guidelines.

**Design Guidelines:** Plans, drawings, and diagrams that accompany and illustrate the intent of this Regulating Plan. Commonly referred to as the “Concept Book.”

**Eastside Ridge Plaza:** The Open Space Type located at the center of the SAP Area.

**Eastside Ridge Station:** A proposed fixed rail train station, stop, or platform located within the SAP that serves general ridership needs along the FEC Corridor.

**Lakou:** A shared outdoor space common in Haitian architecture, similar to a courtyard or small plaza as those terms are commonly defined.

**Regulating Plan:** Modifications to the underlying Miami 21 Transect Zone regulations for the Lots and properties included in this SAP.

**SAP:** The Eastside Ridge Special Area Plan specifically described in this Regulating Plan and accompanying Design Guidelines.

**Special Area Plan Permit or "SAP Permit":** means the review process through which SAP development phases or elements of the SAP requiring additional review as identified in the Regulating Plan or this Agreement are reviewed and approved, approved with conditions, or denied by the Planning Director.



## 2.1 PURPOSE AND INTENT

The Eastside Ridge Special Area Plan (SAP) intends to redevelop an area in the City of Miami that is currently the site of an existing residential project located within a transit corridor. The SAP seeks to remedy outdated land use and zoning categories by establishing a mixed-use project that replaces antiquated housing with a residential product that meets the needs of and enhances the quality of life in Miami's northeast corridor while addressing the demands of residents for commercial, office, lodging, and civic uses.

Alongside the mixed-uses is an intensive and sensitive approach to open spaces, civic spaces, green spaces, plazas, thru passages, and public parks. The Haitian influence of outdoor living combined with the local Miami flavor for enjoying the South Florida sunshine have given life to a unique design for the Eastside Ridge SAP.

Structures with lower height line the outer edges of the SAP and provide a smooth transition from neighboring properties, blending the project into the existing neighborhood. Taller structures are located toward the center of the 22-acre project with heights achieved through public benefit bonuses. This form-based approach buffers those portions of the SAP with higher density and intensity from less intense neighboring locations.

Removal of the existing walls on frontages along NE 54 Street and NE 2nd Avenue reverses nearly 50 years of separation and allows for a direct connection between the SAP and the existing neighborhood, all in a concerted effort to improve the pedestrian realm and facilitate transit operations.

The development goals include:

- Activate the pedestrian realm internal to the SAP and connect with the existing neighborhood and centers in the area.
- Develop a framework that accommodates the transit needs of the residents while encouraging enjoyment of open green space, public parks, and civic spaces.
- Facilitate organized planned growth and urban infill.
- Promote civic, economic, and cultural activities in the heart of the transit corridor.
- Encourage and provide assistance in connecting a commuter train station with the project.

This Regulating Plan shall govern all property included within the Eastside Ridge SAP. Where the standards set forth in these regulations conflict with standards set forth in Miami 21, the standards of the Regulating Plan shall govern. Where the standards of the Regulating Plan are silent, the underlying Miami 21 standards and requirements shall govern.

## ARTICLE 3 – GENERAL TO ZONES

## 3.3 LOTS AND FRONTAGES

**3.3.6** For new Buildings in Established Setbacks Areas, the Established Setback shall be maintained (See also Article 4, Diagram 10) Galleries and Arcades may be permitted within the First Layer in Established Setback Areas and shall not encroach the Public Right-of-Way except by Special Area Plan. Where a Gallery or Arcade is permitted, the Established Setback shall only be maintained if a Gallery or Arcade is provided. Where a Gallery or Arcade is not provided, the setback for the underlying Transect Zone shall be maintained.

Established Setback Areas include:

**m. NE 54th Street**

1. All properties within the SAP Area adjacent to the south side of NE 54th Street and west of NE 3rd Ave.

NE 54th Street Setback: Zero (0') feet with Arcade or Gallery as described within Article 4, Table 6.

## 3.5 MEASUREMENT OF HEIGHT

**3.5.2** A Story is a Habitable level within a Building of a maximum fourteen (14) feet in Height from finished floor to finished floor. Basements are not considered Stories for the purposes of determining Building Height. A ground level retail Office, Commercial Use, or Medical Facility Story may exceed this limit up to a total height of twenty-five (25) feet. A single floor level exceeding fourteen (14) feet, or twenty-five (25) feet at ground level retail, shall be counted as two (2) Stories; ~~except for T6-36, T6-48, T6-60, T6-80, and D1, where a single floor level exceeding fourteen (14) feet may count as one (1) Story~~ the building height does not exceed the maximum height, including all applicable bonuses, allowed by the transect at fourteen (14) feet per floor. Where the first two stories are retail Office, Commercial Use, and/or Medical Facility, their total combined Height shall not exceed thirty-nine (39) feet and the first floor shall be a minimum of fourteen (14) feet in Height. Mezzanines may not exceed thirty-three percent (33%) of the Habitable Space Floor Area, except for D1, where mezzanines may not exceed fifty percent (50%) of the Habitable Space Floor Area. First floor Mezzanines extending beyond thirty-three percent (33%) of the Floor Area, or fifty percent (50%) of the Floor Area in D1, shall be counted as an additional floor. The Height of a Parking Structure concealed by a Liner may be equal to the Height of the Liner; this may result in a Liner Story concealing more than one level of Parking.



### 3.6.9 Off-street Loading Requirements

- a. Off-street vehicular loading shall be required for all T5 and T6, ~~CS, CI, CI-HD and D~~ Zones, shown on Article 4, Table 5 of this Regulating Plan and on Sheet B-11 of the Design Guidelines and shall require no more than three (3) turning movements.
- b. Loading berths may be provided on-street within designated spaces as shown on Sheet B-11 of the Design Guidelines provided that deliveries are made within dedicated hours of operation: 6 A.M. to 11 A.M.

### 3.8.2 Thoroughfares

- d. In T5 and T6 Zones, Public and Private Frontages should be coordinated with a single consis-  
tent paving and landscape design as ~~provided~~ illustrated in ~~Article 4, Table 6 and Article 8~~ Sheet  
L-30 through L-31 of the Design Guidelines.

### 3.8.3 Public Frontages

- a. Public Frontages should be designed as shown in ~~Article 4, Table 6~~ this SAP and allocated with Transect Zones as specified illustrated in Sheets B-6 through B-10 of the Design Guidelines ~~Article 4, Table 2.~~
- b. Within the Public Frontages, the arrangement of street trees and street lights should be as provide in Sheets B-6 through B-10 and L-30 through L-31 of the Design Guidelines. ~~Article 8.~~

## 3.14 PUBLIC BENEFITS PROGRAM

The intent of the Public Benefits Program established in this section is to allow bonus Building Height and FLR in T5 and T6 Zones and bonus Building Height in D1 Zones in exchange for the developer contribution to specified programs that provide benefits to the public.

- 3.14.1 The bonus Height and FLR shall be permitted in the SAP Area if the proposed Developer contributes toward the specified public benefits, ~~above that which is otherwise required by this Code~~ in the amount and in the manner as set forth ~~herein~~ in the approved Development Agreement.

~~The bonus shall not be available to properties in a T5 or T6 Zone if the property abuts a T3 Zone or a T6-8 Zone if the property abuts a CS Zone.~~

1. T5: five (5) Story maximum, bonus to eight (8) Stories, FLR 6; bonus of twenty-Five percent (25%)

2. T6-8a: eight (8) Story maximum, bonus to twelve (12) Stories, FLR 56; bonus of twenty-five percent (25%)
3. T6-8b: eight (8) Story maximum, bonus to sixteen (16) Stories, FLR 6; bonus of twenty-five percent (25%)
4. T6-12: twelve (12) Story maximum, bonus to twenty (20) Stories, FLR 86, bonus of thirty ~~twenty-five~~ percent (3025%) through public benefits identified in the Development Agreement then an additional bonus of up to twenty-eight (28) Stories upon construction of the Eastside Ridge Station.

Transect Zone Heights are fully described in Article 5 of this Regulating Plan.

The foregoing Height and FLR bonuses shall be permitted in exchange for specialized contributions unique to this SAP and other benefits identified in the Development Agreement

**3.14.2** Upon providing a binding commitment for the specified public benefits as provided in Section 3.14. below, the proposed development project shall be allowed to build within the restrictions of the specific Transect Zone, up to the bonus Height and FLR as established in this Section. The on square footage allowed above the maximum Height is that achieved through the bonus program.

**3.14.3** The proposed bonus Height and FLR shall be permitted in exchange for contribution to the City for the following public benefits: ~~Affordable/Workforce housing, Public Parks and Open Space, Green Buildings, Brownfields, and Civic Space or Civil Support space~~ those benefits described in the approved Development Agreement (and the possible construction of the Eastside Ridge Station). ~~The City shall establish a Miami 21 Public Benefits Trust Fund for the cash contributions for Affordable/ Workforce Housing, Public Parks and Open Space, and Green Building certification shortfall penalty made under this section. The City Commission, upon the manager's recommendation, shall annually decide the allocation of funds from the Trust Fund collected under this section. All cash contributions thus allocated by the Commission to support Affordable/ Workforce housing shall be deposited in the Affordable Housing Trust Fund for expenditures pursuant to the guidelines adopted by the City Commission. All cash contributions thus allocated by the Commission to support Parks and Open Space shall be deposited in the Parks and Open Space Trust Fund set forth in Chapter 62 of the City Code, to be expended in accordance with the guidelines outlined therein.~~

**3.14.4** For the purposes of the public benefits program, the following criteria shall apply:

- a. Affordable/Workforce Housing. The development project in a T5 or T6 zone may provide any of the following or combination thereof:
  1. Affordable/Workforce housing on site of the development. For each square foot of Affordable/ Workforce housing (including pertaining shared space such as parking and circulation) provided on site, the development shall be allowed two square feet of additional area up to the bonus Height and FLR as described in Section 3.14.1.



2. Affordable/Workforce housing off-site. For each square foot of Affordable /Workforce housing (including pertaining shared space such as parking and circulation) provided off site, in a location within the City Little Haiti approved by the City Manager, the development shall be allowed an equivalent square footage of additional area up to the bonus Height and FLR as described in Section 3.14.1. No additional allowance is given for the purchase of the site.
3. Capital Contribution. For the Capital Contribution, as defined and described in the approved Development Agreement, and for those other public benefits described in the approved Development Agreement, the development shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1. ~~Trust Fund contributions. For a cash contribution to the Miami 21 Public Benefit Trust Fund, the development shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1. The cash contribution shall be determined based on a percentage of the market value of the per square foot price being charged for units at projects within the market area where the proposed project seeking the bonus is located. The calculation assumes a land value per saleable or rentable square foot within market area to equate to between 10 (ten) to 15 (fifteen) percent of market area's weighted average sales price per square foot. The cash contributions shall be adjusted on an annual basis to reflect market conditions effective October 1st of every year.~~
  - b. Public Parks, Open Space, or Park Improvements. The development project in a T5 or T6 zone may provide any of the following or combination thereof:
    1. Public Park, or Open Space, provided through purchase and in an area of need identified by the City Parks and Open Space Master Plan and the City's Parks Department as described in the SAP Development Agreement. In addition park improvements provided through donation for Public Parks with amenity levels that are Moderate or that Need Improvement as defined by the *Parks Department Facilities' Assessment Report*.
      - i. For each square foot of dedicated public Park or Open Space provided, the development shall be allowed two times the development Floor Area of provided land up to the bonus Height and FLR as described in Section 3.14.1. The Open Space may be a Park, Green, or Square, Plaza, or Pedestrian Passage as more fully described in Article 4, Table 7 of this Code.
      - ii. Park improvements shall be valued and for said value the development project shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1 and shall for all applicable purposes be treated as a ~~Trust Fund contribution~~ Capital Contribution pursuant to Section 3.14.4.b.(3).
      - iii. Park improvements for Public Parks in areas below 50% median income threshold shall be allowed two times the valuation credit.
      - iv. Donations must meet all City requirements for design, equipment specifications, construction warranties, etc. Park improvements are subject to review and approval by the City Manager or designee in accordance with Miami 21.

2. Public Open Space provided on-site in a location and of a design to be approved by the Planning Director as described in the Design Guidelines and SAP Development Agreement. For each square foot of dedicated public Park or Open Space provided in excess of minimum required Open Space, the development shall be allowed an equivalent amount of development Floor Area up to the bonus Height and FLR as described in Section 3.14.1. The project shall maintain the Frontage requirements of the Transect Zone. The Open Space may be a Park, Green, Square, Lakou, Courtyard, Plaza, or Thoroughfare or Pedestrian Passage through the site ~~connecting two (2) Thoroughfares, such as a segment of the Baywalk or~~ including segments of the FEC Greenway. See Article 4, Table 7.
3. Capital Contribution. For the Capital Contribution, as defined and described in the approved Development Agreement, and for those other public benefits described in the approved Development Agreement, the development shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1. ~~Trust Fund contributions. For a cash contribution to the Miami 21 Public Benefit Trust Fund, the development shall be allowed additional Floor Area up to the bonus Height and FLR described in Section 3.14.1. The cash contribution shall be determined based on a percentage of the market value of the per square foot price being charged for units at projects within the market area where the proposed project seeking the bonus is located. The calculation assumes a land value per saleable or rentable square foot within market area to equate to between 10 (ten) to 15 (fifteen) percent of market area's weighted average sales price per square foot. The cash contributions shall be adjusted on an annual basis to reflect market conditions effective October 1st of every year.~~
- ~~c. Historic Preservation. Bonus Floor Area to the maximum bonus Height and FLR as described in Section 3.14.1 shall be allowed for additional square footage qualified under the city Transfer Development Rights program established in Chapter 23, City Code.~~
- d. c. Green Building. In a T5 or T6 zone, additional Height and FLR shall be allowed for Buildings certified by the U.S. Green Building Council as follows:
  1. Silver: For Buildings under 50,000 sf, 2.0% of the floor lot ratio (FLR)
  2. Gold: 4.0% of the Floor Lot Ratio (FLR)
  3. Platinum: 13.0% of the Floor Lot Ratio (FLR)

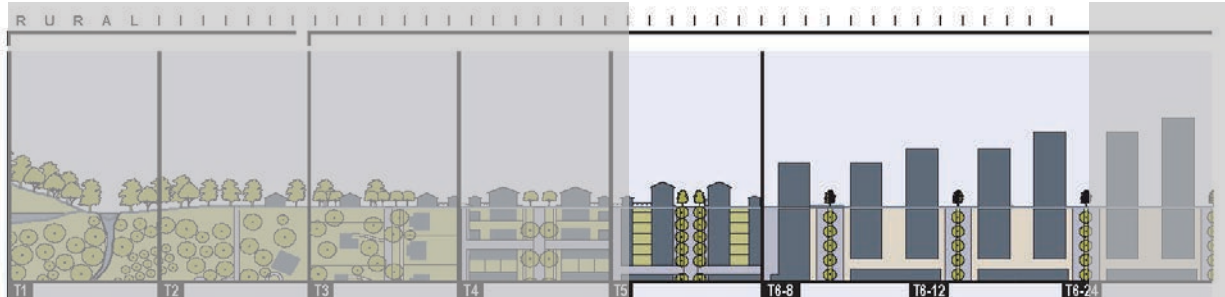
Note: Standards equivalent to the USGBC, as adopted by the City, may alternatively apply.

If at the time the first Certificate of Occupancy is issued for the Building that received a public benefits bonus for a Green Building, the anticipated LEED certification has not been achieved, then the owner shall post a performance bond in a form acceptable to the City of Miami. The performance bond shall be determined based on the value of land per square foot of Building in the area of the City in which the proposed project is located, which may be adjusted from time to time based on market conditions. The methodology for determining the value of land per square foot of Building shall be maintained in the Planning Department. The City will draw down on the bond funds if LEED certification has not been achieved and accepted by the City within one year of the City issuance of the Certificate of Occupancy for the Building. Funds that become



available to the City from the forfeiture of the performance bond shall be placed in the Miami 21 Public Benefits Trust Fund established by this Code.

- ~~e. Brownfields. One additional Story of Height shall be permitted for redevelopment on a Brownfield Site as defined herein.~~
- ~~f. d. Civic Space Types and Civil Support Uses. For a development project in a T6 zone that donates a Civic Space Types or Civil Support Uses on site to the City of Miami, an additional two square feet of area for each square foot of donated space or use, up to the bonus Height and FLR, shall be allowed.~~
- ~~g. e. Eastside Ridge Station. Additional Stories of Height shall be permitted for construction of the Eastside Ridge Station as specified in Section 3.14.1.~~

								
LOT OCCUPATION								
a. Lot Area			5,000 s.f. min.	1,400 s.f. - 20,000 s.f. **	1,200 s.f. - 40,000 s.f.	5,000 sf. min 40,000 s.f. max.	5,000 sf. min. 70,000 s.f. max.	5,000 sf. min. 100,000 s.f. max. **
b. Lot Width			50 ft. min.	16 ft. min / 50 ft. min.**	16 ft. min / 50 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.
c. Lot Coverage			50% max. 1st Floor 30% max. 2nd Floor for T3 R & T3L only	60% max.	80% max.	80% max. **	80% max. **	80% max.**
d. Floor Lot Ratio (FLR)					6 ± / 25% additional Public Benefit ****	6 ± / 25% additional Public Benefit ****	6 ± / 25% additional Public Benefit ****	a. 7 / 30% additional Public Benefit or b. 16 / 40% additional Public Benefit ***
e. Frontage at front Setback				50% min.	70% min.	70% min.	70% min.	70% min.
f. Green / Open Space Requirements			25% Lot Area min.	15% Lot Area min.	40 12% Lot Area min. ±	40 12% Lot Area min. ±	40 12% Lot Area min. ±	10% Lot Area min.
g. Density			9-18 du/acre max. **	36 du/acre max.	65 150 du /acre *	150 du /acre *	150 du /acre *	150 du /acre *
h. Civic Space					5% of aggregate area min. *	5% of aggregate area min. *	5% of aggregate area min. *	
BUILDING SETBACK								
a. Principal Front			20 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
b. Secondary Front			10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
c. Side			5 ft. min.**	0 ft. min. / 5 ft. min.**	0 ft. min.**	0 ft. min.	0 ft. min.	0 ft. min.**
d. Rear			20 ft. min.	20 ft. min.	0 ft. min.**	0 ft. min. **	0 ft. min.	0 ft. min.**
OUTBUILDING SETBACK								
a. Principal Front			20 ft. min. (T3 L only)	30 ft. min.				
b. Secondary Front			10 ft. min. (T3 L only)	10 ft. min.				
c. Side			5 ft. min. (T3 L only)	0 ft. min. / 5 ft. min.				
d. Rear			5 ft. min. (T3 L only)	5 ft. min.				
PRIVATE FRONTAGES								
a. Common Lawn			permitted	permitted	prohibited	prohibited	prohibited	prohibited
b. Porch & Fence			permitted	permitted	prohibited	prohibited	prohibited	prohibited
c. Terrace or L.C.			prohibited	permitted	prohibited	prohibited	prohibited	prohibited
d. Forecourt			prohibited	permitted	permitted	permitted	permitted	permitted
e. Stoop			prohibited	permitted	permitted	permitted	permitted	permitted
f. Shopfront			prohibited	permitted (T4 L, T4 O)	permitted (T5 L, T5 O)	permitted (T6-8 L, T6-8 O)	permitted (T6-12 L, T6-12 O)	permitted (T6-24 L, T6-24 O)
g. Gallery			prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
h. Arcade			prohibited	prohibited	permitted **	permitted **	permitted **	permitted **
BUILDING HEIGHT (Stories)								
a. Principal Building			2 max.	3 max.	2 min. 5 max.	2 min. 16 max. ****	2 min. 20 max. ****	2 min. 24 max.
b. Outbuilding			2 max.	2 max.				
c. Benefit Height Abutting T6, T6 & T4 only					4 max. **	4 max. **	8 max. **	24 max. **

\* Calculated on an SAP Area-wide basis, as depicted in sheets B-4 through B-10 of the Design Guidelines.

\*\* Note: Refer to Article 5 for Specific Transect Zone Regulations.

\*\*\*\* See Section 3.14.1 of this Regulating Plan.

# MIAMI 21 – EASTSIDE RIDGE SAP

## AUGUST 22, 2018

# ARTICLE 4. TABLE 3 BUILDING FUNCTION: USES

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	150	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY					E	E		R	R		R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK					R	R		R	R		R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL								R	R		R	R			R			
OFFICE																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
MEDICAL FACILITIES									R		R							
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																R		
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E-R***			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W		W	W-R		W	W-R	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E	E			
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	W	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E	W	W-R		W	W-R			E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning &amp; Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

\* Additional densities in some T6 zones are illustrated in Diagram 9.

\*\* AZ: Density of lowest Abutting Zone

\*\*\* Permissible by Right through establishment of Specialty Retail Center - See Regulating Plan

Attachment: 3307 Pre-Publication Submittal - Updated Regulating Plan Dated 04-22-19 (3307 : Land Use - 5175 Ne 2 Ave, 5035 Ne 2 Ave and

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
<b>RESIDENTIAL</b>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1.5 parking spaces per Dwelling Unit.</li> <li>• Minimum of 1 additional visitor parking space for every 10 Dwelling Units.</li> <li>• Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s).</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1.5 parking spaces per Dwelling Unit.</li> <li>• Maximum of 1 parking space per Micro Dwelling Unit, with a maximum of 1 additional visitor parking space for every 10 Micro Dwelling Units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 Dwelling Units.</li> <li>• Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit.</li> <li>• Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s).</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1.5 parking spaces per Dwelling Unit.</li> <li>• Maximum of 1 parking space per Micro Dwelling Unit, with a maximum of 1 additional visitor parking space for every 10 Micro Dwelling Units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 Dwelling Units.</li> <li>• Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit.</li> <li>• Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s).</li> <li>• Parking requirement may be reduced according to Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> <del>†The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>LODGING</b>	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 lodging units.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 lodging units.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 lodging units.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> <del>†The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

\* Please refer to Diagram 9



## T5 - URBAN CENTER ZONE

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
OFFICE		<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>The first and second Story of the Principal Building and Office and Commercial Uses shall be less than 25% Building floor area total.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of office use.</li> <li>Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>	<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>Minimum of 3 parking spaces for every 1,000 square feet of office use.</li> <li>Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>
COMMERCIAL		<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>The first and second Story of the Principal Building and Office and Commercial Uses shall be less than 25% Building floor area total.</li> <li>A maximum area of 55,000 square feet per establishment.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of commercial use.</li> <li>Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>A maximum area of 55,000 square feet per establishment, except for Public Storage Facilities.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of commercial use, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> <li>Commercial Auto-related, Drive-Thru or Drive-In Facilities - See Article 6.</li> </ul>

\* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
<b>CIVIC</b>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> ‡The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>CIVIL SUPPORT</b>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 800 square feet of Civil Support Use.</li> <li>• Minimum of 1 parking space for every 5 seats of assembly use.</li> <li>• Minimum of 1 parking space for every 5 slips of marine use.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1000 square feet of Civil Support Use.</li> <li>• Minimum of 1 parking space for every 5 seats of assembly use.</li> <li>• Minimum of 1 parking space for every 5 slips of marine use.</li> <li>• Adult Daycare- Minimum of 1 space per staff member.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1000 square feet of Civil Support Use.</li> <li>• Minimum of 1 parking space for every 5 seats of assembly use.</li> <li>• Minimum of 1 parking space for every 5 slips of marine use.</li> <li>• Adult Daycare- Minimum of 1 space per staff member.</li> <li>• Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> ‡The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

\* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
<b>EDUCATIONAL</b>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of Educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/ operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of <b>Waiver</b>, except when site is within 500 feet of T3.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of Educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/ operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of <b>Waiver</b>, except when site is within 500 feet of T3.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of Educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/ operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• <del>The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading- Refer to Article 4, Table 5</li> </ul>

\* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 – 1,000 UNITS PER ACRE *
<b>RESIDENTIAL</b>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1.5 parking spaces per Dwelling Unit.</li> <li>• Minimum of 1 additional visitor parking space for every 10 Dwelling Units.</li> <li>• Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s).</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• In T6-60 &amp; T6-80, parking for residential Uses located within 1,000 feet of a Metrorail or Metromover station shall not be required.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1.5 parking spaces per Dwelling Unit.</li> <li>• Maximum of 1 parking space per Micro Dwelling Unit, with a maximum of 1 additional visitor parking space for every 10 Micro Dwelling Units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 Dwelling Units.</li> <li>• Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit.</li> <li>• Adult Family-Care Homes- Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence- Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s).</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• In T6-60 &amp; T6-80, parking for residential Uses located within 1,000 feet of a Metrorail or Metromover station shall not be required.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1.5 parking spaces per Dwelling Unit.</li> <li>• Maximum of 1 parking space per Micro Dwelling Unit, with a maximum of 1 additional visitor parking space for every 10 Micro Dwelling Units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 Dwelling Units.</li> <li>• Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit.</li> <li>• Adult Family-Care Homes- Minimum 1 space per staff member and 1 space per 4 residents.</li> <li>• Community Residence- Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s).</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> <del>†The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• In T6-60 &amp; T6-80, parking for residential Uses located within 1,000 feet of a Metrorail or Metromover station shall not be required.</li> <li>• Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>LODGING</b>	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 lodging units.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional visitor parking space for every 10 lodging units.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 2 lodging units.</li> <li>• Minimum of 1 additional visitor parking space for every 15 lodging units.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> <del>†The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

\* Or as modified in Diagram 9



	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 UNITS PER ACRE *
OFFICE		<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>The Building area allowed for office use on each lot is limited to four Stories of the Principal Building and Office and Commercial Uses shall be less than 25% of Building floor area total.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of office use.</li> <li>In T6-24, T6-36 and T6-48 a minimum of 1 parking space for every 800 square feet of office use shall be provided</li> <li>In T6-60 and T6-80, a minimum of 1 parking space for every 1,000 square feet of office use shall be provided</li> <li>Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>	<p>Office Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> <li>Minimum of 3 parking spaces for every 1,000 square feet of office use.</li> <li>In T6-24, T6-36 and T6-48, a minimum of 1 parking space for every 800 square feet of office use shall be provided</li> <li>In T6-60 and T6-80, a minimum of 1 parking space for every 1,000 square feet of office use shall be provided</li> <li>Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> ‡The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>
COMMERCIAL	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>Commercial establishments limited to a maximum area of 4,000 square feet each and shall be less than 25% building floor area total.</li> <li>The Building area allowed for commercial use on each lot is limited to the first two Stories of the Principal Building.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of commercial use.</li> <li>Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Loading - See Article 4, Table 5</li> </ul>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>The Building area allowed for Commercial Use on each lot is limited to two Stories of the Principal Building and Office and Commercial Uses shall be less than 25% of Building floor area total.</li> <li>A maximum area of 55,000 square feet per establishment.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of commercial use.</li> <li>Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>	<p>Commercial Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>A maximum area of 55,000 square feet per establishment, except for Public Storage Facilities.</li> <li>Minimum of 3 parking spaces for every 1,000 square feet of commercial use, except for Public Storage Facilities, minimum 1 parking space for every 10,000 square feet with a minimum of 8 parking spaces.</li> <li>Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5, except for Public Storage Facilities.</li> <li>Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>Auto-related - Drive-Thru or Drive-In Facilities - See Article 6.</li> <li>Except for sites within 500 feet of an ungated T3 Transect Zone, <b>Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor.</b> ‡The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>Loading - See Article 4, Table 5</li> </ul>

\* Or as modified in Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 UNITS PER ACRE *
<b>CIVIC</b>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civic Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 5 seats of assembly uses.</li> <li>• Minimum of 1 parking space for every 1,000 square feet of exhibition or recreation area, and parking spaces for other Uses as required.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• <u>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</u></li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>
<b>CIVIL SUPPORT</b>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 800 square feet of Civil Support Use; or</li> <li>• Minimum of 1 parking space for every 5 seats of assembly use; or</li> <li>• Minimum of 1 parking space for every 5 slips of marine use; or</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1000 square feet of Civil Support Use.</li> <li>• Minimum of 1 parking space for every 5 seats of assembly use.</li> <li>• Minimum of 1 parking space for every 5 slips of marine use.</li> <li>• Adult Daycare - Minimum of 1 space per staff member.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Civil Support Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 1 parking space for every 1000 square feet of Civil Support Use.</li> <li>• Minimum of 1 parking space for every 5 seats of assembly use.</li> <li>• Minimum of 1 parking space for every 5 slips of marine use.</li> <li>• Adult Daycare - Minimum of 1 space per staff member.</li> <li>• Parking requirement may be reduced according to the shared parking standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del></li> <li>• <u>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</u></li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

\* Please refer to Diagram 9

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	150 UNITS PER ACRE *	150 UNITS PER ACRE *	150 UNITS PER ACRE *
EDUCATIONAL	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of Educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of Educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>	<p>Educational Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> <li>• Minimum of 2 parking spaces for every 1,000 square feet of Educational Use.</li> <li>• Schools – Minimum of 1 parking space for each faculty or staff member, 1 visitor parking space per 100 students, 1 parking space per 5 students in grades 11 and 12 or College/University.</li> <li>• Childcare Facilities- Minimum of 1 space for the owner/operator and 1 space for each employee, and 1 drop-off space for every 10 clients cared for.</li> <li>• Parking requirement may be reduced according to the Shared Parking Standard, Article 4, Table 5.</li> <li>• Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required.</li> <li>• <del>Except for sites within 500 feet of an ungated T3 Transect Zone, the parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</del> <u>Except for sites within 500 feet of an ungated T3 Transect Zone, Parking requirement shall be reduced by 30% by right due to the SAP's proximity to a Transit Corridor. The parking ratio may be reduced within a TOD area or within a Transit Corridor area by up to thirty percent (30%) by process of Waiver; by up to fifty percent (50%) by process of Waiver and payment into a transit enhancement Trust Fund, as established by Chapter 35 of the City Code; or by one hundred percent (100%) for any Structure with a Floor Area of ten thousand (10,000) square feet or less.</u></li> <li>• Parking may be provided by ownership or lease offsite within 1,000 feet by process of Waiver, except when site is within 500 feet of T3.</li> <li>• Loading - See Article 4, Table 5</li> </ul>

**MIAMI 21 – EASTSIDE RIDGE SAP ARTICLE 4. TABLE 5 BUILDING FUNCTION: PARKING AND LOADING**

## SHARED PARKING STANDARDS

**SHARING FACTOR**

Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE *		OFFICE *
COMMERCIAL		COMMERCIAL

Sharing factors (from top to bottom, left to right):

- RESIDENTIAL-RESIDENTIAL: 1
- LODGING-LODGING: 1
- OFFICE-OFFICE: 1
- COMMERCIAL-COMMERCIAL: 1
- RESIDENTIAL-LODGING: 1.1
- LODGING-RESIDENTIAL: 1.1
- LODGING-OFFICE: 1.4
- OFFICE-LODGING: 1.4
- OFFICE-COMMERCIAL: 1.3
- COMMERCIAL-OFFICE: 1.3
- RESIDENTIAL-COMMERCIAL: 1.2
- COMMERCIAL-RESIDENTIAL: 1.2

The shared Parking Standards Table provides the method for calculating shared parking for buildings with more than one Use type. It refers to the parking requirements that appear in Table 4.

The parking required for any two Functions on a Lot is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.

For instance: for a building with a Residential Use requiring 100 spaces and a Commercial Use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart on a mixed use lot a sharing factor of 1.1 shall be allowed. Additional sharing is allowed by Warrant.

\*Education parking requirements may vary based on section 33-151.11 et seq or section 33-152 et seq of Miami-Dade County Code as applicable.

## OFF-STREET PARKING STANDARDS

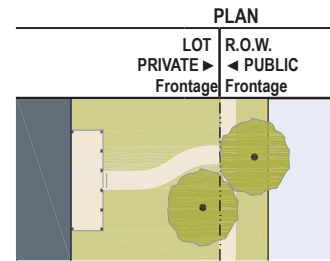
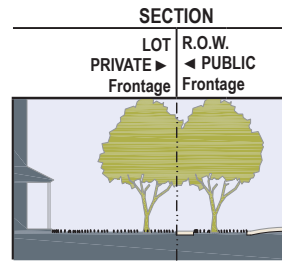
ANGLE OF PARKING	ACCESS AISLE WIDTH		
	ONE WAY TRAFFIC SINGLE LOADED	ONE WAY TRAFFIC DOUBLE LOADED	TWO WAY TRAFFIC DOUBLE LOADED
90	23 ft	23 ft	23 ft
60	12.8 ft	11.8 ft	19.3 ft
45	10.8 ft	9.5 ft	18.5 ft
Parallel	10 ft	10 ft	20 ft
Standard stall: 8.5 ft x 18 ft minimum			

- Driveways shall have a minimum of 10 feet of paved width of a one-way drive and 20 feet for a two-way drive for parking area providing 10 or more stalls.
- Pedestrian entrances shall be at least 3 feet from stall, driveway or access aisle.
- Allowable slopes, paving, and drainage as per Florida Building Code.
- Off-street Parking facilities shall have a minimum vertical clearance of 7 feet. Where such a facility is to be used by trucks or loading Uses, the minimum clearance shall be 12 feet Residential and 15 feet Commercial and Industrial.
- Ingress vehicular control devices shall be located so as to provide a minimum driveway of 20 feet in length between the Base Building Line and dispenser.
- For requirements of parking lots, refer to Article 9 and the City of Miami Off-street Parking Guides a Standards.
- **Up to 100% of the parking requirement for any Building may be served by mechanical parking.**

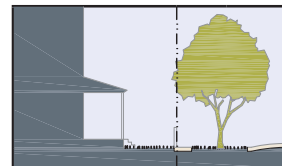
LOADING BERTH STANDARDS	T5, T6, CS, CI-HD & CI	DISTRICT	NOTES
RESIDENTIAL*	From 25,000 sf to 500,000 sf of <b>Habitable Space</b>		<b>Berth Types</b> Residential*: 200 sf =10 ft x 20 ft x 12 ft Commercial**:420 sf =12 ft x 35 ft x 15 ft Industrial***:660 sf=12 ft x 55 ft x15 ft  *Residential loading berths shall be set back a distance equal to their length. ** 1 Commercial berth may be substituted by 2 Residential berths  *** 1 Industrial berth may be substituted by 2 Commercial berths  *Non-industrial berths may be located on-street within dedicated loading areas provided that deliveries are made within dedicated hours of operation: 6 a.m. to 11 a.m.
	<b>Berth Size</b> <b>Loading Berths</b> 420 sf                1 per first 100 units 200 sf                1 per each additional 100 units or fraction of 100.		
	<b>Greater than 500,000 sf</b>  <b>Berth Size</b> <b>Loading Berths</b> 660 sf                1 per first 100 units 200 sf                1 per each additional 100 units or fraction of 100.		
LODGING	From 25,000 sf to 500,000 sf of <b>Habitable Space</b>	From 25,000 sf to 500,000 sf of <b>Habitable Space</b>	
	<b>Berth Size</b> <b>Loading Berths</b> 420 sf                1 per 300 rooms 200 sf                1 per 100 rooms	<b>Berth Size</b> <b>Loading Berths</b> 420 sf                1 per 300 rooms 200 sf                1 per 100 rooms	
	<b>Greater than 500,000 sf</b>  <b>Berth Size</b> <b>Loading Berths</b> 660 sf                1 per 300 rooms 200 sf                1 per 100 rooms	<b>Greater than 500,000 sf</b>  <b>Berth Size</b> <b>Loading Berths</b> 660 sf                1 per 300 rooms 200 sf                1 per 100 rooms	
OFFICE COMMERCIAL** INDUSTRIAL***	From 25,000 sf to 500,000 sf of <b>Habitable Space</b>	From 25,000 sf to 500,000 sf of <b>Habitable Space</b>	A required Industrial or Commercial loading berth may be substituted by a Commercial or Residential loading berth, by <del>Waiver</del> <b>SAP Permit</b> , if the size, character, and operation of the Use is found to not require the dimensions specified and the required loading berth dimension could not otherwise be provided according to the regulations of this Code.
	<b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 420 sf                1st                    25K sf - 50K sf 420 sf                2nd                   50K sf - 100K sf 420 sf                3rd                   100K sf - 250K sf 420 sf                4th                   250K sf - 500K sf	<b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 420 sf                1st                    25K sf - 50K sf 420 sf                2nd                   50K sf - 100K sf 420 sf                3rd                   100K sf - 250K sf 420 sf                4th                   250K sf - 500K sf	
	<b>Greater than 500,000 sf</b>  <b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 660 sf                1 /                    500K sf	<b>Greater than 500,000 sf</b>  <b>Berth Size</b> <b>Loading Berths</b> <b>Area</b> 660 sf                1 /                    500K sf	



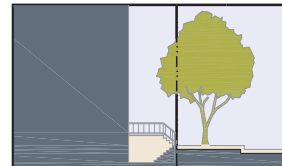
**a. Common Lawn:** a Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The Setback can be densely landscaped to buffer from higher speed Thoroughfares.



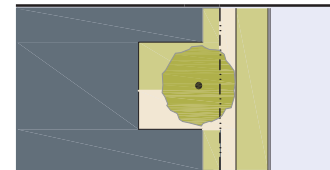
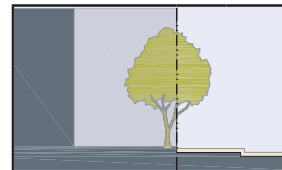
**b. Porch & Fence:** a Frontage wherein the Façade is set back from the Frontage Line with an attached Porch permitted to encroach. A fence at the Frontage Line maintains the demarcation of the yard while not blocking view into the front yard.



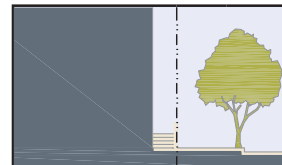
**c. Terrace or Light Court:** a Frontage wherein the Façade is set back from the Frontage Line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The raised terrace is suitable for outdoor cafes.



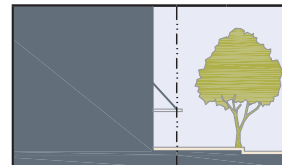
**d. Forecourt:** a Frontage wherein a portion of the Façade is close to the Frontage Line with a portion set back. The forecourt with a large tree offers visual and environmental variety to the urban Streetscape. The Forecourt may accommodate a vehicular drop off.



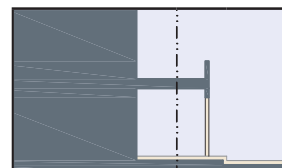
**e. Stoop:** a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential Use.



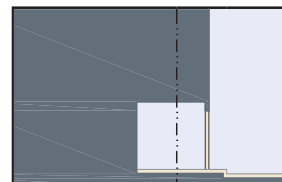
**f. Shopfront:** a Frontage wherein the Façade is aligned close to the Frontage Line with the Building entrance at sidewalk grade. This type is conventional for retail Use. It has substantial glazing at the sidewalk level and an Awning that may overhang the sidewalk.



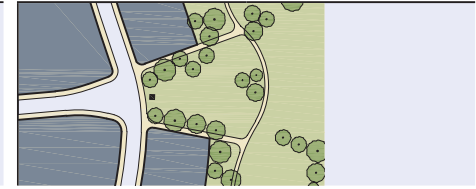

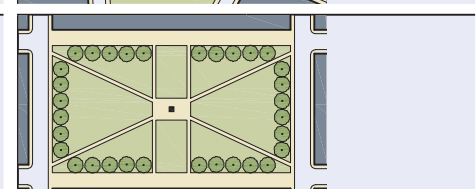
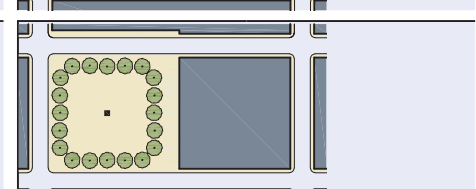
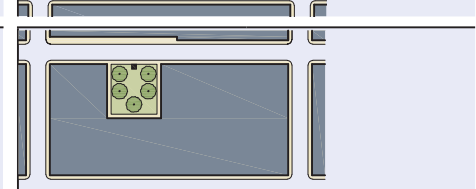
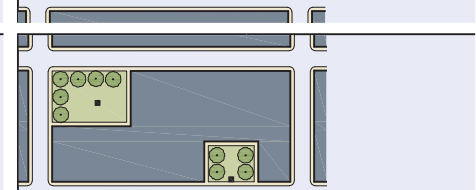
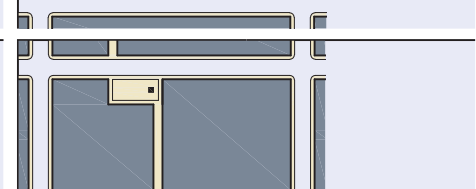
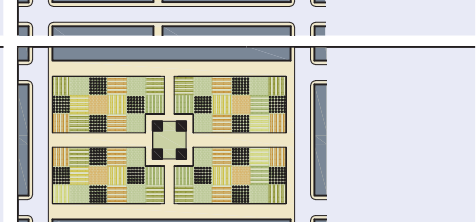
**g. Gallery:** a Frontage wherein the Façade is aligned close to the Frontage Line with an attached cantilevered or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail Use. The Gallery shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Subject to SAP Permit. ~~Permitted by Special Area Plan.~~



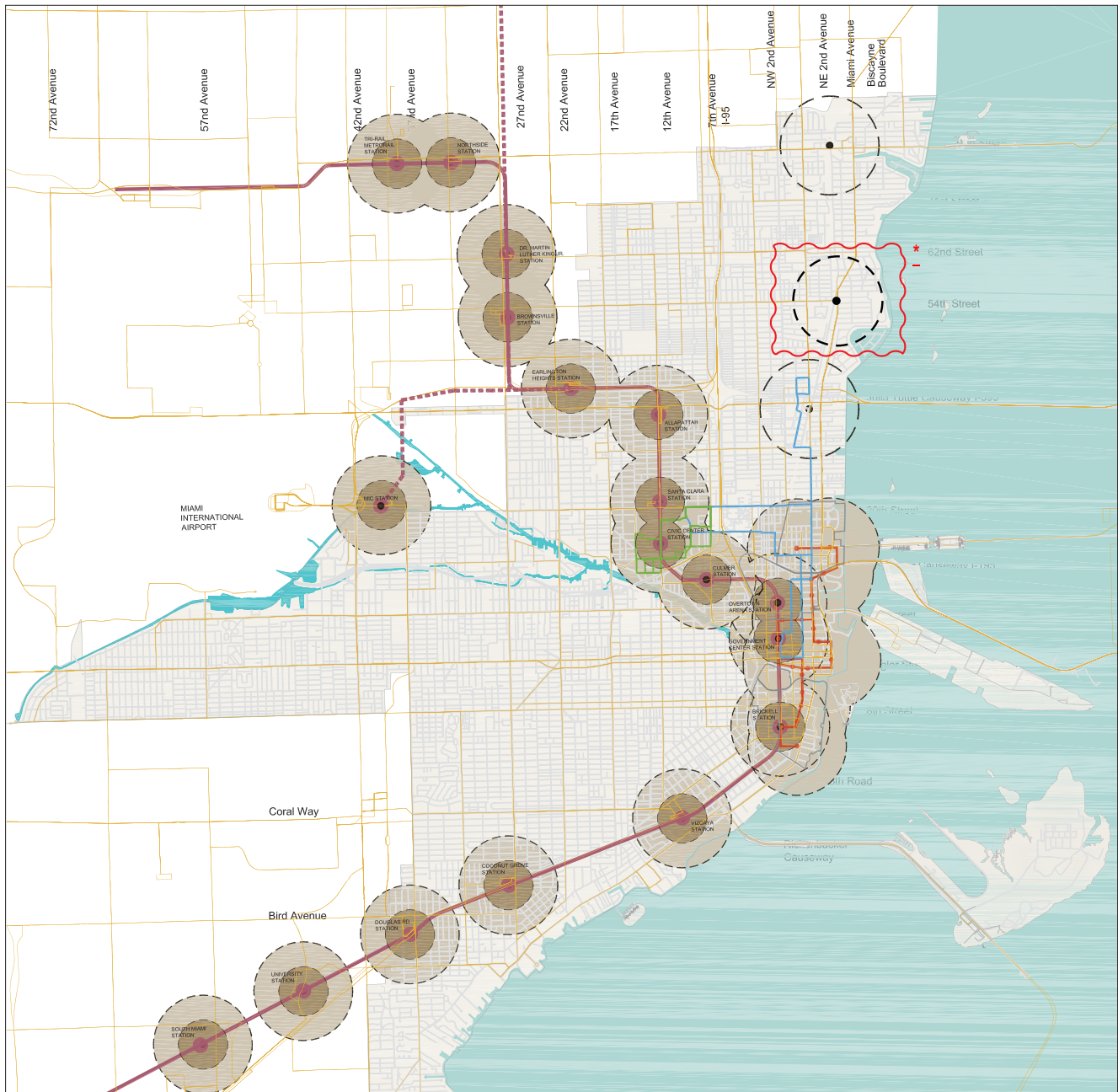
**h. Arcade:** a Frontage wherein the Façade includes a colonnade that overlaps the sidewalk, while the Façade at sidewalk level remains at the Frontage Line. This type is conventional for retail Use. The arcade shall be no less than 15' feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Subject to SAP Permit. ~~Permitted by Special Area Plan.~~



This table describes the standards for areas zoned as Civic Space (CS) and for Public Parks and Open Space provided by the Public Benefits Program. Civic Space Types should be at the ground level, landscaped and/or paved, open to the sky and shall be open to the public. Civic Space Types may be publicly or privately owned. Open Space requirements for each zone are described in Article 5.

<p><b>a. Park:</b> A natural preserve available for unstructured and structured recreation programs. A Park may be independent of surrounding Building Frontages. Its landscape may be naturalistic and consist of paths and trails, meadows, woodland, sports fields and open shelters. Parks may be Conservation Areas, preserving natural conditions and their size may vary.</p>	
<p><b>b. Green:</b> An Open Space, available for unstructured recreation programs. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be one acre and the maximum shall be 4 acres.</p>	
<p><b>c. Square:</b> An Open Space available for unstructured recreation programs and civic purposes. A square is spatially defined by Building Frontages with streets on at least one Frontage. Its landscape shall consist of pavement, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/3 acre and the maximum shall be 2 acres.</p>	
<p><b>d. Plaza:</b> An Open Space available for civic purposes and programmed activities. A Plaza shall be spatially defined by Building Frontages and may include street Frontages. Its landscape shall consist primarily of pavement and trees. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/8 acre and the maximum shall be 2 acres.</p>	
<p><b>e. Courtyard / Garden:</b> An Open Space spatially defined by Buildings and street walls, and visually accessible on one side to the street.</p>	
<p><b>f. Playground:</b> An Open Space designed and equipped for the recreation of children. A Playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within Parks and Greens. There shall be no minimum or maximum size.</p>	
<p><b>g. Pedestrian Passage:</b> An Open Space connecting other public spaces, that is restricted to pedestrian use and limited vehicular access, of a minimum width of 20 feet. Building walls fronting a Pedestrian Passage shall have frequent doors and windows. In T6-36, T6-48, T6-60 and T6-80, a Pedestrian Passage may be roofed. <u>Covered pedestrian passages shall have a minimum clear height of 20' in all T5 and T6 zones.</u> Covered Pedestrian passages in T5 Zones or in T6 Zones directly abutting a T5 Zone shall have a minimum of 15'-20'-25' clear height.</p>	
<p><b>h. Community Garden:</b> A grouping of garden plots available for small-scale cultivation, generally to residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds.</p>	

# MIAMI 21 – EASTSIDE RIDGE SAP ARTICLE 4. DIAGRAM 11 TRANSIT ORIENTED DEVELOPMENT-TOD



Note: The Official Miami 21 TOD Diagram is maintained in the Office of the City Clerk.

- METRORAIL
- FUTURE METRORAIL
- METROMOVER
- BUS ROUTES
- STREETCAR
- HEALTH DISTRICT CIRCULATOR
- HEALTH DISTRICT STOPS
- FUTURE TRANSIT SHEDS
- 1/2 MILE TRANSIT SHED
- 1/4 MILE PEDESTRIAN SHED

\* Upon construction of the Eastside Ridge Station

## ARTICLE 5 – SPECIFIC TO ZONES

## 5.5 URBAN CENTER TRANSECT ZONES (T5)

## 5.5.1 Building Disposition (T5)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.5 of this Regulating Plan.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.5 of this Regulating Plan.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.5 of this Regulating Plan.
- d. Buildings shall have their principal pedestrian entrances on a Frontage Line or from a ~~Courtyard~~ Civic Space Type adjacent to a Frontage Line as depicted in Illustration 5.5 of this Regulating Plan.
- e. For the minimum Height, Facades shall be built parallel to the Principal Frontage Line as described in Illustration 5.5 of this Regulating Plan along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 5.5 of this Regulating Plan. In the absence of Building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Façade to conceal parking and service areas.
- f. At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy-five (75) feet and vehicular entries shall occur at a minimum spacing of sixty (60) feet unless approved by ~~Waiver~~ SAP Permit.
- g. Setbacks for Buildings shall be as shown in Illustration 5.5 of this Regulating Plan. ~~Where a property to be developed abuts a Structure other than a Sign, a Waiver may be granted so that the proposed Structure matches the ground level dominant setback of the block and its context.~~
- h. ~~For sites with three hundred and forty (340) feet Frontage length or more, a cross-block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage. If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross Block passage shall be provided. Cross Block passages shall be provided as described in Sheet B-4 of the Design Guidelines. The location, configuration, width, clearance, and allowable use (pedestrian, vehicular, or both) of a cross-Block passage depicted in the diagram may be modified by SAP Permit after UDRB review. Covered Pedestrian passages in T5 Zones shall have a minimum of 20-25' clear height and shall not count toward the open space requirement.~~
- i. ~~Maximum Lot size as shown in Illustration 5.5 may be increased by Exception for Uses that serve the Neighborhood.~~



### 5.5.2 Building Configuration (T5)

- a. Development within Private Frontages shall comply with ~~Article 4, Tables 2 and 6 and~~ Illustration 5.5 of this Regulating Plan.
- b. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered balconies, bay windows, roofs, or Facade components promoting energy efficiency, such as shading and Screening devices that are non-accessible, may encroach a maximum of ~~three (3)~~ five (5) feet into the Setback. Other cantilevered portions of the Building shall maintain the required Setback. ~~At the Second and Third Layers, no encroachments are permitted.~~
- c. Galleries and Arcades shall be minimum fifteen (15) feet deep and may encroach up to one hundred percent (100%) of the depth of the Setback ~~by process of a Special Area Plan and may overlap the whole width of the Sidewalk to within two (2) feet of the curb, after UDRB review, approval by the Director of Public Works and issuance of an SAP permit. Where a Gallery or Arcade is not provided, the setback for the underlying Transect Zone shall be maintained. Coverage within the First Layer may apply towards Open Space requirements.~~
- ~~d. Screen enclosures shall be located within the Second or Third Layer only and shall have a five (5) feet minimum side and rear Setback when Abutting T3 or T4.~~
- e. d. Loading and service entries shall be within the Third Layer and shall be accessed from Alley when available and otherwise from the Secondary Frontage. When Lots have only Principal Frontages, vehicular entries, Loading spaces and service areas shall be permitted on Principal Frontages only by process of ~~Waiver~~ SAP Permit.
- f. e. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates. These shall not be allowed as Encroachments.
- g. f. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as shown in Illustration 5.5 of this Regulating Plan. The first floor elevation shall be at average Sidewalk grade. A first floor Residential or Lodging Function should be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average Sidewalk grade. Existing one Story Structures shall be considered conforming and may be enlarged.
- h. g. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of five (5) feet. Other enclosures for housing stairs, elevators, or mechanical equipment or for ornamental Building features may extend up to ten (10) feet above maximum Building height. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to ~~eight (8)~~ fourteen (14) feet. Extensions up to ten (10) feet above the maximum Height for stair, elevator or mechanical enclosures shall be limited to twenty (20%) of the roof area, unless approved by Waiver.

- h. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, siamese connections, and the like shall be placed within the line of the Facade or behind the Street screen. On the roof, a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on the Secondary Frontages above the first floor.
- i. Streetscreens shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Façade or of masonry, wrought iron or aluminum. The Street screen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. Street screens shall be located co-planar with the Building Facade Line. Streetscreens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls
- j. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet

### 5.5.3 Building Function & Density (T5)

- a. Buildings in T5 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.5. of this Regulating Plan. Certain Functions as shown in Article 4, Table 3 shall require approval by SAP Permit ~~Warrant or Exception~~. Consult Article 6 for any supplemental use regulations.
- b. In T5 Zones, Medical Facilities shall occupy no more than 25% of the ground floor area of any Building.

### 5.5.4 Parking Standards (T5)

- a. Vehicular parking and loading shall be required as shown in Article 4, Tables 4 and 5 of this Regulating Plan.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. ~~Parking should be accessed by an Alley.~~ Parking shall be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
- d. Primary Frontage. All parking, including drop-off drives and porte-cocheres, open parking area covered parking, garages, Loading space and service areas shall be located within the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen as illustrated in Article 4, Table 8. Parking may extend into the Second Layer above the First Story by Waiver ~~Waiver~~ SAP Permit if an art or glass treatment of a design to be approved by the Planning Director with the recommendation of the Urban Development Review Board is provided for one hundred percent (100%) of that portion of the Pedestal Facade. Surface parking may extend into the Second Layer a maximum of twenty-five percent (25%) of the length of the Primary Frontage to a maximum of fifty (50) feet.

- e. Secondary Frontage. All Parking, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located in the Third Layer and shall be masked from the Frontage by Liner Building or Streetscreen for a minimum of fifty percent (50%) of the length of the frontage or height of the pedestal. Above ground Parking may extend into the Second Layer beyond fifty percent (50%) of the length of the frontage or height of the Pedestal by ~~Waiver~~ **SAP Permit** if an art or glass treatment of a design to be approved by the Planning Director is provided for that portion of the pedestal facade.
- f. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising first-floor elevation of the First and Second Layers above that of the Sidewalk. Ramps to underground parking shall be only within the Second and Third Layers.
- g. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than twenty five (25) feet and the minimum distance between vehicular entrances shall be sixty (60) feet, unless approved by ~~Waiver~~ **SAP Permit**.
- h. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line. Underground parking structures should be entered by pedestrians directly from a Principal Building.
- i. Buildings mixing Uses shall provide parking for each Use. Shared Parking shall be calculated according to Article 4, Table 5 **of this Regulating Plan**.

### 5.5.5 Architectural Standards (T5)

- a. Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary Structures shall not be allowed except as ~~per City Code and this Code provided in the phasing plans included in~~ **Sheet A-11 of the Design Guidelines, during construction, and in the City Code**.
- b. The Facades on ~~Retail~~ **Commercial or Office** Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the sidewalk-level Story. Security screens shall be seventy percent (70%) open.
- c. Roof materials should be light-colored, high Albedo or a planted surface and shall comply with Article 3, Section 3.13.2 of this Code.
- d. The Façade of a parking garage that is not concealed behind a Habitable Liner shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed to level of parking Structures shall be covered a maximum of sixty percent (60%) with a shading producing Structure such as, but not limited to, a vined pergola or retractable canvas shading Structure.

### 5.5.6 Landscape Standards (T5)

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match and extend the enfronting Public Frontage as shown in Article 8.
- b. Open Space shall be a minimum ten percent (10%) of the total Lot area within the SAP Area.  
Unpaved Green Space shall be a minimum five percent (5%) of the total Lot Area within the SAI Area.



## ILLUSTRATION 5.5 EASTSIDE RIDGE TRANSECT ZONES (T

## BUILDING DISPOSITION

## LOT OCCUPATION

a. Lot Area	As depicted in Concept Book Design Guidelines
- With rear vehicular access	
b. Lot Width	50 ft. min.
- With rear vehicular access	16 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
g. Density	150 du/ac max.

## BUILDING SETBACK

a. Principal Front	10 ft. min.; <u>0 ft. with a gallery or arcade</u>
b. Secondary Front	10 ft. min.; <u>0 ft. with a gallery or arcade</u>
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T4	N/A
Abutting Side or Rear T3	N/A

## BUILDING CONFIGURATION

## FRONTAGE

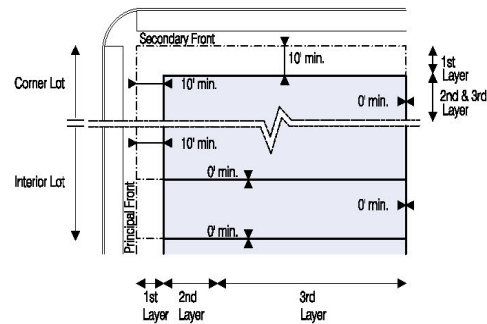
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T5 L and T5 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

## BUILDING HEIGHT

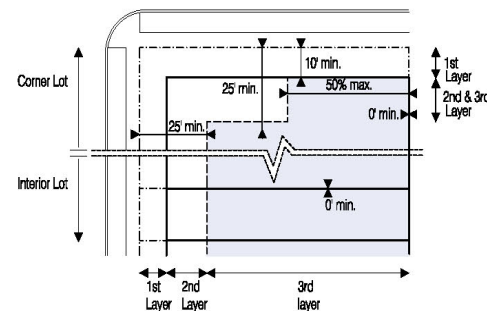
a. Min. Height	2 Stories
b. Max. Height	8 Stories *
c. Max. Benefit Height	4-Story Abutting D4

\* See Section 3.14.1 of this Regulating Plan

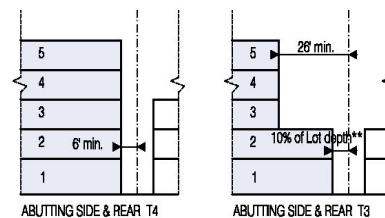
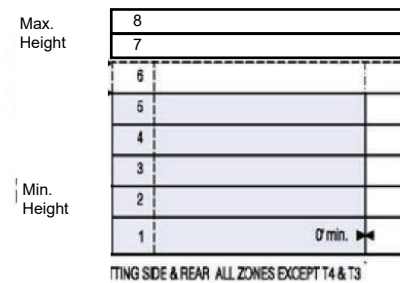
## BUILDING PLACEMENT



## PARKING PLACEMENT



## BUILDING HEIGHT



\*\*10% of Lot depth for Lots more than 120' deep  
6' min for Lots less than 120' deep

## 5.6 URBAN CORE TRANSECT ZONES (T6)

### 5.6.1 Building Disposition (T6)

- a. Newly platted Lots shall be dimensioned according to Illustration 5.6 of this Regulating Plan.
- b. Lot coverage by any Building shall not exceed that shown in Illustration 5.6 of this Regulating Plan.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Illustration 5.6 of this Regulating Plan.
- d. Buildings shall have their principal pedestrian entrances on a Frontage Line or from a courtyard ~~at the Second Layer~~ Civic Space Type adjacent to a Frontage Line as depicted in Illustration 5.6 of this Regulating Plan.
- e. For the minimum Height, Facades shall be built parallel to the Principal Frontage Line as described in Illustration 5.6 of this Regulating Plan along a minimum of seventy percent (70%) of its length on the Setback Line as shown in Illustration 5.6. In the absence of Building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Façade to shield parking and service areas. In the case of two (2) or three (3) Principal Frontages meeting at Thoroughfare intersections, the Building corner may recede from the designated Setback up twenty percent (20%) of the Lot length.
- f. At the first Story, Facades along a Frontage Line shall have frequent doors and windows; pedestrian entrances shall occur at a maximum spacing of seventy five (75) feet and vehicular entries shall occur at a minimum spacing of sixty (60) feet unless approved by Waiver SAP Permit.
- g. Setbacks for Buildings shall be as shown in Illustration 5.6 of this Regulating Plan. ~~Where the property to be developed abuts a Structure other than a Sign, a Waiver may be granted so the proposed Structure matches the ground level dominant setback of the block and its context. Frontage Setbacks above the eighth floor for Lots having one (1) dimension measuring one hundred (100) feet or less may be a minimum of zero (0) feet by Waiver. For T6-36, T6-48, T6-60 and T6-80, the Frontage Setbacks above the eighth floor shall not be required for a Frontage facing a Civic Space or a Right-of-Way seventy (70) feet or greater in width. At property lines Abutting a lower Transect Zone the Setbacks shall reflect the transition as shown in Illustration 5.6.~~
- h. Above the eighth floor, minimum building spacing is sixty (60) feet. ~~except that where the Building abuts T5, the sixty (60) feet required spacing shall be above the fifth floor. For T6-24, T6-36, T6-48, T6-60 and T6-80 Lots having one dimension one hundred (100) feet or less, side and rear Setbacks above the eighth floor may be reduced to a minimum of twenty (20) feet by Waiver. For T6-36, T6-48, T6-60 and T6-80 above the eighth floor in the Second Layer, at a setback of ten (10) feet, an additional two stories of habitable space may extend a maximum sixty percent (60%) of the length of the street Frontages. For T6-24, T6-36, T6-48, T6-60 and T6-80 above the eighth floor an additional six feet of non-habitable space may be allowed without additional setback to accommodate depth of swimming pools, landscaping, transfer beams, and other structural and mechanical systems.~~

- i. ~~For sites with three hundred and forty (340) feet Frontage length or more, a cross-Block passage shall be provided as follows: If the Frontage Line of a site is at any point more than three hundred and forty (340) feet from a Thoroughfare intersection, the Building shall provide a cross-Block Pedestrian Passage. If the Frontage Line of a site is at any point six hundred and fifty (650) feet from a Thoroughfare intersection, a vehicular cross-Block passage shall be provided. Such a cross-Block Passage may be covered above the first floor by a maximum of twenty-five percent (25%) of its length with Structures connecting Buildings, such as a terrace, pedestrian bridge or vehicular bridge. In T6-36, T6-48, T6-60 and T6-80 a Pedestrian Passage may be roofed and shall be lined with frequent doors and windows.~~ Cross-Block passages shall be provided as described in Sheet B-4 of the Design Guidelines. The location, configuration, width, clearance, and allowable use of any cross-Block passage depicted in the diagram may be modified by SAP Permit. Covered Pedestrian passages shall have a minimum clear height of 20' in all T6 Zones
- j. ~~Maximum Lot size as shown in Illustration 5.6 may be increased by Exception for Uses that serve the Neighborhood.~~

### 5.6.2 Building Configuration (T6)

- a. Development within Private Frontages shall comply with ~~Article 4, Tables 2 and 6 and~~ Illustration 5.6 of this Regulating Plan.
- b. Above the eighth floor, the Building Floorplate dimensions shall be limited as follows:
1. 15,000 square feet maximum for Residential Uses in T6-8, T6-12 and T6-24
  2. 18,000 square feet maximum for Residential Uses in T6-36, T6-48, T6-60 and T6-80
  3. 30,000 square feet maximum for Commercial Uses and for parking
  4. 180 feet maximum length for Residential Uses
  5. 215 feet maximum length for Commercial Uses

with the exception of Lot 1 of the SAP where Floorplate dimensions shall be limited as follows:

#### T6-8A-O:

1. 22,000 square feet maximum for 9th and 10th floors (Residential or Lodging Uses)
2. 320 feet maximum length for 9th and 10th floors (Residential or Lodging Uses)
3. 15,000 square feet maximum for 11th and 12th floors (Residential or Lodging Uses)
4. 180 feet maximum length for 11th and 12th floors (Residential or Lodging Uses)
5. 30,000 square feet maximum above the 8th floor (Commercial, Office or Parking Uses)
6. 215 feet maximum length above the 8th floor (Commercial, Office or Parking Uses)

and with the exception of Lots 9, 10, and 11 of the SAP where Floorplate dimensions shall be limited as follows:

#### T6-8B and T6-12:

1. 15,000 square feet maximum above the 8th floor (Residential or Lodging Uses)
2. 195 feet maximum length above the 8th floor (Residential or Lodging Uses)
3. 30,000 square feet maximum above the 8th floor (Commercial, Office or Parking Uses)
4. 215 feet maximum length above the 8th floor (Commercial, Office or Parking Uses)

- c. Encroachments shall be as follows: At the First Layer, cantilevered Awnings and entry canopies may encroach up to one hundred percent (100%) of the depth of the Setback, except as may be further allowed by Chapter 54 of the City Code. Above the first Story, cantilevered balconies, bay windows, roofs, or Facade components promoting energy efficiency, such as shading and Screening devices, that are non-accessible may encroach up to ~~three (3)~~ five (5) feet of the depth of the Setback. Other cantilevered portions of the Building shall maintain the required Setback. Above the eighth Story when additional setbacks are required as detailed in Illustration 5.6 Facade components promoting energy efficiency such as shading and screening devices, that are non accessible or balconies may encroach a maximum of three (3) feet.
- d. Galleries and Arcades shall be minimum fifteen (15) feet deep, ~~shall~~ may encroach one hundred percent (100%) of the depth of the Setback and ~~shall~~ may overlap the whole width of the Sidewalk to within two (2) feet of the curb. Where a Gallery or Arcade is not provided, the setback for the underlying Transect Zone shall be maintained. Coverage within the First Layer may apply towards Open Space requirements. ~~Permitted by process of a Special Area Plan.~~
- e. All outdoor storage, electrical, plumbing, mechanical, and communications equipment and appurtenant enclosures shall be located within the Second or Third Layer and concealed from view from any Frontage or Sidewalk by Liner Buildings, walls, Streetscreens, or opaque gates. These shall not be allowed as Encroachments.
- f. Loading and service entries shall be within the Third Layer and shall be accessed from Alleys where available, and otherwise from the Secondary Frontage. Loading spaces and service areas shall be internal to the building. Where Lots have only Principal Frontages, vehicular entries, Loading Docks and service areas shall be permitted on Principal Frontages by ~~Waiver~~ SAP Permit.
- g. Building Heights shall be measured in Stories and shall conform to Article 4, Table 2 and be allocated as ~~required~~ provided in Illustration 5.6 of this Regulating Plan. First-floor elevation shall be at average Sidewalk grade. A first level Residential Function or Lodging Function should be raised a minimum of two (2) feet and a maximum of three and a half (3.5) feet above average Sidewalk grade. Existing one Story Structures shall be considered conforming and may be enlarged.
- h. Mechanical equipment on a roof shall be enclosed by parapets of the minimum Height necessary to conceal it, and a maximum Height of ten (10) feet. Other enclosures for housing stairs, elevator or mechanical equipment or for ornamental Building features may extend up to ten (10) feet above maximum height for T6-8, unless approved by ~~Waiver~~ SAP Permit. There shall be no limitation for ornamental element, stair, elevator or mechanical equipment extensions above maximum Height for T6-12, T6-24, T6-36, T6-48, T6-60 and T6-80. Roof decks shall be permitted up to the maximum Height. Trellises may extend above the maximum Height up to fourteen (14) feet.
- i. All ground floor and roof top utility infrastructure and mechanical equipment shall be concealed from public view. At the building Frontage, all equipment such as backflow preventers, Siamese connections, and the like shall be placed within the line of the Facade or behind the Street screen. On the roof a screen wall shall conceal all equipment except antennas from lateral view. Exhaust air fans and louvers may be allowed on the Façade only on the Secondary Frontages above the first floor.



- j. Streetscreens or fences shall be between three and a half (3.5) and eight (8) feet in Height and constructed of a material matching the adjacent building Façade or of masonry, wrought iron or aluminum. The Streetscreen may be replaced by a hedge. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. Street screens shall be located coplanar with the Building Facade Line. Street screens over three (3) feet high shall be fifty percent (50%) permeable or articulated to avoid blank walls.
- k. Within the Second and Third Layers, fences and walls shall not exceed a Height of eight (8) feet.
- l. The ground floor along all Frontages shall contain Habitable Space.

### 5.6.3 Building Function & Density (T6)

- a. Buildings in T6 shall conform to the Functions, Densities, and Intensities described in Article 4, Tables 3 and 4 and Illustration 5.6. of this Regulating Plan. Certain Functions as shown in Article 4, Table 3 shall require approval by SAP Permit ~~Warrant or Exception~~. Consult Article 6 for any supplemental regulations.
- b. The calculation of the FLR shall not apply to that portion of the building that is entirely below base flood elevation.
- c. In T6-8a and T6-12 Zones, Medical Facilities shall occupy no more than 25% of the ground floor area of any Building. In T6-8b, Medical Facilities shall occupy no more than 60% of the ground floor area of any Building.

#### 5.6.4 Parking Standards (T6)

- a. Vehicular parking and loading shall be required as shown in Article 4, Tables 4 and 5 of this Regulating Plan.
- b. On-street parking available along the Frontage Lines that correspond to each Lot shall be counted toward the parking requirement of the Building on the Lot.
- c. ~~Parking should be accessed by an Alley.~~ Parking shall be accessed from the Secondary Frontage when available. Where Lots have only Principal Frontages, parking may be accessed from the Principal Frontages.
- d. Primary Frontage. All parking, including drop-off drives and porte-cocheres, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located within the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen as illustrated in Article 4, Table 8. Parking may extend into the Second Layer above the first (1) Story, by SAP Permit ~~Waiver~~, if an art or glass treatment, of a design to be approved by the Planning Director with the recommendation of the Urban Development Review Board, is provided for one hundred (100%) percent of that portion of the Pedestal Façade. Surface parking may extend into the Second Layer a maximum of twenty five percent (25%) of the length of the Primary Frontage up to a maximum of fifty (50) feet.
- e. Secondary Frontage. All Parking, open parking areas, covered parking, garages, Loading Spaces and service areas shall be located in the Third Layer and shall be masked from the Frontage by a Liner Building or Streetscreen for a minimum of fifty percent (50%) of the length of the frontage or height of the pedestal. Above ground Parking may extend into the Second Layer beyond fifty percent (50%) of the length of the frontage or height of the pedestal, by SAP Permit ~~Waiver~~, if an art or glass treatment of a design to be approved by the Planning Director is provided for that portion of the pedestal facade.
- f. Underground parking may extend into the Second and First Layers only if it is fully underground and does not require raising the first-floor elevation of the First and Second Layers above that of the sidewalk. Ramps to underground parking shall be within the Second or Third Layers.
- g. The vehicular entrance of a parking Lot or garage on a Frontage shall be no wider than thirty (30) feet and the minimum distance between vehicular entrances shall be sixty (60) feet, unless approved by ~~Waiver~~ SAP Permit.
- h. Pedestrian entrances to all parking Lots and parking structures shall be directly from a Frontage Line. Underground parking structures should be entered by pedestrians directly from a Principal Building.
- i. Buildings mixing uses shall provide parking for each Use. Shared Parking shall be calculated according to Article 4, Table 5 of this Regulating Plan.

### 5.6.5 Architectural Standards (T6)

- a. Only permanent structures shall be allowed. Temporary structures such as mobile homes, construction trailers, travel trailers, recreational vehicles and other temporary structures shall not be allowed except as ~~per City Code and this code~~ provided in the phasing plans included in Sheet A-11 of the Design Guidelines, during construction, and in the City Code.
- b. The Facades on ~~Retail~~ Commercial or Office Frontages shall be detailed as storefronts and glazed with clear glass no less than seventy percent (70%) of the sidewalk-level Story. Security screens shall be seventy percent (70%) open.
- c. Roof materials should be light-colored, high Albedo or a planted surface and shall comply with Article 3, Section 3.13.2 of this Code.
- d. The Façade of a parking garage that is not concealed behind a Habitable Liner and all Elevations shall be screened to conceal all internal elements such as plumbing pipes, fan ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited. The exposed top level of parking structures shall be covered a minimum of sixty percent (60%) with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

### 5.6.6 Landscape Standards (T6)

- a. The First Layer as shown in Article 4, Table 8 shall be paved and landscaped to match the Public Frontage as shown in Article 8.
- b. Open Space shall be a minimum ten percent (10%) of the total Lot area within the SAP Area. Ten percent (10%) of the Open Space provided in Second or Third Layer shall be landscaped.

## ILLUSTRATION 5.6 EASTSIDE RIDGE TRANSECT ZONES (T6-8)

## BUILDING DISPOSITION

LOT OCCUPATION	
a. Lot Area	5,000 s.f. min. no maximum
b. Lot Width	50 ft. min. no maximum
c. Lot Coverage**	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	22,000 sf max. floor plates for 9 <sup>th</sup> and 10 <sup>th</sup> story (Residential or Lodging Uses) 15,000 sf max. floor plates for 11 <sup>th</sup> and 12 <sup>th</sup> story (Residential or Lodging Uses) 30,000 sf max. floor plates above the 8 <sup>th</sup> floor (Commercial, Office or Parking Uses)
d. Floor Lot Ratio (FLR)**	≤ 6.0 / 25% additional Public Benefit
e. Frontage at front Setback row**	70% min.
f. Open Space**	40% Lot Area min. 12% 10% of Special Area Plan-SAP
9. Density**	150 du/ac max.*

## BUILDING SETBACK \*\*\*

a. Principal Front	10 ft. min.; 0 ft. with a gallery or arcade; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 0 ft. with a gallery or arcade; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 0 ft. with a gallery or arcade; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story -10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story -30 ft. min. above 8 <sup>th</sup> Story-
-Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story -26 ft. min. above 5 <sup>th</sup> Story-
-Abutting Side or Rear T3	-40% of Lot depth min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story- -26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story- -46 ft. min. above 5 <sup>th</sup> Story-

## BUILDING CONFIGURATION

FRONTAGE	
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L and T6-8 O only)
9. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

## BUILDING HEIGHT

a. Min. Height	2 Stories
b. Max. Height	12 Stories ****
c. Max. Benefit Height	4 Stories Abutting all Transects Zones -except T3

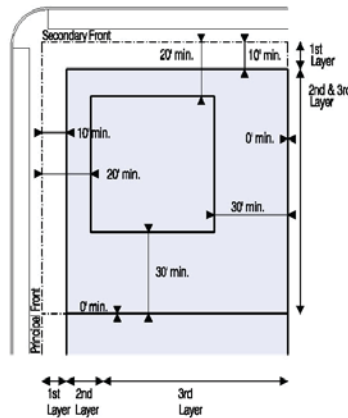
\* Or as modified in Diagram 9

\*\* Calculation on basis of total aggregate area of SAP

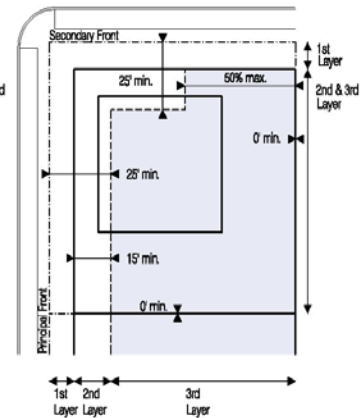
\*\*\* Park or open-air civic uses are allowed fronting NE 2nd Avenue; minimum frontage requirements subject to preservation of existing tree resources, approved by SAP Permit

\*\*\*\* See Section 3.14.1 of this Regulating Plan

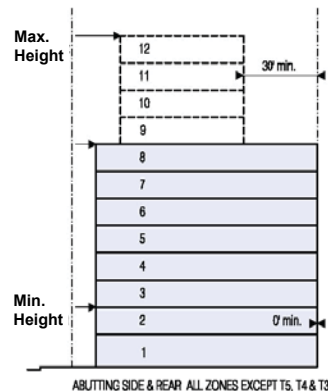
## BUILDING PLACEMENT



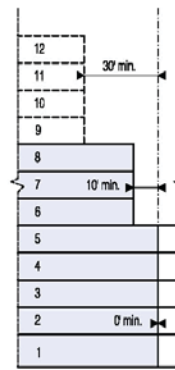
## PARKING PLACEMENT



## BUILDING HEIGHT



ABUTTING SIDE &amp; REAR: ALL ZONES EXCEPT T5, T4 &amp; T3



ABUTTING SIDE &amp; REAR: T5



## ILLUSTRATION 5.6 EASTSIDE RIDGE TRANSECT ZONES (T6-8)

## BUILDING DISPOSITION

## LOT OCCUPATION

a. Lot Area	5,000 s.f. min. no maximum
b. Lot Width	50 ft min. no maximum
c. Lot Coverage **	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story **	15,000 sf max. floor plates (Residential and Lodging Uses) 30,000 sf max. floor plates (Commercial, Office and Parking Uses)
d. Floor Lot Ratio (FLR) **	≤ 6.0 / 25% additional Public Benefit
e. Frontage at front Setback row **	70% min.
f. Open Space **	40% Lot Area min. 12% 10% of Special Area Plan- SAP
g. Density **	150 du/ac max.*

## BUILDING SETBACK \*\*\*

a. Principal Front	10 ft. min.; 0 ft. with a gallery or arcade; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 0 ft. with a gallery or arcade; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
- Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 26 ft. min. above 5 <sup>th</sup> Story
- Abutting Side or Rear T3	10% of Lot depth min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story 46 ft. min. above 5 <sup>th</sup> Story

## BUILDING CONFIGURATION

## FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-8 L and T6-8 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

## BUILDING HEIGHT

a. Min. Height	2 Stories
b. Max. Height	16 Stories ****
c. Max. Benefit Height	8 Stories Abutting all Transects Zones except T3

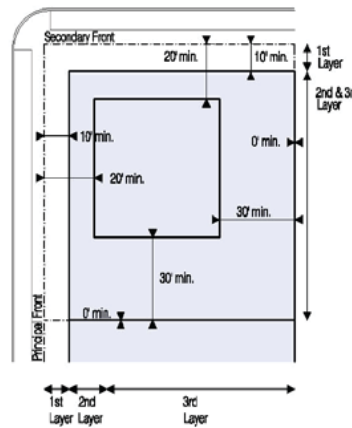
\* Or as modified in Diagram 9

\*\* Calculation on basis of total aggregate area of SAP

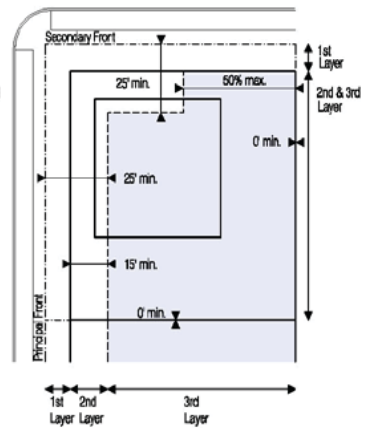
\*\*\* See section 5.6.2(b) for UDRB and SAP permit requirement for Blocks A and B

\*\*\*\* See Section 3.14.1 of this Regulating Plan

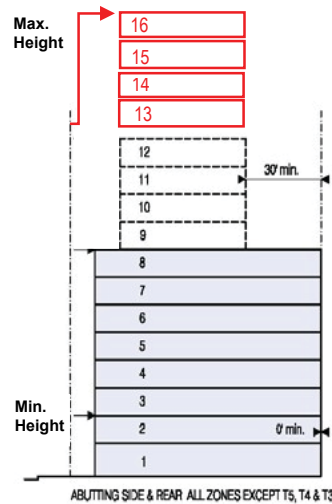
## BUILDING PLACEMENT



## PARKING PLACEMENT



## BUILDING HEIGHT



ABUTTING SIDE &amp; REAR ALL ZONES EXCEPT T5, T4 &amp; T3

## ILLUSTRATION 5.6 EASTSIDE RIDGE TRANSECT ZONES (T6-1

## BUILDING DISPOSITION

LOT OCCUPATION	
a. Lot Area	5,000 s.f. min.; 70,000 s.f. max.
b. Lot Width	50 ft min.
c. Lot Coverage**	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	15,000 sf max. floor plates (Residential and Lodging Uses) 30,000 sf max. floor plates (Commercial, Office and Parking Uses)
d. Floor Lot Ratio (FLR)**	8 / 30% 6 / 25% additional Public Benefit
e. Frontage at front Setback	70% min- <u>except where existing landscape does not allow</u>
f. Open Space**	10% of Special Area Plan - SAP
g. Density**	150 du/ac max. *

## BUILDING SETBACK

a. Principal Front	10 ft. min.; 0 ft. with a gallery or arcade; 20 ft. min. above 8 <sup>th</sup> Story that up to 25% of building frontage may be built at Base Building line ***
b. Secondary Front	10 ft. min.; 0 ft. with a gallery or arcade; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T4	6 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 26 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
Abutting Side or Rear T3	10% of Lot depth min. 1 <sup>st</sup> through 2 <sup>nd</sup> Story 26 ft. min. 3 <sup>rd</sup> through 5 <sup>th</sup> Story

## BUILDING CONFIGURATION

## FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-12 L and T6-12 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

## BUILDING HEIGHT

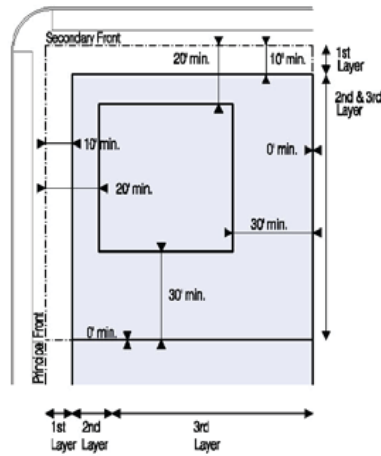
a. Min. Height	2 Stories
b. Max. Height	20 Stories (28 Stories with Eastside Ridge Station)**
c. Max. Benefit Height	8 Stories Abutting all Transects Zones- except T3

\* Or as modified in Diagram 9

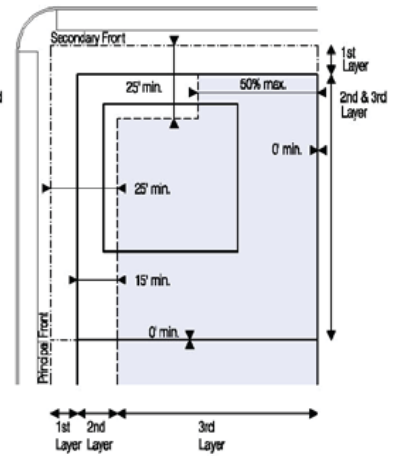
\*\* Calculation on basis of total aggregate area of SAP

\*\*\* See Section 3.14.1 of this Regulating Plan

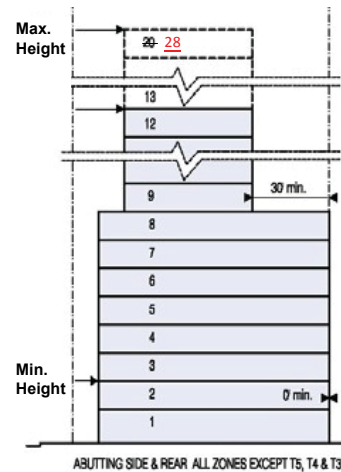
## BUILDING PLACEMENT



## PARKING PLACEMENT



## BUILDING HEIGHT



## CIVIC SPACE ZONES (CS) AND CIVIC INSTITUTION ZONES (CI)

### 5.7.1 Civic Space Zones (CS)

**5.7.1.4** In Civic Spaces, Buildings, Fences and walls shall conform to regulations of the most restrictive Abutting Transect Zone, except as shown by City of Miami's Parks and Public Spaces Master Plan or other master plans adopted by the City Commission. Other adjustments to the regulations shall be approved by process of SAP Permit ~~Exception~~.

**5.7.1.5** All Community facility and Recreational Facility Uses shall be subject to the limitations specified in SAP Development Agreement ~~government owned or operated only~~.

## ARTICLE 6 – SUPPLEMENTAL REGULATIONS

**6.3.7. Little Haiti Green Market**

Outdoor green markets are permitted by SAP Permit within the SAP Area at the sole discretion of the SAP Area owner's management, and operation of the SAP Area owner and subject to the following conditions, regulations, and limitations:

- a. Outdoor green markets may only include the sale of fresh produce, baked goods, or artisan crafts. The sale of fish, alcohol, or livestock is prohibited.
- b. Outdoor green markets shall be located within a designated area to be defined by the SAP Area owner.
- c. Outdoor green markets may not be located closer than one thousand five hundred (1,500) feet from another outdoor green market.
- d. Outdoor green markets may operate once a week on Saturdays. The green market permit shall include the location for said permit.
- e. An application for an outdoor green market shall be submitted to the SAP Area owner's management office no later than ten (10) days prior to the date of the proposed market. The application shall state the location of the proposed market.
- f. The hours of operation shall only be between the hours of 7:00 a.m. to 6:00 p.m.
- g. Outdoor green markets shall have a minimum of six (6) vendors.
- h. Each vendor shall conduct business within a 10' x 10' white and/or green movable canopy which shall be removed at the end of each market day. Any table placed within the canopy area shall be covered with a green table skirt.
- i. All vending activity must be conducted within a vendor's canopy area which shall be kept in clear and good condition at all times. Broken, faded or dirty canopies shall not be allowed.
- j. All garbage and trash shall be removed from the market site and disposed as required by law at the end of each market day by the vendors.
- k. The market area shall be cleaned and left in a sanitary condition at the end of each market day by the vendors.
- l. Noisemaking or flashing devices shall not be allowed.

## ARTICLE 7 – PROCEDURES AND NONCONFORMITIES

## 7.1.2.12 Eastside Ridge SAP Permit

a. **By-Right Development**

Development meeting the specific requirements of this SAP shall be allowed by right or as permitted under Articles 3 and 7 of Miami 21 and as consistent with the spirit and intent of this Regulating Plan and the Design Guidelines.

b. **SAP Permit**

For avoidance of doubt, any other permits or approvals required or authorized in Miami 21 shall be included within and approved by SAP Permit. Such permits or approvals include but are not limited to all Exceptions, Waivers, and Warrants specified in Miami 21 to the extent not inconsistent with the Regulating Plan.

c. **Review Process**

1. The Zoning Administrator shall review each submitted application for a SAP Permit for completeness within 30 days of receipt. Upon verification by the Zoning Administrator, the application shall be referred to the Planning Director. The Planning Director shall review each application for an SAP Permit for consistency with the Regulating Plan, Design Guidelines, the approved Development Agreement, Miami 21 where the SAP Regulating Plan and Design Guidelines are silent, and the Miami Comprehensive Neighborhood Plan.
2. The Planning Director approves, approves with conditions or denies the SAP Permit application. Approvals shall be granted when the application is consistent with the SAP, inclusive of this Regulating Plan, the Design Guidelines, the approved Development Agreement, Miami 21 where the SAP Regulating Plan and Design Guidelines are silent, and the Miami Comprehensive Neighborhood Plan, as applicable. Conditional approvals shall be issued when the application requires conditions in order to be found consistent with the SAP, inclusive of its Regulating Plan, Design Guidelines, the approved Development Agreement, Miami 21 where the SAP Regulating Plan and Design Guidelines are silent, and the Miami Comprehensive Neighborhood Plan, as applicable. Denials of applications shall be issued after conditions and safeguards have been considered, the application still is inconsistent with the SAP, inclusive of its Regulating Plan, Design Guidelines, the approved Development Agreement, Miami 21 where the SAP Regulating Plan and Design Guidelines are silent, the Miami Comprehensive Neighborhood Plan, as applicable. The decision of the Director shall include an explanation of the Code and/or SAP requirements not adequately satisfied with sufficient detail to allow for an appeal of the denial.
3. Urban Development Review Board (“UDRB”). If the SAP Permit application involves a project in excess of two hundred thousand (200,000) square feet of Floor Area, the SAP Permit shall be referred to the UDRB.



4. Coordinated Review Committee (“CRC”). Any new Building within the SAP Area will be reviewed by the CRC in accordance with Section 3.9.1(g) and Section 7.1.1.3 of Miami 21.
5. SAP Permits shall be valid for a period of two (2) years during which a building permit or Certificate of Use must be obtained. This excludes a demolition or landscape permit. A one (1) time extension for a period not to exceed one (1) additional year, may be obtained if approved by the Planning Director upon written request by the applicant and subject to the equivalent fee those established in the Miami 21 Code and Chapter 62 of the City Code.

d. **Review Criteria**

As appropriate to the nature of the SAP Permit involved and the particular circumstances of the case, the following criteria shall apply to a SAP Permit application. The application shall be reviewed for consistency with this Regulating Plan, the Design Guidelines, the approved Development Agreement, the Miami 21 where the SAP Regulating Plan and Design Guidelines are silent, and the Miami Comprehensive Neighborhood Plan. The review shall consider the intent of the SAP, the guiding principles of the Miami 21 Code, and the manner in which the proposed Use will operate given the specific location and proximity to less intense Uses. The review shall also apply Article 4, Table 1, Design Review Criteria of Miami 21, as applicable.

e. **Appeal of SAP Permit to the Planning, Zoning, and Appeals Board**

An appeal of the Planning Director’s final action with respect to an SAP Permit application shall be heard de novo by the Planning, Zoning, and Appeals Board (PZAB). To appeal, an adversely affected party shall submit a notice of appeal which shall state the basis of the appeal with specificity. The notice of appeal and payment of the required application fee as specified in the Chapter 62 of the City Code shall be filed with the Hearing Boards Office within fifteen (15) calendar days of the posting of the Planning Director’s final action on the City’s website. The PZAB shall vote to uphold, overturn, or remand with instructions the Planning Director’s final action.

The ruling of the PZAB may be further appealed to the City Commission de novo within fifteen (15) calendar days of the PZAB ruling. The filing of the appeal to the City Commission shall state the specific reasons for such appeal, together with payment of any required fee.

f. **Modifications to a previously approved SAP Permit**

An applicant may modify a SAP Permit approved under this Appendix, as a minor modification through the SAP Permit process. Minor Modifications include changes that conform with the Regulating Plan.

Changes in the project phasing sequence are permitted without the requirement of an SAP Permit.

In the event that the Planning Director determined that the modification is “not minor,” a new SAP Permit shall be required.

### **7.3 FLEXIBLE ALLOCATION OF SAP AREA DEVELOPMENT CAPACITY**

- a. Properties located within the SAP Area may be subject to Declaration of Restrictive Covenant(s) in Lieu of Unity of Title in a form approved by the City and the City Attorney ("Covenant(s) in Lieu" which document permits and facilitates the flexible allocation of Density and Intensity for Lots, sites and parcels located throughout the SAP Area as long as the overall Height and Building mass distribution for the entirety of the SAP Area is not out of scale or character with the underlying Transit District Zone. As described above, the Covenant in Lieu is consistent with: (i) the land development regulations for the SAP Area contained in Miami 21; and (ii) the goals, policies, and objectives of the Miami Comprehensive Neighborhood Plan. This provision supersedes the generally applicable provisions of Section 3.3.1 of Miami 21.

## ARTICLE 10 – SIGN REGULATIONS

### 10.1.3 SIGNS EXEMPTED FROM PERMIT REQUIREMENTS

The following types of Signs, and Changeable Copy Signs, are exempted from permit requirements.

Such Signs shall comply with size and location requirements as set forth in these regulations for the specific Transect Zone in which they are to be located.

- a. Commercial Signs intended to be viewed by persons on the Eastside Ridge Station platform and only incidentally visible from public Rights-of way.