

Sec. 104-36.1. Neighborhood Downtown (ND) zoning district.

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The purpose of this zoning district is to provide areas for the preservation and development of active and walkable neighborhood downtown areas within the city. These standards implement key provisions of the Strategic Vision established as part of the City’s Long Term Recovery Plan.

Neighborhood Downtown areas includes a mix of commercial, civic, and residential uses. Buildings may be attached or detached, and are typically built on or near the front property line to encourage pedestrian activity. Missing Middle housing types typical for this district include Duplex, Small Multi-plex, Cottage Court, Courtyard Apartment, Row-house, and Large Multi-Plex.

The Florida Department of Transportation (FDOT) has adopted a context classification system to plan and design streets in greater harmony with the surrounding land use characteristics. Streets that pass through Neighborhood Downtown areas should have a C5 (Urban Center) classification.

A. The following bulk regulations shall apply to property zoned Neighborhood Downtown (ND):

1. The **impervious surface ratio (ISR)** shall be no greater than **1.0 (or 100%)** of the total parcel area.
2. The **maximum building footprint** per building shall be 25,000 square feet. An exception is made for civic uses including houses of worship and schools. Grocery stores may exceed this limit, with approval of the Development Services Director.
3. The **maximum building frontage** per building shall be 120 feet.
4. **Height:** All structures shall have a maximum height limitation of 4 stories plus an attic story.
 - i. Building Heights shall exclude habitable attics and below grade parking.
 - ii. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor commercial function which may be a maximum of 25 feet.
 - iii. Heights shall be measured to the eave of the roof or roof deck (if flat).
 - iv. The first finished floor in residential buildings shall be raised a minimum of 24” above the highest adjacent sidewalk grade.



TABLE 104-36.1.A: Neighborhood Downtown Setbacks

Building Location	
Front and Side/Street Setbacks	0’ min / 10’ max
Side/Mid-Block and Rear Setbacks	0’ min / no max.
Frontage Occupancy	80% minimum
Parking Location	
Parking Setback (front and side/street)	25’ min.
Parking Setback (side/mid-block)	0’ min.
Parking Setback (rear/alley)	5’ min.

TABLE 104-36.1.C: Neighborhood Downtown Parking Standards

Residential Uses	1 space per unit minimum / 3 spaces per unit maximum
Non-Residential Uses	1 space per 800 sq ft GFA minimum / 1 space per 300 sq ft GFA maximum

- Parking Exceptions:**
1. All applications (for new development or building reuse) within the Neighborhood Downtown district that meet all standards of this district, including for building and parking location (Table 104-36.1.A) and building design (Sec 105-15), shall be exempt from minimum parking requirements.
 2. Exceptions to the maximum parking limits may be granted by the City Commission.

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5. Setbacks:

- i. Setbacks are summarized in Table 104-36.1.A.
 - ii. There are no minimum setback requirements. The maximum setback from all public ROWs will be 10 feet unless subject to a Building Setback Zone identified on the zoning map. A Building Setback Zone on a corner lot shall apply at least 50 feet from the block corner.
 - iii. Parking shall be setback 25 feet from all public ROWs with the exception of alleys. The parking setback may be reduced to 8 feet in locations at least 25 feet from a block corner where a garden wall or decorative fence is provided and street trees are planted at 30 ft centers along the length of the parking area between the parking and garden wall or decorative fence.
 - iv. The Frontage Occupancy is the percentage of the total lot frontage width that is occupied by the primary building facade. A garden wall that meets the requirements of Sec. 105-15.C may be used to meet this requirement with approval of the Development Services Director.
 - v. All Neighborhood Downtown lots are subject to a 20' rear or side setback when sharing a common rear or side lot line with a property within a Neighborhood Residential (NR) district and require screening of a garden wall or solid fence four to eight feet in height within one foot of the common lot line. Trees from the city's approved tree list shall be planted at a maximum of 30 ft centers between 5 and 10 feet from this wall.
6. There are no **minimum lot size** requirements.

B. The following uses are allowed in the Neighborhood Downtown (ND) zoning district. All other uses are prohibited:

- 1. All uses allowed in the Neighborhood General (NG) zoning district;
- 2. Hospitals, medical offices, clinics, etc.
- 3. Temporary commercial uses, including food trucks, pop-up retail, and similar uses.

C. Additional Requirements.

- 1. Development shall conform to the Building Design Standards of Sec 105-15.

2. Administrative Exceptions: The Development Services Director shall have authority to grant exceptions to certain specific standards of the ND zoning district as follows:

- i. The Setback and Frontage Occupancy requirements of Sec. 104-36.1.A may be waived where development envisioned by the code is not feasible due to irregularly-shaped parcels or environmental constraints (such as flood plain or wetland areas, or existing trees); for building reuse where requirements are incompatible with the existing structure; or for civic uses including schools and houses of worship.
- ii. The Maximum Front Setback of Sec. 104-36.1.A may be increased to allow for a new public green or plaza in front of the building facade.

2. Parking shall be provided as described in Table 104-36.1.C.

3. No landscape buffers are required in the Neighborhood Downtown zoning district, except where abutting a detached Single Family Dwelling. Streetscape plantings have a higher priority in the neighborhood districts than private landscaping. They provide a public benefit by establishing an environment that encourages and facilitates pedestrian activity and walkable streets that are comfortable, efficient, safe, and interesting; and they contribute to the overall neighborhood character by ensuring the coherence of the public realm. Fee-in-lieu payments for landscape requirements can be used to implement a comprehensive streetscape plan at the time of street rebuilding.

4. Credit shall be applied for existing impervious surface; provided the new development is built over the existing impervious surface. However, new development exceeding these areas or building in a different location on the property will be subject to the City's stormwater requirements.

5. Ground and building lighting shall be confined to the property without causing direct light to protrude on adjacent properties.

6. Setbacks for visibility / sight triangle at intersections are not required in Neighborhood Downtown areas in order to encourage low travel speed and a walkable urban environment.

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