

ORDINANCE NO. C-19-

AN ORDINANCE AMENDING SECTION 47-24 OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) ENTITLED "DEVELOPMENT PERMITS AND PROCEDURES", TO PROVIDE FOR AN APPROVAL PROCESS FOR DEVELOPMENT PERMITS IN THE UPTOWN URBAN VILLAGE ZONING DISTRICTS; AMENDING SECTION 47-28 ENTITLED "FLEXIBILITY RULES; AMENDING ARTICLE XIII. ENTITLED "ADDITIONAL ZONING DISTRICTS," CREATING SECTION 47-37B ENTITLED "UPTOWN URBAN VILLAGE ZONING DISTRICTS", PROVIDING FOR A LIST OF UPTOWN VILLAGE ZONING DISTRICTS, PROVIDING FOR INTENT AND PURPOSE OF EACH ZONING DISTRICT, PROVIDING FOR APPLICABILITY AND GENERAL REGULATIONS, PROVIDING FOR A LIST OF PERMITTED AND CONDITIONAL USES, PROVIDING FOR A TABLE OF DIMENSIONAL REQUIREMENTS FOR THE UPTOWN URBAN VILLAGE ZONING DISTRICTS, PROVIDING FOR UPTOWN URBAN VILLAGE SPECIAL REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, in 2014, the City of Fort Lauderdale engaged the Urban Land Institute ("ULI") to conduct a technical advisory panel study to develop strategies for creating a more livable urban village for the area referred to as the Uptown Urban Village ("Uptown") located around and including the Fort Lauderdale Executive Airport and generally bounded by the C-14 canal and McNab Road to the north, NW 57th Street to the south, Powerline Road to the west, and Interstate 95 (I-95) to the east; and

WHEREAS, on October 6, 2015, the City Commission adopted Resolution 15-215 accepting the ULI Technical Advisory Panel Report for Uptown; and

WHEREAS, in 2016, the City Commission recognized the Uptown effort as a Commission Annual Action Plan (CAAP) initiative and budgeted funds for the project; and

WHEREAS, the Planning and Zoning Board, acting as the local planning agency, at its meeting of August 21, 2019 (PZ Case T19011) found that the proposed text amendments

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are consistent with the City's Comprehensive Plan and as the Planning and Zoning Board, did recommend to the City Commission that the amendments to the ULDR are consistent with the City of Fort Lauderdale Comprehensive Plan; and

WHEREAS, notice was provided to the public that this ordinance would be considered at the City Commission meeting to be held on Tuesday, October 15, 2019, and Tuesday, November 5, 2019, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That Section 47-24 entitled "DEVELOPMENT PERMITS AND PROCEDURES" of the City of Fort Lauderdale, Florida ULDR is hereby amended as follows:

Section 47-24.1 – Generally.

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TABLE 1. DEVELOPMENT PERMITS AND PROCEDURES

Permit	Department	Development Review Committee	Planning & Zoning Board (Local Planning Agency)	Historic Preservation Board	City Commission	Board of Adjustment	Criteria for Review
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SITE PLAN LEVEL II -- DEVELOPMENT REVIEW COMMITTEE	
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<u>26.</u> <u>a.</u>	<u>All new development in Uptown Zoning Districts</u>	<u>R</u>	<u>DP</u>	<u>A</u>		<u>CRR/PZ</u>		<u>1. Adequacy Review 47-25.2; 2. Uptown Design Standards 47-37B</u>
<u>26.</u> <u>b.</u>	<u>Allocation of flex units or commercial flex in Uptown Zoning Districts</u>	<u>R</u>	<u>DP</u>	<u>A</u>		<u>CRR/PZ</u>		<u>1. Adequacy Review 47-25.2; 2. Uptown Design Standards 47-37B; 3. Flexibility Rules 47-28</u>
SITE PLAN—LEVEL III								
<u>26</u> <u>27.</u> <u>a.</u>	Parking reduction	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2
<u>b.</u>	Parking Reduction in Northwest-Progresso-Flagler Heights Community Redevelopment Area	R	DP	A		CRR/PZ or DRC		2. Parking and Loading Requirements, Section 47-20;xhg;

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<u>27</u> <u>28.</u>	Modification of yards in RMM-25, RMH-25 and RMH-60 Districts	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2; xhg; 2. See Modification of Yards, Sec. 47-23.11; xhg;
<u>28</u> <u>29.</u>	Any use within the CF, CF-H, CF-S, CH-HS, P, T and U districts which is greater in height, FAR, gross floor area of the maximum within the specific zoning district (except for the T district when located within an airport boundary at which time the height of any use shall be regulated by FAA standards)	R	R	DP		CRR or A		1. Adequacy Review, Sec. 47-25.2; xhg; 2. Neighborhood Compatibility Review, Sec. 47-25.3; xhg;
<u>29</u> <u>30.</u>	Waterway uses, except for uses in the RAC-CC, RAC-UV, RAC-	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2, and

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	AS, RAC-TMU and all Central Beach Districts							;xhg;2. Neighborhood Compatibility Review, Sec. 47-25.3, and ;xhg;3. Waterway Use, Sec. 47-23.8;xhg;
<del>30</del> <u>31.</u>	Allocation of flexibility units to residential land use to allow bonus density for affordable housing on residential land use parcels or for special residential facilities	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2 ;xhg;2. Flexibility Rules, Section 47-28;xhg;
<del>34</del> <u>32.</u>	Any use within the Community Business (CB) District which is greater than 10,000 square feet in gross floor area	R	R	DP		CRR or A		1. Adequacy Review Sec. 47-25.2, and ;xhg;2. Neighborhood Compatibility Review Sec. 47-

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								25.3;xhg;
<del>32</del> <u>33.</u>	Within the RMH-60 District, a hotel with greater than 87 sleeping rooms per net acre, up to a maximum of 120 sleeping rooms per net acre	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and ;xhg;2. Neighborhood Compatibility Review Sec. 47-25.3;xhg;
<del>33</del> <u>34.</u>	Density bonus in RML-25, RMM-25, RMH-25 Districts	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and ;xhg;2. Neighborhood Compatibility Review Sec. 47-25.3 ;xhg;3. Density Bonus Requirements, Sec. 47-23.12;xhg;
<del>34</del> <u>35.</u>	Zero lot line and cluster residential	R	R	DP		CRR/A		1. Adequacy Review Sec.

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	development							47-25.2, and ;xhg;2. Neighbor- hood Compati- bility Review Sec. 47- 25.3 ;xhg;3. Cluster Dwellings, Sec. 47- 18.9 ;xhg;4. Zero Lot Line Dwellings, Sec. 47- 18.38;xhg;
<del>35</del> <u>36.</u>	Within the RS- 4.4 and RS-8 Districts—for greater FAR or lot coverage than as limited by Section 47-5	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and ;xhg;2. Neighbor- hood Compati- bility Review Sec. 47- 25.3;xhg;
<del>36</del> <u>37.</u>	Any use within the RAC-TMU (EMU, SMU, WMU) on land abutting the	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and ;xhg;2.

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	New River							Neighborhood Compatibility Review Sec. 47-25.3 ;xhg;3. RAC Requirement, Section 47-13;xhg;
<del>37</del> <u>38.</u>	Any use within the RAC-CC or RAC-AS on the New River which deviates from the New River Corridor Requirements, as provided in Section 47-13, Downtown RAC districts	R	R	DP		CRR/A		1. Adequacy Review Sec. 47-25.2, and ;xhg;2. Neighborhood Compatibility Review Sec. 47-25.3 ;xhg;3. RAC Requirement, Section [47-13];xhg;
<del>38</del> <u>39.</u>	All development within the SRAC-SA zoning districts greater than	R	R			DP		1. Adequacy Review 47-25.2 ;xhg;2.

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	one hundred and ten (110) feet in height up to one hundred and fifty feet (150) feet in height.							SRAC-SA Design Standards; xhg;
<u>40.</u>	<u>All new development in Uptown that is greater than 75 feet in height as specified in the Uptown Zoning Districts and subject to FAA approval</u>	<u>R</u>	<u>R</u>	<u>DP</u>		<u>CRR/A</u>		<u>1. Adequacy Review 47-25.2; 2. Uptown Design Standards 47-37B</u>
<u>41.</u>	<u>All development in Uptown Zoning Districts that seeks alternate design solutions to the Uptown Design Standards</u>	<u>R</u>	<u>R</u>	<u>DP</u>		<u>CRR/A</u>		<u>1. Adequacy Review 47-25.2; 2. Uptown Design Standards 47-37B</u>

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SECTION 2. That Section 47-28 entitled "FLEXIBILITY RULES" of the City of Fort Lauderdale, Florida ULDR is hereby amended as follows:

**Sec. 47-28.1. - Applicability; conditions.**

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N. *Allocation of flex and reserve units in the South Regional Activity Center.*

1. Flex and reserve units may be allocated to a development site in the South Regional Activity Center land use as provided in the City's Land Use Plan, subject to the following conditions:
  - a. Demonstration that the use of flex and reserve units supports and implements the specific goals, objectives and policies of the City's Land Use Plan.
  - b. Flex and reserve units shall be allocated in accordance with the flex zone boundaries that contain the South Regional Activity Center land use designated area.
  - c. Site Plan Level II approval is required in accordance with Section 47-24, Development Permits and Procedures. An approval by DRC is subject to a City Commission request for review, under the provisions of Section 47-26A.2.
  - d. The allocation of flex and reserve units shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.
  - e. Development applications located in the SRAC-Saw and SRAC-Saw zoning districts shall be reviewed to determine if the development is consistent with the Design Standards and any subsequent amendments and criteria applicable to the proposed development as provided in the ULDR.
  - f. Development sites not located in SRAC-Saw and SRAC-Saw zoning districts but located in the SRAC land use designed areas shall incorporate elements consistent with the fundamental planning principles identified in the South Andrews Avenue Master Plan Design Standards.

O. Allocation of flex units and commercial flex acreage in the Uptown Zoning Districts.

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1. Flex units and commercial flex acreage may be allocated to a development parcel in the Uptown Zoning Districts as provided in the City's Land Use Plan, subject to the following conditions:
  - a. Demonstration that the use of flex units and commercial flex acreage supports and implements the specific goals, objectives and policies of the City's Land Use Plan.
  - b. Development permit and approval process shall be in accordance with Section 47-24, Development Permits and Procedures, Table 1.
  - c. The allocation of flex units, commercial flex acreage, and affordable housing units (AFUs) shall expire and terminate upon the expiration of the site plan approval in accordance with Section 47-24.1.M.
  - d. Development applications requesting flex units, commercial flex acreage, and affordable housing units shall be reviewed to determine if the development is consistent with the applicable Uptown Zoning Districts and the Uptown Illustrative Design Standards as provided in the ULDR.

SECTION 3. That Section 47-37B entitled "Uptown Urban Village Zoning Districts" of the City of Fort Lauderdale, Florida ULDR is hereby created as follows:

**Sec. 47-37B.1. – List of Districts – Uptown.**

- A. Uptown Urban Village Northeast (UUV – NE).
- B. Uptown Urban Village Northwest (UUV – NW).
- C. Uptown Urban Village Southeast (UUV – SE).
- D. Uptown Urban Village Southwest (UUV – SW).
- E. Uptown Urban Village Southcentral (UUV – SC)

**Sec. 47-37B.2. – Intent and purpose of each district.**

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- A. *Uptown Urban Village Northeast (UUV – NE)* is a district that is intended to promote the redevelopment of the Andrews Road Corridor between W. McNab Road (C-14 Canal) and W. Cypress Creek Road with a variety of residential, retail, hospitality, and mixed-use development opportunities where people can live, work and play. The district assumes more intensive development to accommodate a variety of retail, restaurant and entertainment uses with a compatible mix of residential and office. This district is generally bounded by W. Cypress Creek Road on the south, W. McNab Road (C-14 Canal) on the north, the railroad right-of-way on the west, and Interstate Highway 95 (I-95) on the east.
- B. *Uptown Urban Village Northwest (UUV – NW)* is a district that is intended to promote the transition from a suburban office park character to an urban-intensity, transit-oriented, mixed-use neighborhood. This district includes a compatible mix of office, mixed-use, institutional, residential, and hospitality development opportunities where people can live and work. This district is bounded by Cypress Creek Road on the south, Powerline Road to the west and the existing railroad right-of-way on the north and east sides.
- C. *Uptown Urban Village Southeast (UUV – SE)* is a district that is intended support urban-intensity, transit-oriented, mid-rise environment where people work and commercial services are provided. The district includes institutional, hospitality, commercial services, and office buildings that capitalize on their proximity to the Cypress Creek Tri-Rail station. Residential uses are permitted in this district, east of Andrews Avenue. This district is bounded by Interstate Highway 95 (I-95) on the east, the southern boundaries of the properties abutting the south side of NW 59<sup>th</sup> Court on the south, Powerline Road on the west, and W. Cypress Creek Road on the north.
- D. *Uptown Urban Village Southwest (UUV – SW)* is a district that is intended to provide a mix of commercial and light industrial uses providing local and regional services. Redevelopment will establish buildings lining Powerline Road, with parking and operational areas located to the sides and rear. This district is generally bounded by the western projection of NW 63<sup>rd</sup> Street on the north, NW 58<sup>th</sup> Court on the south, Powerline Road on the east, and NW 10<sup>th</sup> Terrace on the west.
- E. *Uptown Urban Village Southcentral (UUV – SC)* is a district intended to provide a mix of light industrial and commercial services. Redevelopment along Powerline Road will be

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oriented to the corridor with parking areas to the rear. This district is generally bounded by the railroad right-of-way on the east, south side of NW 57<sup>th</sup> Street on the south, Powerline Road on the west, and north side of NW 57<sup>th</sup> Place on the north.

**Sec. 47-37B.3. – Applicability and general regulations.**

A. *Applicability.* The following regulations shall apply to all development permitted within the Uptown Urban Village Zoning Districts as listed in Section 47-37B.4, List of Permitted and Conditional Uses, and shall be read in conjunction with the adopted design standards referenced herein Section 47-37B.3.A.1.

1. Uptown Urban Village Illustrations of Design Standards. Document adopted by ordinance as part of the creation of the Uptown zoning districts and incorporated as if fully set out herein and filed with the department.

B. *Development permit and approval process.* Development applications shall be reviewed in accordance with Section 47-24, Table 1. Development Permits, and as provided below.

1. An application for a development permit shall be reviewed for compliance with the applicable criteria as provided in the ULDR and shall demonstrate consistency with adopted design standards for Uptown.
2. An application for a development permit that seeks alternate design solutions to the regulations provided herein shall be reviewed as a Site Plan Level III and is subject to the following restrictions:
  - a. Alternate design solutions shall not exceed more than three (3) regulation standards.
  - b. Development applications must demonstrate that the proposed alternate solution(s) maintain the overall intent of the standard.
  - c. Such alternate solutions cannot include deviations to density, building height, or maximum floor area ratio unless provided herein.

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C. Definitions. The following words when used in this section shall, for the purpose of this section, have the following meanings.

1. Active Use. A use designed to provide visual engagement between the public realm and the ground floor of buildings. Active uses enhance building facades that front a street by creating a sense of human presence, safety, and comfort.
2. Communal Space. A space that is convenient, accessible, safe, and is adaptable for certain activities including but not limited to movie rooms, cooking and dining areas, office cubicles, and is typically restricted for patrons, residents, or invited guests of the building, community, or neighborhood. Amenity space such as pools and fitness rooms are not included.
3. Density. Density within the applicable zoning districts is limited in accordance with the number of units as provided in the adopted Comprehensive Plan, as amended from time to time, as per Section 47-28, Flexibility Rules, and any other applicable provisions in the Unified Land Development Regulation (ULDR).
4. Enhanced Architectural Element. High quality building material(s) or design feature(s) that when incorporated into the design of a building or structure results in a unique, aesthetically pleasing style that is different than the surrounding buildings.
5. Floorplate: The total square footage for any floor of a tower. This does not include balconies that are open on three sides.
6. Plaza/Gathering Area. An area located outside of the right-of-way, typically between a building and a street, or along a pedestrian path which promotes visual and pedestrian access onto the site and provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, and outdoor dining.
7. Pocket Park. A small, accessible space, mostly at grade, which fits into the urban fabric and provides greenery, seating, and other pedestrian friendly elements for use by residents. A pocket park is not land dedicated or deeded to the City. A pocket park is a

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spatial requirement for development which contains residential uses to ensure adequate and sufficient open space is provided for residents.

8. *Sense of Place Element.* Physical characteristics of a structure, area, or element that set it apart from its surroundings and contribute to its individuality through creative design elements that provided an artistic, social, and functional component of the project.
9. *Shoulder.* The portion of a building below the horizontal stepback between a tower and a pedestal.
10. *Stepback.* The horizontal dimension that defines the distance between the face of the tower and the face of the pedestal.
11. *Streetscape Zone.* A portion of the public right of way, typically adjacent to the sidewalk but outside the pedestrian walking area, including streetscape elements, landscaping, and street trees.
12. *Tower.* The portion of a building extending upward from the pedestal.
13. *Uptown Project Area.* Generally described as the land area bound by McNab Road and the C-14 canal to the north, NW 57<sup>th</sup> Street to the south, Powerline Road to the west, and I-95 to the east.

D. *Density, Affordable Housing, and Flex Allocation.*

1. Density within the Uptown Urban Village Zoning Districts shall require the allocation of residential flex units as outlined in Section 47-28, Flexibility Rules.
- ~~2. Density may be increased for a development parcel through the allocation of affordable housing units (AFUs) subject to the following:~~
  - ~~a. The total number of AFUs does not exceed one hundred percent (100%) of the density permitted on the development parcel with a overall maximum density including flex and AFUs not exceeding one hundred (100) dwelling units per acre.~~

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- ~~b. Assignment of AFUs shall be allocated from the affordable unit pool from the City's flex unit table.~~
- ~~c. The AFUs must be a mixture of units that meet the following income categories:~~
- ~~i. Very low and low income persons having a total annual anticipated income for the household that does not exceed eighty percent (80%) of the median annual income adjusted for family size households; and~~
  - ~~ii. Moderate income persons having a total annual anticipated income for the household that does not exceed one hundred percent (120%) of the median annual income adjusted for family size households.~~
- ~~d. A deed restriction must be recorded for a period of fifteen (15) years restricting the development parcel based upon the number and mixture of AFUs as approved by the City.~~
2. Density may be increased for a development parcel through the allocation of affordable housing units (AFUs) subject to the following: of a development parcel shall not exceed 50 dwelling units per acre, however the density may exceed 50 dwelling units per acre through the allocation of affordable housing units (AFUs) within specific income mix categories. The increase in density is directly linked to the number of AFUs in the very low and low income category and moderate income category based in the following formula:
- a. Very low and low income category: one (1) unit equals four (4) market rate units;
  - b. Moderate income category: one (1) unit equals two (2) market rate units
3. In no case shall the total density including both market rate and AFUs exceed one hundred (100) dwelling units per acre.
4. Affordable housing units (AFUs) shall be subject to the following:

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- a. The AFUs income categories are defined as the following:
    - i. Very low and low income category. Very low and low income persons having a total annual anticipated income for the household that does not exceed eighty percent (80%) of the median annual income adjusted for family size households; and
    - ii. Moderate income category. Moderate income persons having a total annual anticipated income for the household that does not exceed one hundred percent (120%) of the median annual income adjusted for family size households.
  - b. Assignment of AFUs shall be allocated from the affordable housing unit pool contained in the City's flex table.
  - c. A deed restriction, restrictive covenant, or development agreement must be recorded for a period of fifteen (15) years restricting the development parcel based upon the number and mixture of AFUs as approved by the City.
5. Commercial flex allocation shall be applied as outlined in Section 47-28, Flexibility Rules.

**Sec. 47-37B.4. – List of Permitted and Conditional Uses, Uptown Urban Village Northeast (UUV – NE); Uptown Urban Village Northwest (UUV – NW); Uptown Urban Village Southeast (UUV – SE); Uptown Urban Village Southwest (UUV – SW); Uptown Urban Village Southcentral (UUV – SC).**

<u>Use Type</u>	<u>Zoning District</u>				
	<u>UUV- NE</u>	<u>UUV- NW</u>	<u>UUV- SE</u>	<u>UUV- SW</u>	<u>UUV- SC</u>
<u>Key:</u>					
<u>P - Permitted</u>					

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<u>Use Type</u>	<u>Zoning District</u>				
	<u>UUV- NE</u>	<u>UUV- NW</u>	<u>UUV- SE</u>	<u>UUV- SW</u>	<u>UUV- SC</u>
<u>C - Conditional</u>					
<u>Automotive</u>					
<u>Automotive Detailing and Alarm Systems</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Automotive Parts &amp; Supplies Store (installation in wholly enclosed buildings including wholesale sales)</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Automotive Repair Shop, Major Repair as a principal use, see Section 47-18.4</u>		-	-	<u>P</u>	<u>P</u>
<u>Automotive Sales, Rental, new or used vehicles, see Section 47-18.3</u>		-	-	<u>P</u>	<u>P</u>
<u>Automotive Sales, Rental, new vehicles, see Section 47-18.3</u>	<u>P</u>			<u>P</u>	<u>P</u>
<u>Automotive Service Station, see Section 47-18.5</u>		-	-	<u>P</u>	<u>P</u>
<u>Car Wash, Automatic, see Section 47-18.7</u>		-	-	<u>P</u>	<u>P</u>
<u>Car Wash, Outdoor Hand Wash</u>		-	-	<u>C</u>	<u>P</u>
<u>Motorcycle/Moped Sale, wholesale sales permitted</u>		-	-	<u>P</u>	<u>P</u>
<u>Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27</u>		-	-	<u>P</u>	<u>P</u>
<u>Taxi Lot/Operations</u>		-	-	<u>P</u>	<u>P</u>
<u>Towing Service</u>	-	-	-	-	<u>P</u>
<u>Tire sales, including Retreading and Service</u>		-	-	<u>P</u>	-
<u>Boats, Watercraft and Marinas</u>					
<u>Marine Parts and Supplies Store</u>				<u>P</u>	<u>P</u>

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<u>Sailmaking</u>		-	-	<u>P</u>	<u>P</u>
<u>Watercraft Repair, major repair, see Section 47-18.37</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Watercraft Repair, minor repair, see Section 47-18.37</u>		-	-	<u>P</u>	<u>P</u>
<u>Watercraft Sales and Rental, new or used, see Section 47-18.36</u>		-	-	<u>P</u>	-
<u>Commercial Recreation</u>					
<u>Amphitheater</u>	-	<u>P</u>	<u>P</u>	-	-
<u>Billiard Parlor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Bingo Hall</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Bowling Alley</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Indoor Firearms Range, see Section 47-18.18</u>	<u>C</u>	-	-	<u>C</u>	-
<u>Indoor Motion Picture Theater</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Performing Arts Theater, less than 300 seats</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Food and Beverage Sales and Service</u>					
<u>Bakery Store</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Bar, Cocktail Lounge, Nightclub</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Cafeteria</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Candy, Nuts Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Catering Service</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Convenience Kiosk</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

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<u>Convenience Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Convenience Store, Multi-Purpose</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Delicatessen</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Food and Beverage, Drive-Thru and Carryout</u>	<u>P*</u>			<u>P*</u>	-
<u>Fruit and Produce Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Grocery/Food Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Ice Cream/Yogurt Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Liquor Store, see Section 47-18.43</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Meat and Poultry Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Restaurant</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Seafood Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Supermarket</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Wine Specialty Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Wholesale Sales/Rental Services</u>					
<u>Building Supplies, Materials and Equipment</u>	-	-	-	-	<u>P</u>
<u>Plumbing Equipment</u>	-	-	-	-	<u>P</u>
<u>Pump and Well</u>	-	-	-	-	<u>P</u>
<u>Restaurant and Hotel Equipment</u>	-	-	-	-	<u>P</u>
<u>Sign</u>	-	-	-	-	<u>P</u>

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<u>Swimming Pool and Pool Accessories</u>	-	-	-	-	<u>P</u>
<u>Light Manufacturing</u>					
<u>Apparel, Textile, Canvas and related uses</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Automotive, Trucks and Mobile Homes</u>	-	-	-	-	<u>P</u>
<u>Computers and Peripherals</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Contractor's yards</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Electronic Appliances, Devices, Fixtures, Components</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Industrial Machinery and Equipment</u>	-	-	-	-	<u>P</u>
<u>Medical Instruments, Supplies</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Private Recycling Facility</u>	-	-	-	-	<u>C</u>
<u>Processing and assembly of previously prepared materials</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Research and Laboratory Testing Facility (Medical, Educational, Scientific)</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Wholesale Distribution Center</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Lodging Bed and Breakfast Dwelling, see Section 47-18.6</u>	<u>P</u>	-	-	-	-
<u>Hotel, see Section 47-18.16</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Mixed-Use Development</u>					
<u>Mixed-Use Development</u>	<u>P</u>	<u>P</u>	<u>P</u>		-
<u>Public Purpose Facilities</u>					
<u>Active and Passive Park, see Section 47-18.44</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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<u>Bus Terminal, Railroad Station, Transportation Terminal</u>	<u>P</u>	-	<u>P</u>	-	-
<u>Civic and Private Club Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>College, University</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Communication Towers, Structures, and Stations, see Section 47-18.11</u>	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>P</u>
<u>Conservation Area</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Courthouse</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Cultural, Educational and Civic Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Fire Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Food Distribution Center, see Section 47-18.31</u>				<u>P</u>	<u>C</u>
<u>Government Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Helistop, see Section 47-18.14</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Hospital, Medical and Public Health Clinic</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>House of Worship</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Indoor Firearms Range, see Section 47-18.18</u>	<u>C</u>	-	-	<u>C</u>	-
<u>Library</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Museum and Art Gallery</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Police and Fire Substation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Post Office Branch/Substation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Public Maintenance and Storage Facility</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>

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<u>Public/Private Meeting Rooms</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Public/Private Recreation (Private Recreation limited to indoor facilities in the UUV-NW and UUV-SE districts)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Radio Station (digital)/Broadcast</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Radio, Television and Motion Picture Production</u>	-	-	-	-	<u>C</u>
<u>School, including trade/business school</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Social Service Facility- General, see Section 47-18.31</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Social Service Residential Facility – Level 1, see Section 47-18.32</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Social Service Residential Facility – Level 2, see Section 47-18.32</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Residential Uses</u>					
<u>Multi-family Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-
<u>Retail Sales</u>					
<u>Antiques Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Apparel/Clothing, Accessories Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Art Galleries, Art Studio, Dealer</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Arts &amp; Crafts Supplies Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Bait and Tackle Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

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<u>Bicycle Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Book Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Camera, Photographic Supplies Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Card &amp; Stationery Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Cigar, Tobacco Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Computer/Software Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Consignment, Thrift Store</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Cosmetics, Sundries Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Department Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Fabric, Needlework, Yarn Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Firearms Store</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Flooring Store</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	-
<u>Florist Shop</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Furniture Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Gifts, Novelties, Souvenirs Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

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<u>Glassware, China, Pottery Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Hardware Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Hobby Items, Toys, Games Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Holiday Merchandise, Outdoor Sales, see Section 47-18.15</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Home Improvement Center</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Household Appliances Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Jewelry Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Lawn and Garden Center, Outdoor Display</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Linen, Bath, Bedding Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Luggage, Handbags, Leather Goods Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9</u>		-	-	<u>P</u>	<u>P</u>
<u>Medical Supplies Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Mobile Vendor, see Section 47-18.22</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Music, Musical Instruments Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Newspapers, Magazines Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

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<u>Nursery, Plants, Flowers</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Office Supplies, Equipment Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Optical Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Paint, Wallpaper Store</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Party Supply Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Pawn Shop</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Pet Store</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Pharmacy</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Shoe Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Shopping Center</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Sporting Goods Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Swimming Pools, Hot Tubs &amp; Spas, supplies and service</u>	<u>P</u>	-	-	<u>P</u>	<u>P</u>
<u>Tapes, Videos, Music CD's Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Services/Office Facilities Adult Gaming Center</u>	<u>C</u>	-	-	<u>C</u>	-
<u>Auction House</u>	<u>P</u>	-	-	<u>P</u>	-

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<u>Check Cashing Store</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>	-
<u>Child Day Care Facilities, Large, see Section 47-18.8</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Child Day Care Facilities, Family Child Care Home, see Section 47-18.8</u>	<u>P</u>	-	-	-	-
<u>Child Day Care Facilities, Small and Intermediate, see Section 47-18.8</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Contractors (office facilities only)</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Copy Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Dry Cleaner, see Section 47-18.12</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Equipment Rental</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Film Processing Store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Financial Institution, including Drive-Thru Banks</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Formal Wear, Rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Funeral Home</u>	-	-	-	<u>P</u>	-
<u>Hair Salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Health and Fitness Center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

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	<u>UUV-NE</u>	<u>UUV-NW</u>	<u>UUV-SE</u>	<u>UUV-SW</u>	<u>UUV-SC</u>
<u>Helistop, see Section 47-18.14</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Interior Decorator</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Laundromat, see Section 47-18.19</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Mail, Postage, Fax Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Massage Therapist</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Medical Cannabis Dispensing, see Section 47-18.46</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-
<u>Medical/Dental Office/Clinic</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Mover, Moving Van Service</u>		-	-	<u>P</u>	-
<u>Nail Salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Nursing Home, see Section 47-18.23</u>	<u>P</u>	-	-	-	-
<u>Parking Facility, see Section 47-20</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Personnel Services, including Labor Pools</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Pest Control</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Pet Boarding Facility, Domestic Animals Only</u>		-	-	<u>P</u>	-

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<u>Use Type</u>	<u>Zoning District</u>				
	<u>UUV-NE</u>	<u>UUV-NW</u>	<u>UUV-SE</u>	<u>UUV-SW</u>	<u>UUV-SC</u>
<u>Photographic Studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Professional Office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Publishing Plant</u>		-	-	<u>P</u>	-
<u>Security Systems</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Senior Citizen Center, see Section 47-18.30</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Shoe Repair, Shoe Shine</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Swimming Pool Supplies and Services</u>		-	-	<u>P</u>	-
<u>Tailor, Dressmaking Store, Direct to the Customer</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Tanning Salon</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Tattoo Artist</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Taxidermist</u>		-	-	<u>P</u>	-
<u>Trade/Business School</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Travel Agency</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>Veterinary Clinic, see Section 47-18.35</u>	<u>P</u>	-	-	<u>P</u>	-
<u>Watch and Jewelry Repair</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

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<u>Use Type</u>	<u>Zoning District</u>				
	<u>UUV-NE</u>	<u>UUV-NW</u>	<u>UUV-SE</u>	<u>UUV-SW</u>	<u>UUV-SC</u>
<u>Storage Facilities</u>					
<u>Lumber Yards, see Outdoor Storage of goods and materials, Section 47-19.9</u>	-	-	-	-	<u>P</u>
<u>Self Storage Facility, see Section 47-18.29</u>	<u>C</u>	-	-	<u>P</u>	<u>P</u>
<u>Storage Yard, except as provided herein</u>	-	-	-	-	<u>P</u>
<u>Warehouse Facility</u>	-	-	-	<u>P</u>	<u>P</u>
<u>Accessory Uses, Buildings and Structures (See Section 47-19)</u>					

**Sec. 47-37B.5. - Table of Dimensional Requirements for the Uptown Urban Village Zoning Districts.**

<u>Requirements</u>	<u>Zoning District</u>				
	<u>UUV-NE</u>	<u>UUV-NW</u>	<u>UUV-SE</u>	<u>UUV-SW</u>	<u>UUV-SC</u>
<u>Maximum Height (ft.)* (Note A)</u>	<u>75 ft.</u>	<u>75 ft.</u>	<u>75 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Maximum Density (du/ac)</u>	<u>50 du/ac</u>	<u>50 du/ac</u>	<u>50 du/ac</u>	<u>N/A</u>	
<u>Minimum Unit Size (sq. ft.)</u>	<u>400 sq. ft.</u>	<u>400 sq. ft.</u>	<u>400 sq. ft.</u>	<u>N/A</u>	
<u>Minimum Lot Size</u>	<u>None</u>				
<u>Minimum Lot Width</u>					
<u>Maximum Floor Area Ratio (FAR)</u>	<u>3.0</u>				
<u>Front and Corner Setbacks</u>					

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<u>Primary Street</u>	<u>10 ft.</u> <u>(min)</u>	<u>10 ft.</u> <u>(min)</u>	<u>10 ft.</u> <u>(min)</u>	<u>10 ft.</u> <u>(min)</u>	<u>10 ft.</u> <u>(min)</u>
	<u>50 ft.</u> <u>(max)</u>	<u>50 ft.</u> <u>(max)</u>	<u>50 ft.</u> <u>(max)</u>	<u>50 ft.</u> <u>(max)</u>	
<u>Secondary Street</u>	<u>5 ft. (min)</u>	<u>5 ft. (min)</u>	<u>5 ft. (min)</u>	<u>5 ft. (min)</u>	<u>5 ft.</u> <u>(min)</u>
	<u>10 ft.</u> <u>(max)</u>	<u>10 ft.</u> <u>(max)</u>	<u>10 ft.</u> <u>(max)</u>	<u>10 ft.</u> <u>(max)</u>	
<u>Tertiary Street</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10 ft.</u> <u>(min)</u>	<u>5 ft.</u> <u>(min)</u>
<u>Side and Rear Setbacks</u>	<u>None</u>				
<u>Maximum Building Length (Note B)</u>	<u>300 ft.</u>	<u>300 ft.</u>	<u>300 ft.</u>	<u>N/A</u>	
<u>Shoulder Height</u>	<u>75 ft. (6 stories)</u>			<u>N/A</u>	
<u>Front and Corner Stepback (ft.)</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>N/A</u>	
<u>Tower Separation (ft.)</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>60 ft.</u>	<u>N/A</u>	
<u>Maximum Floorplate - above shoulder height (sq. ft.)</u>	<u>8,000 to 12,000</u>	<u>8,000 to 10,000</u>	<u>8,000</u>	<u>N/A</u>	
<u>Note A: Height may be increased to 150 feet subject to Conditional Use Requirements outlined in ULDR Section 47-23.13.</u>					
<u>Note B: Maximum building length does not apply to portions of the building that extend pass the maximum setbacks for Primary and Secondary Streets.</u>					
<u>*Subject to height limitations by the Federal Aviation Administration (FAA) which may</u>					

### **Sec. 47-37B.6. – Uptown Urban Village Zoning District special regulations.**

**A. Applicability.** The following special regulations shall apply to all development permitted within the Uptown Urban Village zoning districts and shall be used in conjunction with the Uptown Urban Village Illustrations of Design Standards.

**B. Open space requirements.**

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1. Pocket parks shall be provided for all residential development and mixed-use development containing residential uses. Common areas such as private amenity decks or pool decks can be counted toward the pocket park requirements at no greater than forty (40%) percent of such private amenity square foot area.
2. Communal space shall be provided based on residential unit size and the percentage of such in a development. Communal space may be at grade or within a building but cannot include amenity areas such as pool decks or fitness facilities.
3. Plaza/gathering areas shall be provided for commercial uses or mixed-use development containing commercial uses and is based on the total square footage of commercial use. Outdoor dining can be credited toward plaza/gathering area requirements.
4. Pocket parks and plaza/gathering areas that are connected or immediately adjacent to one another can be reduced by fifty (50) percent of required area.
5. Spatial requirements for Section 47-37B.6.B.1 through Section 47-37B.6.B.3 are provided in Table 47-37B.6.C, Spatial Requirements for Open Space.
6. Landscape requirements not specified herein shall comply with Section 47-21.

C. Table of Spatial Requirements for Open Space.

	<u>Requirements</u>		
	<u>Pocket Park</u> (sq. ft.)	<u>Communal</u> Space (sq. ft.)	<u>Plaza/Gathering</u> Area (sq. ft.)
<u>Residential and Mixed Use Development containing Residential</u>			
<u>50 units or less</u>	<u>200 per unit</u>	=	=
<u>51 units to 150 units (Note A)</u>	<u>150 per unit</u> <u>10,000 sq. ft.</u> (min.)	=	=
<u>151 units or more (Note A)</u>	<u>100 per unit</u> <u>22,500 sq. ft.</u> (min.)	=	=

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<u>Development with 50% or less of the units at 400</u>	=	<u>1,500 (min)</u>	=
<u>Development with 51% or more of the units at 400</u>	=	<u>3,000 (min)</u>	=
<u>Commercial and Mixed Use Development containing Commercial</u>			
<u>10,000 to 30,000 (sq. ft.) of commercial use</u>	=	=	<u>1,000 to 3,000</u>
<u>30,000 (sq. ft.) or greater of commercial use</u>	=	=	<u>3,000 to 5,000</u>
<u>Note A: The minimum square foot space provided shall not be less than the maximum square foot space for the unit category that precedes it, which has been noted as the minimum.</u>			

D. Street hierarchy.

1. Primary Streets include Cypress Creek Road, N Andrews Avenue, and N Powerline Road. Primary streets are major arterials designed to move regional traffic through the Uptown Urban Village. This street typology is proposed to largely remain as is, though some changes to configuration will occur with the implementation of I-95 interchange modifications, particularly at Cypress Creek Road.
2. Secondary Streets include NW 65<sup>th</sup> Court, NW 63<sup>rd</sup> Street, NW 5<sup>th</sup> Way, NW 59<sup>th</sup> Court, and NW 6<sup>th</sup> Way. Secondary streets provide internal connectivity within sub-areas of the Uptown Urban Village. This street typology is proposed to be modified to accommodate a variety of multi-modal improvements depending on the location within the area.
3. Tertiary streets include NW 67<sup>th</sup> Street, NW 2<sup>nd</sup> Avenue, NW 57<sup>th</sup> Place, NW 57<sup>th</sup> Court, and NW 57<sup>th</sup> Street and newly-proposed roads in Sub-Area Planning Districts 1, 2, 3 and 5 within the Uptown Urban Village. Tertiary streets are internal connectors identified primarily for service and site access to individual development sites

E. Drive-thru design. Drive-thru facilities shall not directly face primary and secondary streets and shall incorporate the following site design requirements.

1. Drive-thru facilities shall not be free-standing building and shall be integrated into a building that contains a minimum of two (2) other uses.

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2. Access to the drive-thru facilities may be through a single curb cut on Secondary Street or from an internal circulation drive.
3. Drive-thru windows and point of purchase signage such as menu boards shall not front a public street and shall be located on the side or rear of the building.
4. Landscaping shall screen the drive-thru aisle from adjacent users to minimize the visual impact.

F. Building design. Building facades facing primary and secondary streets shall include building articulation that meets the following design elements.

1. For every one hundred (100) feet of building facade length, there shall be a minimum of two (2) feet of building articulation including but not limited to projections, recesses, or reveals;
2. First two floors shall contain a minimum of two (2) building materials of high quality. Stucco shall not be counted to meet the two (2) material requirement; and
3. Building corners shall contain special corner treatments both vertically and horizontally to emphasize the building corner.

G. Arrangement of uses. Mixed-use developments are required to arrange uses based on the following:

1. Mixed-use development arranged in a horizontal configuration shall be designed with the residential use facing other residential use, or open space, or the principal front entrance of non-residential or mixed-use buildings located across a public street so that the front of the residential use does not face surface parking lots, parking structures, or back of non-residential buildings.
2. Mixed-use development arranged in a vertical configuration must contain non-residential uses as part of the ground floor with the exception of principal entrance for the residential use or the incorporation of live-work unit.

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H. *Parking and passenger loading.*

1. Off-street parking in the UUV-NE district shall be located behind the front setback of the building nearest to Andrews Avenue with the exception that no more than one (1) aisle of parking fronting Andrews Avenue.
2. Off-street parking in the UUV-NW and UUV-SE districts shall be located behind the front setback of the building nearest to primary and secondary streets.
3. Off-street parking shall be organized into parking lot areas with no more than 200 spaces separated by any of the following elements; buildings, open space, enhanced landscaped areas, water bodies, or plaza/gathering areas.
4. Off-street parking requirements not specified herein shall meet the regulations provided in Section 47-20.
5. Passenger loading areas shall meet the following:
  - a. Location is limited to secondary and tertiary streets;
  - b. One-way traffic movement with adequate width for by-pass lane;
  - c. Areas designated for passenger loading and valet service shall be limited to twenty (20) percent of the building frontage.
  - d. Covered passenger loading areas such as a port cochere are permitted with buildings that have a minimum length of one hundred fifty (150) feet and shall not exceed eighty (80) feet or twenty five (25) percent of the building frontage, whichever is less.

I. *Parking structures.*

1. Parking structures fronting primary and secondary streets shall meet the following:
  - a. Ground floor of structure must contain active uses for a minimum of seventy (70) percent of the frontage;

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- b. Upper levels of the parking structure shall be screened from public view with liner units or active use or exceptional architectural screening or combination thereof, whereas the screening material can be architectural such as perforated metal, green screen system or planters whether live or artificial, or artistic elements such as murals;
- c. Parking structure stairwells shall be designed as an integral part of the structure with enhanced elements and enhanced stairwell top design;
- d. Access to the parking structure shall be from secondary street unless property fronts only primary street;
- e. Parking structure standards stated herein are not applicable to development in the UUV-SW and UUV-SC districts.

J. Streetscape zone. Streetscape zones shall contain an area for sidewalk and an area for street trees/furniture when fronting primary, secondary, and tertiary streets.

- 1. A minimum, unobstructed sidewalk width of seven (7) feet,
- 2. A minimum five (5) foot wide area for tree placement and furniture or other elements such as low seating walls, waste receptacles, bus shelters, bike racks or similar elements;
- 3. Streetscape zones are required as part of a development abutting right-of-way and where necessary shall extended onto private property with a sidewalk easement.

K. Signage. Signage shall meet the regulations provided in Section 47-22, Sign Requirements, except as provided herein.

- 1. Ground signs are not permitted within the streetscape zone as described in Section 47-37B.6.J. Such signs shall not exceed five (5) feet in height and shall not exceed a total height of eight (8) feet above the natural grade is exceeded.
- 2. Projecting signs shall not exceed three (3) feet from the building wall and not exceed twelve (12) square feet in area. Such signs are permitted to encroach into the streetscape zone area and must maintain a nine (9) feet clearance from the bottom of the sign to the sidewalk or walkway below.

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3. Creativity in sign design and material is encouraged as described in the Illustrations of Design Standards.

L. *Sense of place elements.* Development projects are encouraged to incorporate creative design elements into their design. Such elements should be an artistic, social, and functional component of a development project and the overall Uptown Project Area. Sense of place elements are highly recommended for large, mixed use projects within the Uptown Project Area and for key gateway properties. Building illumination should also be encouraged as a sense of place element. Future branding of the area should also focus on creating a unique visual representation of Uptown Project Area.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be in full force and effect ten days from the date of final passage.

PASSED FIRST READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI

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