

**Notice of a Communications Media Technology (“CMT”) Public
Meeting
Local Planning Agency
Agenda
Thursday, October 8, 2020
9:00 A.M.**

Please review City of Bonita Springs Resolution No. 20-32 regarding this virtual public meeting utilizing communications media technology (“CMT”). The resolution includes the general rules, notice, and special procedures for land use hearings conducted by CMT.

An interested person or parties may listen to or watch the meeting live online on the City’s website or on Comcast, Channel 98. Watch or listen to the meeting on the City’s website at www.cityofbonitasprings.org and click “how do i?” and then click “watch a meeting live” to access the live stream of the public hearing.

Interested parties may participate in the public hearing by submitting written or oral comments on the proposal before the public hearing as set forth in Resolution No. 20-32. Please e-mail the City at CITYMEETINGS@CITYOFBONITASPRINGS.ORG in order to:

1. Submit your comment in writing prior to the meeting or to submit any documentation that you would like the LPA to consider during the meeting; or
2. Provide your name and telephone number to participate by phone during the meeting. A City staff member will contact you prior to the meeting with call-in instructions.

Please include the meeting date in the subject line of your e-mail. All e-mails for public comment or requests to participate by phone during the meeting must be received by 4:00 p.m. on October 6, 2020. All submitted written comments will become part of the official record of the meeting.

If a person decides to appeal a decision made by the Board in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is made, to include the testimony and evidence upon which any such appeal is to be based.

- I. CALL TO ORDER.
- II. ROLL CALL.

III. REVIEW OF THE FOLLOWING ORDINANCES FOR CONSISTENCY WITH THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN:

- A. AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING CHAPTER 4 ZONING, ARTICLE VI SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 30 PROPERTY DEVELOPMENT REGULATIONS, SUBDIVISION III SUBDIVISIONS, OF THE LAND DEVELOPMENT CODE; PROVIDING FOR PERMITTED ENCROACHMENTS RELATING TO MECHANICAL EQUIPMENT; AND, PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE
- B. AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA, AMENDING CHAPTER 4, ZONING, OF THE LAND DEVELOPMENT CODE; CLARIFYING DEVELOPMENT STANDARDS RELATING SINGLE AND TWO-FAMILY RESIDENTIAL DEVELOPMENTS IN MOBILE HOME ZONING DISTRICTS; AND, PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.
- C. AN AMENDMENT TO THE BONITA SPRINGS LAND DEVELOPMENT CODE CHAPTER 4 (ZONING) AND 6 (SIGNS); RELATING TO THE OLD U.S. 41 REDEVELOPMENT OVERLAY DISTRICT; SECTIONS 4-866 THROUGH SECTION 4-885 TO REPEAL AND REPLACE THE OLD U.S. 41 REDEVELOPMENT OVERLAY DISTRICT WITH THE DOWNTOWN FORM-BASED CODE FOR THE DOWNTOWN DISTRICT; REPEAL AND REPLACE SECTION 6-116 PERMANENT SIGNS ON OLD U.S. 41 FROM BONITA BEACH ROAD TO ROSEMARY STREET WITH THE NEW FORM-BASED CODE RECOMMENDATIONS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING AND AN EFFECTIVE DATE.

IV. PUBLIC COMMENTS.

V. NEXT MEETING.

VI. APPROVAL OF MINUTES.

VII. ADJOURNMENT.

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Meg Weiss, Director of Administrative Services at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Board in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is made, to include the testimony and evidence upon which any such appeal is to be based.

NOTE: This meeting is televised on Comcast Channel 98. You may also view the meeting on hotwire channel 398; century link/prism tv channel 87; and summit broadband channel 96.

Meetings can be viewed and agendas are available at www.cityofbonitasprings.org one week prior to the public hearing.

Sec. 4-1892. - Measurement; permitted encroachments.

All setbacks shall be measured to the nearest point of a building or structure. Notwithstanding this section, none of these encroachments may be placed if the structure will violate the state building code or the state fire prevention code. Encroachment into the setback shall be permitted as follows:

- (1) *Wing walls.*
 - a. A wing wall which is part of a building may be permitted to encroach into a side or rear setback, provided that such encroachment is no higher than would be permitted for a fence or wall.
 - b. When measuring the setback for a wing wall, the setback shall be measured from the property line to the nearest point of the wing wall which meets the maximum height permitted for a fence or wall within the side or rear setback.
- (2) *Overhangs.* An overhang which is part of a building may be permitted to encroach into any setback as long as the overhang does not extend more than three feet into the setback and does not permit any balcony, porch or living space located above the overhang to extend into the setback.
- (3) *Shutters.* A shutter which is attached to a building may be permitted to encroach one foot into the setbacks.
- (4) *Awnings and canopies.*
 - a. Awnings and canopies which are attached to a building may be permitted to encroach three feet into the setbacks, as long as their location does not interfere with traffic, ingress and egress, or life safety equipment.
 - b. For purposes of this section, awnings and canopies may be attached to a nonconforming building and shall not be considered an extension or enlargement of a nonconformity, as long as the building is properly zoned for its use and the conditions as set forth in this section are met.
- (5) *Open deck.* Elevated decks that are not enclosed may be permitted closer to the minimum rear setback as follows:
 - a. Minimum rear setback shall be 19 feet from the rear property line;
 - b. Side yard setbacks shall comply with property development regulations for the zoning district;
 - c. Decks must have a minimum eight foot clearance from grade to the lowest horizontal member (where uncertainty exists in determining grade, measurement shall be obtained from the centerline of the road fronting the subject property);
 - d. Base of the deck may not be higher than the door exiting the principal structure;
 - e. Stairs and landings which are above 3½ feet must satisfy the 19-rear-foot setback;
 - f. Railings may not exceed four feet from the top of the deck;
 - g. No roofed structure may be placed above the deck;
 - h. No opaque material, including walls, may be placed below the deck, except for six-inch by six-inch maximum supporting columns.
- (6) *Stairways/steps.* Stairways or steps, including associated railings and landing area, which are attached to a building and provide for pedestrian/occupant access may be permitted to encroach a maximum of three linear feet into setbacks, provided that the setback is greater than 7½ feet.
- (7) *Mechanical equipment.* Mechanical equipment that is placed on an exterior concrete pad may be permitted to encroach a maximum of 3½ linear feet into the rear or side yard setbacks

provided that the setback is greater than 7½ feet. For purposes of this section, mechanical equipment includes heating, ventilating and air-conditioning (HVAC) units, swimming pool equipment and back-up electrical generators. It does not include chimneys or oven exhaust systems.

- a. Encroachments for legally approved PUD's and PD's or specific portions thereof that require a side setback of less than 7 ½ feet and were not approved as part of a zero lot line pattern of development may follow the below development standards and conditions for mechanical pads and equipment.
- b. Unless a zero foot setback has been approved for the PUD/PD, mechanical equipment shall maintain a minimum setback of one foot from the property line.
- c. Any new mechanical equipment must be offset and not directly aligned with other mechanical equipment on adjacent property. The offset measurement shall be no less than three (3) feet between equipment. The measurement must be indicated on the site plan and drainage exhibits provided to the City of Bonita Springs during the permitting process.
- d. Generators:
 - i. In addition to the above, every effort shall be made to site generators at the furthest possible distance from the abutting single-family dwelling unit's windows and/or doors; and
 - ii. All generators shall have user preselected exercise times limited between the hours of 10:00 am – 4:00 pm; and
- e. At time of building permit, applicants shall submit a narrative and drainage exhibit showing how the installation of the mechanical equipment does not impede flow of drainage.
 - i. The drainage exhibit shall show the following:
 - 1. The location of the proposed mechanical equipment on the property and adjacent properties with full measurements.
 - 2. existing elevations; and
 - 3. drainage arrows; and
 - 4. existing landscaping; and
 - 5. existing gutters; and
 - 6. a detailed cross section through the proposed mechanical pad, from the existing single-family building to the adjacent single-family building; and
 - 7. any other elements that are located between homes.
 - 8. These requirements may be modified if an acceptable alternate plan is provided

- f. In addition to the submittal requirements above, when mechanical equipment is proposed to be located less than 5' from the property line, the following are required:
- i. Written HOA approval of proposed location of equipment.
 - ii. Approval from the adjacent neighbor for location of equipment.
 - iii. An elevated, open-style platform for the mechanical equipment to ensure drainage is not obstructed, as required. The elevated platform must provide a minimum of 1' of clearance area under the pad so drainage may pass. The area under the platform must be maintained at all times.
 - iv. Gutters and downspouts on the side of the homes to reroute drainage to the front and back of the home, as required.
 - v. Install yard drain(s) and piping, as required.
 - vi. Landscaping alterations to ensure proper drainage flow.
 - vii. Property line survey.
 - viii. A final grading/engineering inspection prior to Certificate of Completion of building permit.
 - ix. Items A-H may be modified if an acceptable alternate plan is provided.

-02, § 3(4-2191), 1-19-2011; Ord. No. 12-13, § 1(4-2191), 8-15-2012; Ord. No. 12-17, § 1(4-2091), 12-19-2012)

(B)

Sec. 4-555. - Use regulations table.

Use regulations for mobile home districts are as follows:

TABLE 4-555. USE REGULATIONS FOR MOBILE HOME DISTRICTS

	Special Notes or Regulations	MH-1	MH-2
Accessory uses, buildings, and structures:	4-923 et seq., 4-2012 et seq.	P	P
Amateur radio antennas and satellite earth stations	4-927	Refer to 4-927 for regulations.	
Animals (equines)	4-1045 et seq.	-	-
Docks, seawalls	4-1588	P	P
Fences, walls	4-1841 et seq.	P	P
Gatehouses, entrance gates	4-1841 et seq.	P	P
Nonroofed accessory structures	4-1894(c)(3)	P	P
Signs in compliance with chapter 6		P	P
Administrative offices		P	P
Aircraft landing facilities, private:			
Lawfully existing:			
Expansion of aircraft landing strip or helistop landing pad	4-982 et seq.	SE	SE
New accessory buildings	4-982 et seq.	P	P
New:			
Aircraft landing strip and ancillary hangars, sheds and equipment	4-982 et seq.	-	-
Heliport	4-982 et seq.	-	-
Helistop	4-982 et seq.	SE	SE

Animals and reptiles:			
Keeping, raising or breeding of Class I animals (df)	4-1045	-	-
Keeping, raising or breeding of American alligators, venomous reptiles or Class II animals (df)	4-1045	SE	SE
Boat ramps	Note (6)	EO/SE	EO/SE
Clubs, private		SE	SE
Communications facility, wireless	4-1215 et seq.	Refer to 4-1215 et seq. for regulations.	
Community residential home		P	P
Community gardens	Sec. 4-1435	AA	AA
Consumption on premises	4-1020 et seq.	AA/SE	AA/SE
Day care center, adult or child:			
Adult		SE	SE
Child	Note (5)	SE	SE
Dwelling unit:			
Mobile home	4-1637 et seq. Note (7)	P/EO	P/EO
Single-family residence, conventional	Note (8)	P	P
Essential services	4-1362 et seq.	P	P
Essential service facilities (4-408(c)(13)):			
Group I	4-1362 et seq., 4-1841 et seq., 4-1841 et seq.	P	P
Group II	4-1362 et seq., 4-1841 et seq., 4-1841 et seq.	SE	SE
Excavation:			

Oil or gas	4-1380 (c)	SE	SE
Water retention	4-1380 (b)	P	P
Golf course	2-2037 et seq.	EO	EO
Heliport or helistop	4-982 et seq.	See Aircraft landing facilities, private.	
Home occupation:			
No outside help		P	P
With outside help	4-1496 (c)	AA	AA
Laundromat	4-2095	EO/SE	EO/SE
Models:			
Display center	4-1662 et seq.	SE	SE
Model home	4-1662 et seq.	AA/SE	AA/SE
Parks (4-408(c)(30)), Group I	Note (4)	P	P
Park trailer		-	P
Place of worship	4-1762 et seq.	EO/SE	EO/SE
Real estate sales office	Note (2), 4-1662 et seq., 4-2095	EO/SE	EO/SE
Recreational facilities:			
Personal		P	P
Private—on-site		EO/SE	EO/SE
Private—off-site		EO	EO
Religious facilities	Note (1), 4-1762 et seq.	SE	SE
Residential accessory uses (4-408(c)(39))	4-923 et seq.	P	P

Signs in compliance with chapter 6		P	P
Stable, private	4-1046	-	-
Subordinate commercial uses:	Note (3), 4-2095		
Food stores, Group I (4-408(c)(16))		EO/SE	EO/SE
Parts and supplies for mobile homes or RVs		EO/SE	EO/SE
Personal services (4-408(c)(31)):			
Group I		EO/SE	EO/SE
Group II		EO/SE	EO/SE
Specialty retail store (4-408(c)(44), Group I		EO/SE	EO/SE
Temporary uses	4-2124 et seq.	P	P

Notes:

- (1) Expansion of facility to ten or more acres requires PD zoning. See section 4-272 and Table 4-740.
- (2) Real estate sales are limited to sales of lots, homes or units within the development, except as may be permitted in section 4-1662 et seq. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
- (3) Subordinate uses permitted only in conformity with section 4-2095.
- (4) Recreational halls require a special exception approval.
- (5) Family day care home exemption. F.S. 166.0445 exempts family day care homes from needing the special exception. See section 4-195(e)(9).
- (6) Non-commercial only.
- (7) In the interstate interchange area, mobile homes are existing only and may not be replaced or relocated into the interchange areas.
- (8) Single-family development in the MH zoning districts is permitted by right for individual single-family development (must conform to property development regulations in sec. 4-2399 relative to setbacks and minimum lot size requirements). Any redevelopment of an existing mobile home park under unified control/ownership, into a single-family development, requires approval of planned development zoning.

Sec. 4-556. - Property development regulations table.

Property development regulations for mobile home districts are as follows:

**TABLE 4-556. PROPERTY DEVELOPMENT REGULATIONS FOR
MOBILE HOME RESIDENTIAL DISTRICTS**

	Special Notes or Regulations	MH-1 (2)	MH-2 (1), (2)
Nonresidential uses:			
Minimum lot area and dimensions:			
Lot area (square feet)		10,000	10,000
Lot width (feet)		100	100
Lot depth (feet)		100	100
Minimum setbacks:			
Side yard (feet)	Note (3), 4-1892 et seq.	15	15
Rear yard (feet)	Note (3), 4-1892 et seq.	20	20
Residential uses:			
Minimum lot area and dimensions:	4-1921. 4-1922, 4-1841		
Lot area (square feet)		7,500	5,000
Lot width (feet)		75	50
Lot depth (feet)		100	100
Minimum setbacks:			
Side yard (feet):	Note (3), 4-1892 et seq. <u>Note (7), 4-2399 et seq.</u>		
Internal park lot		7.5	7
Park perimeter		7.5	7

Rear yard (feet):	Note (3), 4-1892 et seq. Note (7), 4-2399 et seq.		
Internal park lot		20	15
Park perimeter		20	15
All uses:			
Street (feet):	Notes (3) 4-1892 et seq.	Variable according to the functional classification of the street or road. See section 4-1893.	
Internal park street (feet)			
Off-site street			
Water body (feet):	4-1892 et seq.		
Gulf of Mexico		50	50
Other		25	25
Maximum height (feet)	4-1871 et seq.	35	35
		Note: Special height limitations apply to all uses located within Bonita Beach and the Bonita Beach Corridor. See section 4-1874.	
Maximum lot coverage (percent of total lot area)		40%	40%
Special regulations:		Refer to the sections specified for exceptions to the minimum setback requirements listed in this table.	
Animals, reptiles, marine life	4-1045 et seq.		
Consumption on premises	4-1020 et seq.		
Docks, seawalls, etc.	4-1588 et seq.		
Essential services	4-1362 et seq.		

Essential service facilities (4-408(c)(13))	4-1362 et seq., 4-1841
Fences, walls, gatehouses, etc.	4-1841 et seq.
Non-roofed accessory structures	4-1894(c)(3)
Railroad right-of-way	4-1895

Notes:

- (1) Developments built between January 5, 1978, and July 31, 1986, see section 4-553 for minimum and maximum area requirements.
- (2) For developments built after August 1, 1986, see section 4-554 for emergency shelter requirements.
- (3) Modifications to required setbacks for collector or arterial streets, or for solar or wind energy purposes, are permitted only by variance. See section 4-1892 et seq.
- (4) May be reduced to 3,750 square feet if on a central sewage system.
- (5) If adjacent to another mobile home or recreational vehicle park or to a commercial or industrial use, setback may be reduced to 15 feet.
- (6) Lot coverage includes parking spaces unless off-street parking is provided elsewhere.
- (7) Conventional single-family homes permitted by right must conform to property development regulations in sec. 4-2399 for setbacks and minimum lot size requirements.**

(Ord. No. 11-02, § 3(4-736), 1-19-2011)

Sec. 4-489. - Property development regulations table.

Property development regulations for one- and two-family residential districts are as follows:

TABLE 4-489. PROPERTY DEVELOPMENT REGULATIONS FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS

[illegible]

[illegible]

		<p>Note: Special height limitations apply to all uses located within Bonita Beach and the Bonita Beach Road Corridor.</p> <p>See section 4-1874.</p>								
Maximum lot coverage (percent of total lot area)		45%	40%	40%	40%	40%	40%	45%	40%	45%

Notes:

- (1) Modifications to required setbacks for collector or arterial streets, or for solar or wind energy purposes, are permitted by variance only. See section 4-1892 et seq.
- (2) Accessory buildings and uses can be located closer to the front of the property than the main building, but must comply with all other setback requirements for accessory building uses.
- (3) No side yard setback required from common side lot line for two-family attached.

(Ord. No. 03-15; Ord. No. 06-12; Ord. No. 07-18, § 1, 11-7-2007; Ord. No. 11-02, § 3(4-695), 1-19-2011)



CITY OF BONITA SPRINGS
DOWNTOWN FORM-BASED CODE

City of Bonita Springs Downtown Form-Based Code

FINAL DRAFT



CITY OF BONITA SPRINGS
DOWNTOWN FORM-BASED CODE

CITY OF BONITA SPRINGS
DOWNTOWN FORM-BASED CODE

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CITY OF BONITA SPRINGS
DOWNTOWN FORM-BASED CODE

I. General Provisions

1.1. Intent. The requirements set forth in this Section are intended to:

- 1.1.1. Support the goals, objectives and policies of the City's Comprehensive Plan and Downtown District.
- 1.1.2. Keep cognizant the elements are Scale, Aesthetics, Predictability, and New Investment.
- 1.1.3. Capitalize on opportunities to attract the development of a variety of building types and uses in order to contribute to a robust economic base.
- 1.1.4. Encourage mixed-use development within the Downtown District in support of viable and diverse locally-oriented business and cultural institutions.
- 1.1.5. Promote development attractive to past, present and future generations that allows them to participate in the economic growth.
- 1.1.6. Enable a walkable streetscape and predictable, small-town urban character.
- 1.1.7. Achieve context-based development and complete streets.

1.2. Application of the Transect Zones. The Transect, as a framework, identifies a range of habitats from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories. These categories include standards that encourage diversity similar to that of organically evolved settlements. The standards overlap (they are parametric), reflecting the successional ecotones of natural and human communities. The Transect methodology allows for a wide range of building types in each Transect zone, arranged to provide balanced walkable streetscapes. This Code contains the following transect zones:

- 1.2.1. **T-5 Urban Zone** consists of higher density mixed-use buildings that accommodate retail, offices, rowhouses, and multi-family. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks. The T-5 Urban Zone has two variations:
 - a. The **Core T-5 Zone** is used for portions of Downtown fronting Old-41 and near Civic Open Spaces such as Riverside Park and the Imperial River. These important lots shall have retail-ready ground floors to activate Old-41, as well as gallery frontages to create a walkable and shaded streetscape. Other lots in the **T-5 Zone**, are not required to have retail-ready ground floors but may have them by option (See: 2.1.2)
- 1.2.2. **T-4 General Urban Zone** consists of a primarily residential urban fabric. It may have a wide range of building types: single-family houses, side-yard houses, rowhouses, and small apartment buildings. Live/Work buildings with home occupations are allowed in small quantities. Setbacks and landscaping are variable. Most streets in their existing form lack sidewalks and curbs.
- 1.2.3. **T-3 Sub-Urban Zone** consists of low density residential areas, adjacent to higher zones that may have some mixed use. Accessory dwellings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions. The T-3 Sub-Urban Zone has two variations:
 - a. The **Restricted T-3 Zone** is used for portions of the Downtown which are subdivisions with an HOA or areas which contain multiple historically significant buildings. The **T-3 Zone** is for all T-3 areas not included in the Restricted Zone.
- 1.2.4. **Civic Zone** consists of Civic Buildings and/or Civic Spaces appropriate to their Transect Zones.
- 1.2.5. **Special Districts** consist of areas with buildings that by their Function, Disposition, or Configuration cannot, or should not, conform to one or more of the six normative Transect Zones. The existing Industrial area in the Southwest corner of the Downtown District shall be designated as a Special District with an emphasis on incubation of local businesses. City-Owned parcels along the Imperial River are also designated to be a Special District.

CITY OF BONITA SPRINGS
DOWNTOWN FORM-BASED CODE

1.3. Boundaries of the Downtown District. The boundaries of the Bonita Springs Downtown Form-Based Code are derived from the boundary found on the Old U.S. 41 Corridor Redevelopment Master Plan, with slight modifications. These expansions of the boundary are shown below as Figure 2.1-1.

1.3.1. Regulating Plan. The boundaries of the Downtown District shall be as outlined on Figure 2.1-1.

1.4. Applicability.

- 1.4.1. Unless approved through the planned development process, these standards shall apply to all new construction and substantial modifications within the Downtown District. Existing planned developments may voluntarily comply with the standards herein.
- 1.4.2. This document shall replace all prior regulatory documents for the Downtown District of the City of Bonita Springs. Where a conflict exists between this Section and other land development regulations, this section shall prevail, except for those contained within the Comprehensive Plan.
- 1.4.3. This Section may be expanded to other portions of the City of Bonita Springs, so long as their boundaries are explicitly defined under Section 2.3 and added to Figure 2.1-1.
- 1.4.4. Standards, activated by "shall", are regulatory in nature. Deviations from these standards shall only be permitted by Variance or Special Exception in accordance with applicable LDC sections.
- 1.4.5. Guidelines, activated by "should", are encouraged and recommended but not mandatory. Developments subject to this overlay district are encouraged to incorporate them as appropriate in order to enhance and complement the built and natural environment. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design.

1.5. Existing Conditions.

- 1.5.1. Existing buildings and structures that do not conform to the requirements of this Downtown District may be occupied, operated, repaired, renovated or otherwise continue in use in their existing non-conforming state until such time as a substantial modification is requested to 50% or more of the structure, or as defined by the Florida Building Code.
- 1.5.2. The adaptive re-use of a building shall not be required to comply with minimum height standards established in Section 5.
- 1.5.3. The restoration or rehabilitation of an existing building does not require the provision of parking in addition to the existing, if less than six (6) new spaces are required.

CITY OF BONITA SPRINGS
DOWNTOWN FORM-BASED CODE

2. Districts and Transects

2.1. Transect Zones: Development is regulated according to the intensity of use permitted on each parcel, according to the following transects. These are represented in Figure 2.1-1.

- 2.1.1. **T5-Core (T5-C):** A high intensity mixed-use zone, consisting of residential, commercial, and institutional uses. This zone shall include lots along Old 41 near the Imperial River. All buildings in this zone shall have a first floor frontage that accommodates retail and/or restaurant uses as well as a gallery frontage.
- 2.1.2. **T5 (T5):** A high intensity mixed-use zone, consisting of residential, commercial, and institutional uses. This zone shall include lots along Old-41 that are not within the T5-Core zone.
- 2.1.3. **T4:** A medium-high intensity residential zone, consisting of single family and multi-family housing, attached and detached, and home occupations.
- 2.1.4. **T3 (T3):** A medium-low intensity residential zone, consisting of single-family detached housing. This zone shall not include lots which fall within existing sub-divisions or areas of historical housing stock.
- 2.1.5. **T3-Restricted (T3-R):** A medium-low intensity residential zone, consisting of single-family detached housing. This zone shall include lots which fall within existing sub-divisions or areas of historical housing stock.

2.2. Special Transect Zone Districts:

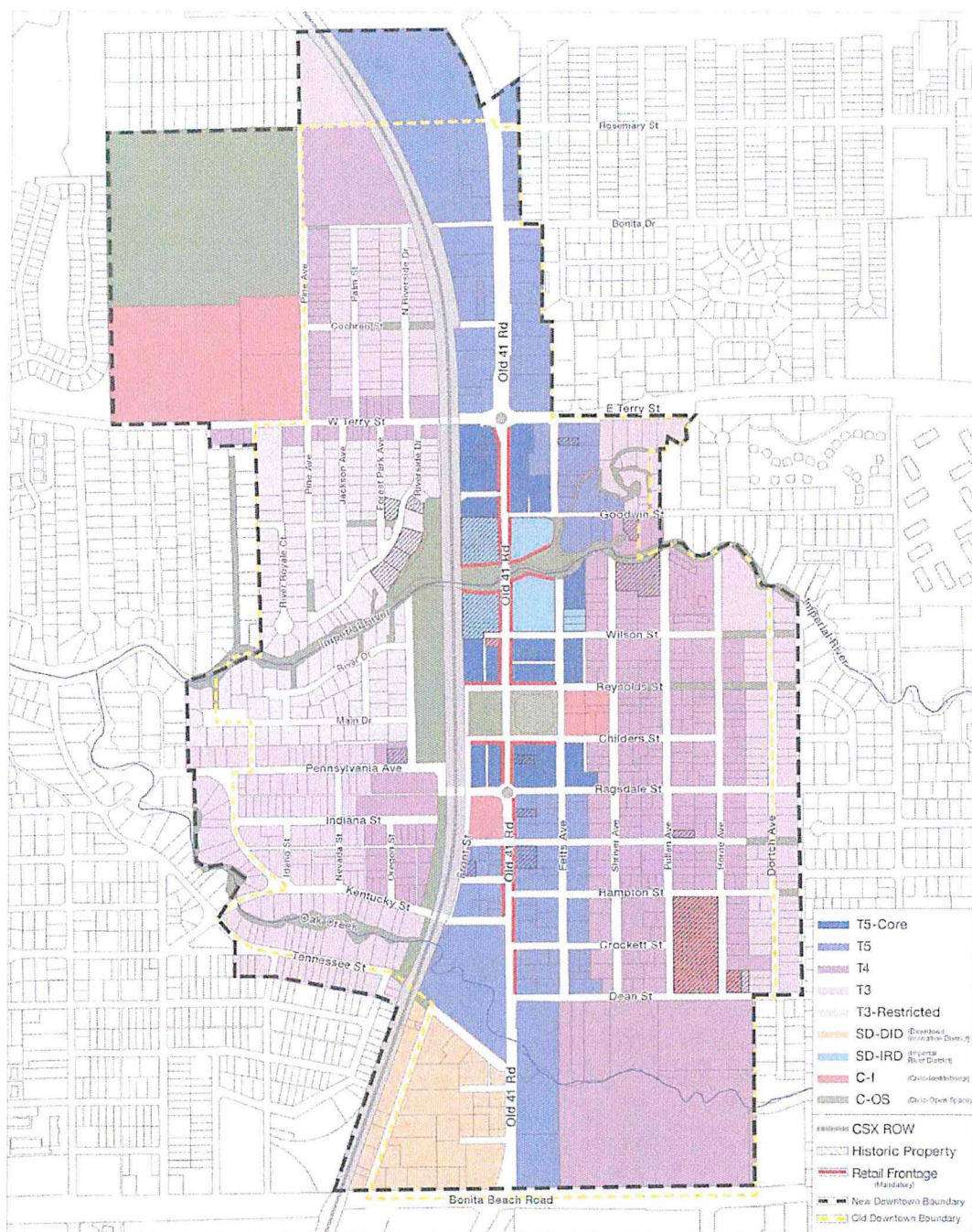
- 2.2.1. **Imperial River District (SD-IRD):**
 - a. This Special Transect Zone is intended for property which the City of Bonita Springs owns within the Downtown which is located along/near the Imperial River
- 2.2.2. **Downtown Innovation District (SD-DID):**
 - a. This Special Transect Zone is intended to incubate new and unique businesses for the Downtown. Residential uses are permitted. It shall include the present day "Industrial Section", bounded to the North by Oak Creek, to the South by Bonita Beach Road, to the East by Old 41 Road, and to the West by the railroad right-of-way.
- 2.2.3. **Civic - Open Space (C-OS):**
 - a. This Special Transect Zone is intended to preserve important civic open space that exists within the Downtown, such as Depot Park, Riverside Park, the Bonita Springs Recreation Center, and city owned land which falls within the floodway of the Imperial River.
- 2.2.4. **Civic - Institutional (C-I):**
 - a. This Special Transect Zone shall include existing institutional buildings within the Downtown such as the Elementary School and new County Library

2.3. Historic Properties Overlay:

- 2.3.1. Historic commercial and residential properties are scattered throughout Downtown rather than located in defined areas. Any existing historic properties shall be indicated and regulated on a lot by lot or building by building basis. They are represented by a hatch pattern in Figure 2.1-1 and are derived from the Bonita Springs Historic Preservation Structures/Buildings list.

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TABLE 2.1-1. REGULATING PLAN



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3. Uses

3.1. Permitted Uses – Uses which are permitted by-right in the Downtown.

3.1.1. Table 3.1-1 indicates which uses shall be permitted within each Transect Zone

3.2. Restricted Uses – Uses which shall require a Special Exception within the Downtown.

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TABLE 3.1-1. PERMITTED USES

USE	SUBCATEGORY	T3- R	T3	T4	T5	T5- C	SD- IRD	SD- DID	C- OS C-I
Residential	Single-family Detached (All)	P	P	P					
	Single-family Attached (All)			P	P	P	P	P	
	Two-family Dwellings (All)		P*	P	P	P			
	Accessory Dwellings	P	P	P	P	P		P	
	Mixed-use Dwellings (All)				P	P	P	P	
	Extra Occupancy Rental House (All)				P	P	P	P	
	Group Home (All)				P	P	P	P	
	Multi-family up to 6 units per building			P	P	P	P	P	
	Multi-family over 6 units per building				P	P	P	P	
	Long-term Care Facilities			P	P	P	P	P	
Commercial	All Commercial Uses over 2,000 sf				P	P	P	P	
	All Commercial Uses under 2,000 sf			P**	P	P	P	P	
Lodging	Bed & Breakfast up to 6 rooms			P	P	P	P	P	
	Lodging Establishment up to 12 rooms				P	P	P	P	
	Lodging Establishment over 12 rooms				P	P	P	P	
Manufacturing	Workshops and Small Industry							P	
Public, Institutional	All Educational Uses								P
	Public Use		P	P	P	P	P	P	P
	Minor Public Facilities	P	P	P	P	P	P	P	P
	Major Public Facilities					P	P	P	P
	Neighborhood Support / Recreation Facilities		P	P	P	P	P	P	P
	Places of worship or assembly			P	P	P			
	Community Facilities	P	P	P	P	P	P	P	P
	Parks and Recreation (All), Outdoor Amphitheaters	P	P	P	P	P	P	P	P
	Open Lands						P		P
	Parking garages, lots, and structures			P	P	P	P	P	P
Misc.	Outdoor Vendor				P	P	P	P	P
	Accessory Buildings	P	P	P	P	P	P	P	P

*Only for Cottage Court assemblages | **Only in cases of owner-occupancy (Live-Work). Exception for owner-occupancy and max of 2,000sf if the lot fronts Terry St/Bonita Beach Rd.

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4. Density

- 4.1. Density by Right:** Densities for the Downtown shall be based off of those found within the Comprehensive Plan and are translated to the Transect Zones as follows. Density shall be calculated as gross:
- 4.1.1. T3-R = maximum 6 dwelling units/acre
 - 4.1.2. T3 = maximum 10 dwelling units/acre
 - 4.1.3. T4 = maximum 15 dwelling units/acre*
 - 4.1.4. T5 = maximum 15 dwelling units/acre*
 - 4.1.5. T5-C = maximum 15 dwelling units/acre*
 - a. Commercial in both T5 zones shall not deduct 1 residential unit per 400 square feet
 - 4.1.6. SD-IRD = 15 dwelling units/acre*
 - 4.1.7. SD-DID = 15 dwelling units/acre*
- 4.2. Accessory Dwellings:** Accessory Dwelling Units (ADUs) shall not be counted in density calculations. Accessory Dwellings are limited to one unit per principal building.
- 4.3. *Density Bonuses:** Zones T4 (for cottage court assemblages only), T-5, T5-C, SD-IRD, and SD-DID are eligible for density bonuses if certain criteria is met. The total density, inclusive of all bonuses, shall not be greater than 20 dwelling units/acre.
- 4.4. Density Equivalencies:** The following Equivalent Residential Dwelling calculations (ERD) are applicable to T4, T5, and T5-C only.
- 4.4.1. Unit Living Area Between 480sf and 700sf = 0.25 ERD
 - 4.4.2. Unit Living Area Between 701sf and 850sf = 0.33 ERD
 - 4.4.3. Unit Living Area Between 851 and 1,000sf = 0.50 ERD
 - 4.4.4. Unit Living Area Between 1,001sf and 1,250sf = 0.75 ERD
 - 4.4.5. Unit Living Area above 1,250sf = 1 ERD
- 4.5. T4 Commercial:** The T4 Zone may contain commercial uses so long as:
- 4.5.1. The commercial space is part of an owner-occupied live/work unit, with the floor area of the commercial space being less than 2,000 sf.
 - 4.5.2. The commercial space may be larger than 2,000 sf and not an owner-occupied live/work unit if the lot fronts Terry Street or Bonita Beach Road.

5. Urban Design Standards and Guidelines

5.1. Summary of Standards:

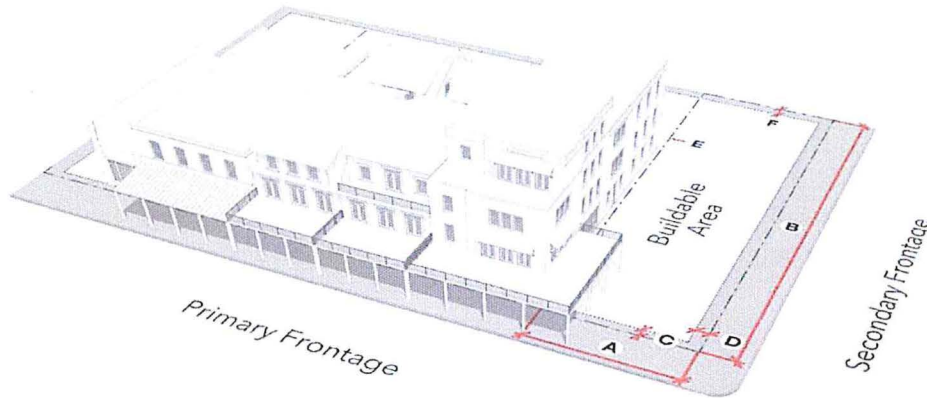
- 5.1.1. Tables 5.1-1 through 5.1-5 summarize a subset of standards applicable to Transect Zones, specified within this and other Chapters, for quick reference.
- 5.1.2. Should there be a conflict between the standards summarized in Tables 5.1-1 through 5.1-5 and the standards specified elsewhere in text and tables, the standards specified elsewhere in text and tables prevails.

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TABLE 5.1-1. DESIGN STANDARDS SUMMARY

T5-Core

SETBACKS ILLUSTRATED - GALLERY FRONTAGE



LOTS		FRONTAGE		
A	Lot Width	20 ft. min. 150 ft. max.	Permitted Yard Types	Urban, Pedestrian Forecourt
B	Lot Depth	30 ft. min.	Glazing - Ground Floor	70% - 90%
	Lot Area	20,000 sf. max.	Glazing - Upper Floors	30% - 60%
	Occupation / Coverage	90% max. / 100% max.	Projections	Arcade, Gallery, Canopy, Marquee, Awning
SETBACKS: ALL STRUCTURES		BUILDING HEIGHT		
C	Front	0 ft. - 10 ft.	Principal Building	4 stories max.
D	Side Street	0 ft. - 10 ft.	Accessory dwellings& Structures	2 stories max.
E	Side	0 ft. - 5 ft.	STORY HEIGHT	
F	Rear	15 ft. min.	Ground Floor Residential	N/A
F	Rear Alley	15 ft. min. From Alley Centerline	Ground Floor Non-residential	14 ft. - 20 ft.
			Upper Stories	9 ft. - 12 ft.

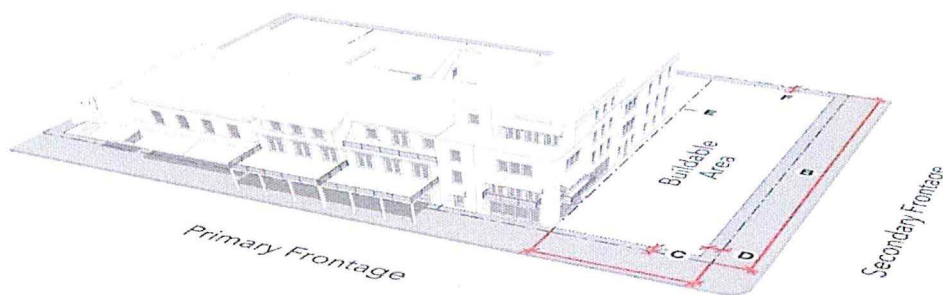
Drawing above for illustrative purposes only and demonstrates a corner condition. Ground floor shall be flood proofed, and Story Heights shall be measured starting from 12 inches above the crown of the frontage road

CITY OF BONITA SPRINGS
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TABLE 5.1-1. DESIGN STANDARDS SUMMARY

T5-Core

SETBACKS ILLUSTRATED - MIXED FRONTAGE



LOTS		FRONTAGE		
A	Lot Width	20 ft. min. 150 ft. max.	Permitted Yard Types	Urban, Pedestrian Forecourt
B	Lot Depth	30 ft. min.	Glazing - Ground Floor	70% - 90%
	Lot Area	25,000 sf. max.	Glazing - Upper Floors	30% - 60%
	Occupation / Coverage	90% max. / 100% max.	Projections	Arcade, Gallery, Canopy, Marquee, Awning, Balcony
SETBACKS: ALL STRUCTURES		BUILDING HEIGHT		
C	Front	0 ft. - 10 ft.	Principal Building	4 stories max.
D	Side Street	0 ft. - 10 ft.	Accessory dwellings& Structures	2 stories max.
E	Side	0 ft. - 5 ft.	STORY HEIGHT	
F	Rear	15 ft. min.	Ground Floor Residential	N/A
F	Rear Alley	15 ft. min. From Alley Centerline	Ground Floor Non-residential	14 ft. - 20 ft.
			Upper Stories	9 ft. - 12 ft.

Drawing above for illustrative purposes only and demonstrates a corner condition. Ground floor shall be flood proofed, and Story Heights shall be measured starting from 12 inches above the crown of the frontage road

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TABLE 5.1-1. ILLUSTRATIVE VIEWS FROM STREET (GALLERY)

T5-Core

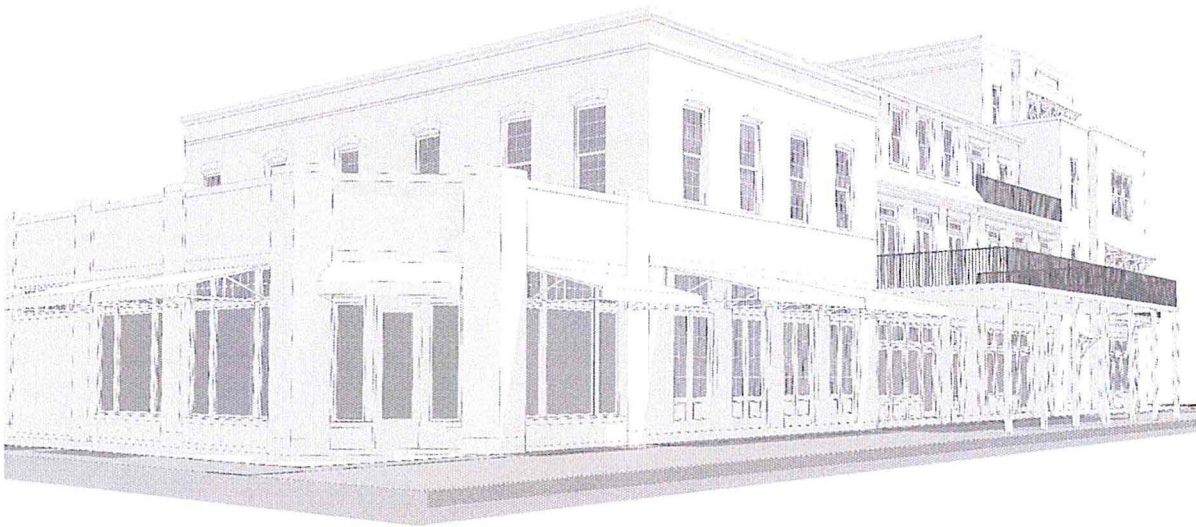


Drawing above for illustrative purposes only and demonstrates a corner condition.

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TABLE 5.1-1. ILLUSTRATIVE VIEWS FROM STREET (MIXED)

T5-Core



Drawing above for illustrative purposes only and demonstrates a corner condition.

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TABLE 5.1-1. SAMPLE ILLUSTRATIVE MASSING MODEL VIEWS



Drawing above for illustrative purposes only, showing a potential design of T5-Core parcels.

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TABLE 5.1-1. SAMPLE ILLUSTRATIVE OLD 41 SECTIONS

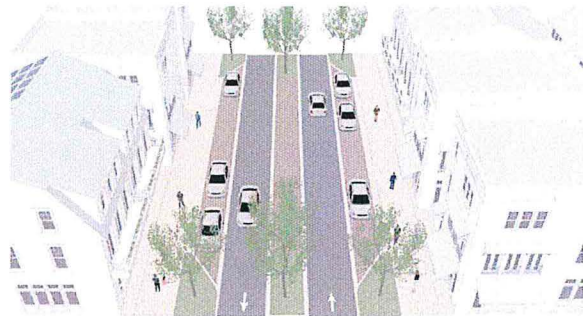
T5-Core



2-story



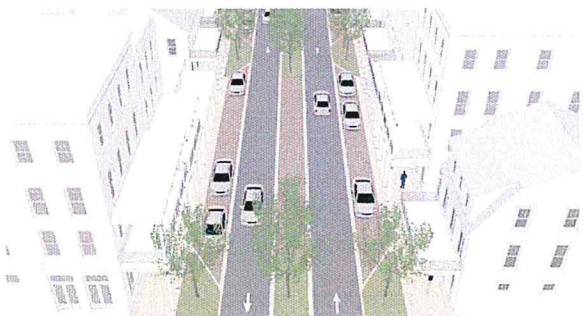
3-story



3-story with 2nd floor setback



Mixed height - 1-4 stories



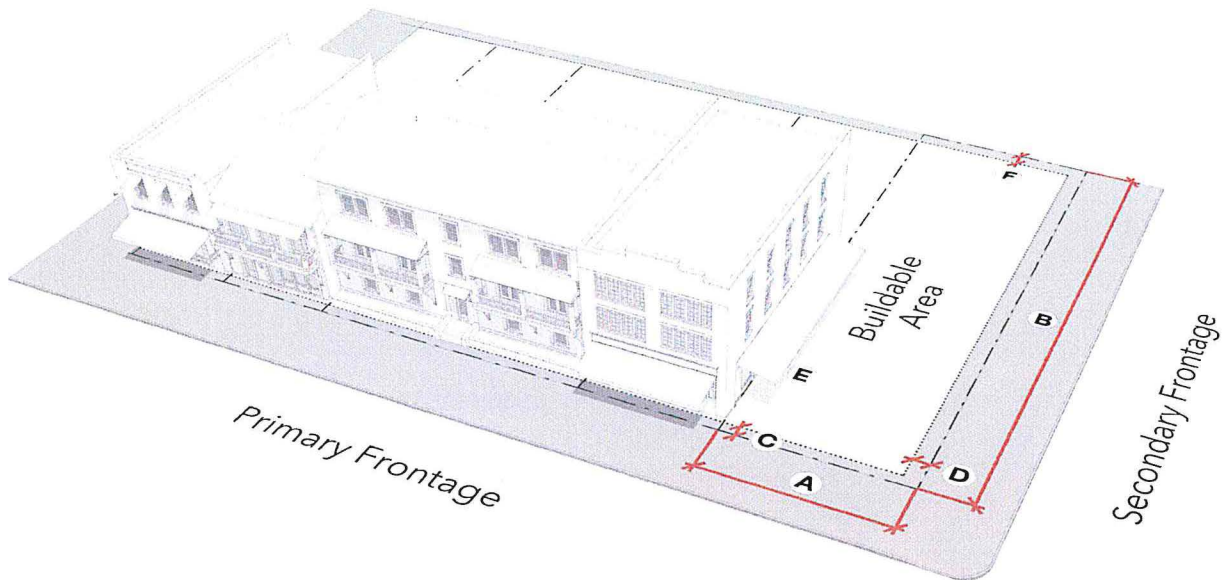
Drawing above for illustrative purposes only, showing various street sections of Old 41 with varying building height

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TABLE 5.1-2. DESIGN STANDARDS SUMMARY

T5

SETBACKS ILLUSTRATED



LOTS	
A Lot Width	20 ft. min. 150 ft. max.
B Lot Depth	30 ft. min.
Lot Area	25,000 sf. max.
Occupation / Coverage	80% max. / 90% max.

SETBACKS: ALL STRUCTURES	
C Front	0 ft. - 10 ft.
D Side Street	0 ft. - 10 ft.
E Side	0 ft. - 5 ft.
F Rear	15 ft. min.
F Rear Alley	15 ft. min. From Alley Centerline

FRONTAGE	
Permitted Yard Types	Urban, Pedestrian Forecourt, Shallow
Glazing - Ground Floor	40% - 90%*
Glazing - Upper Floors	30% - 60%
Projections	Arcade, Gallery, Canopy, Marquee, Awning, Balcony

BUILDING HEIGHT	
Principal Building	4 stories max.
Accessory dwellings & Structures	2 stories max.

STORY HEIGHT	
Ground Floor Residential	10 ft. - 16 ft.
Ground Floor Non-residential	14 ft. - 20 ft.
Upper Stories	9 ft. - 12 ft.

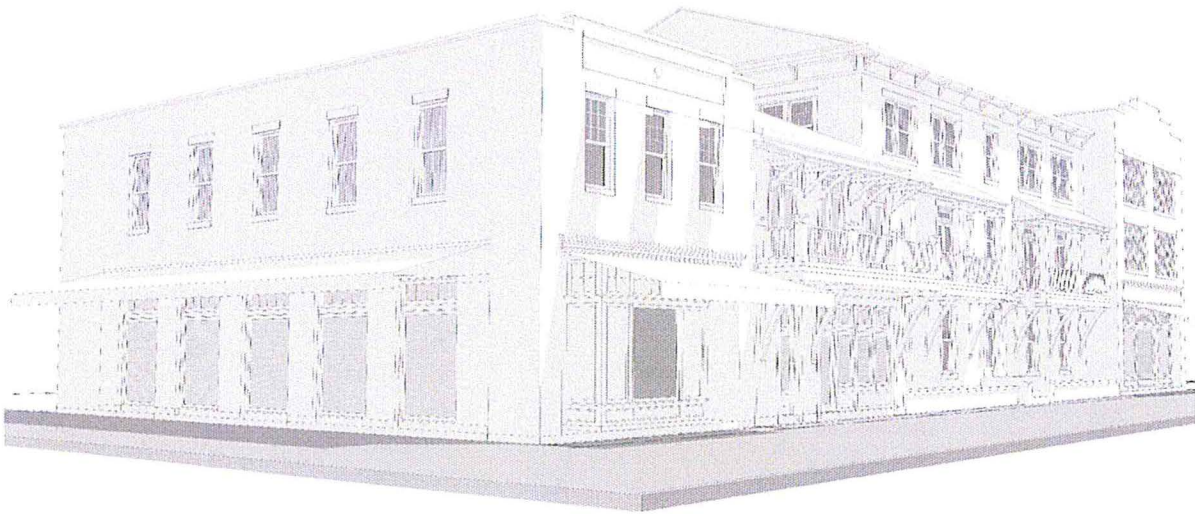
*70-90% for non-residential uses

Drawing above for illustrative purposes only and demonstrates a corner condition. Ground floor Story Heights for non-residential in T5 shall be measured starting from 12 inches above the crown of the frontage road and flood proofed. Ground floor Story Heights for residential shall be measured starting from the FEMA flood criteria line

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TABLE 5.1-2. ILLUSTRATIVE VIEWS FROM STREET

T5



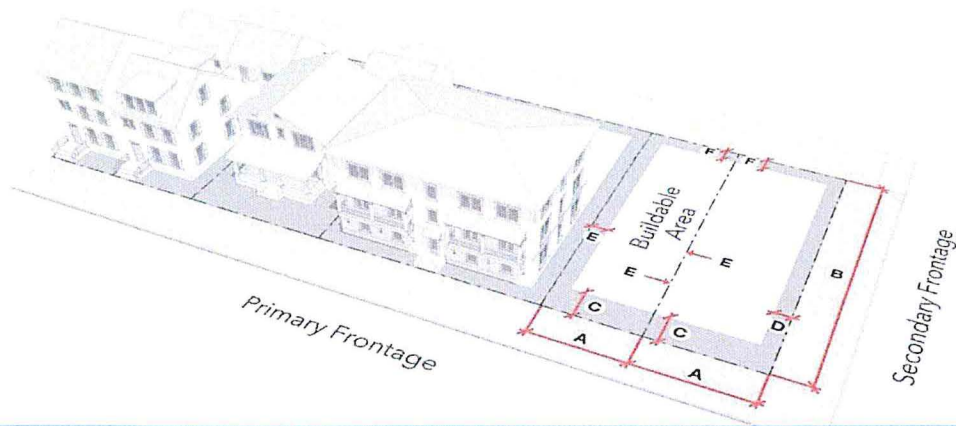
Drawing above for illustrative purposes only and demonstrates a corner condition.

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TABLE 5.1-3. DESIGN STANDARDS SUMMARY

T4

SETBACKS ILLUSTRATED



LOTS		FRONTAGE	
A	Lot Width	20 ft. min. 150 ft. max.	Permitted Yard Types
			Fenced, Shallow, Forecourt, Door, Cottage Court
B	Lot Depth	30 ft. min.	Glazing - Ground Floor
	Lot Area	23,000 sf. max.	Glazing - Upper Floors
	Occupation / Coverage	60% max. / 70% max.	Projections
			Enclosed Porch, Open Porch, Stoop, Terrace, Balcony
SETBACKS: PRINCIPAL BUILDINGS		BUILDING HEIGHT	
C	Front	5 ft. - 10 ft.	Principal Building
			3 stories max.
D	Side Street	5 ft. min.	Accessory dwellings & Structures
			2 stories max.
SETBACKS: ACCESSORY DWELLINGS		STORY HEIGHT	
E	Side	0 ft. or 5 ft. min.*	Ground Floor Residential
			10 ft. - 16 ft.
F	Rear & Rear Alley	0 ft. min. & 15 ft. min. From Alley Centerline	Upper Stories
			9 ft. - 12 ft.
	Front	40 ft. min.	Ground Floor non-Residential
			14 ft. - 20 ft.
	Side Street	5 ft. min.	
	Side	0 ft. or 5 ft. min.*	
	Rear & Rear Alley	15 ft. min. From Alley Centerline	

*5 ft side setback is mandatory if the adjacent lot also has a side setback

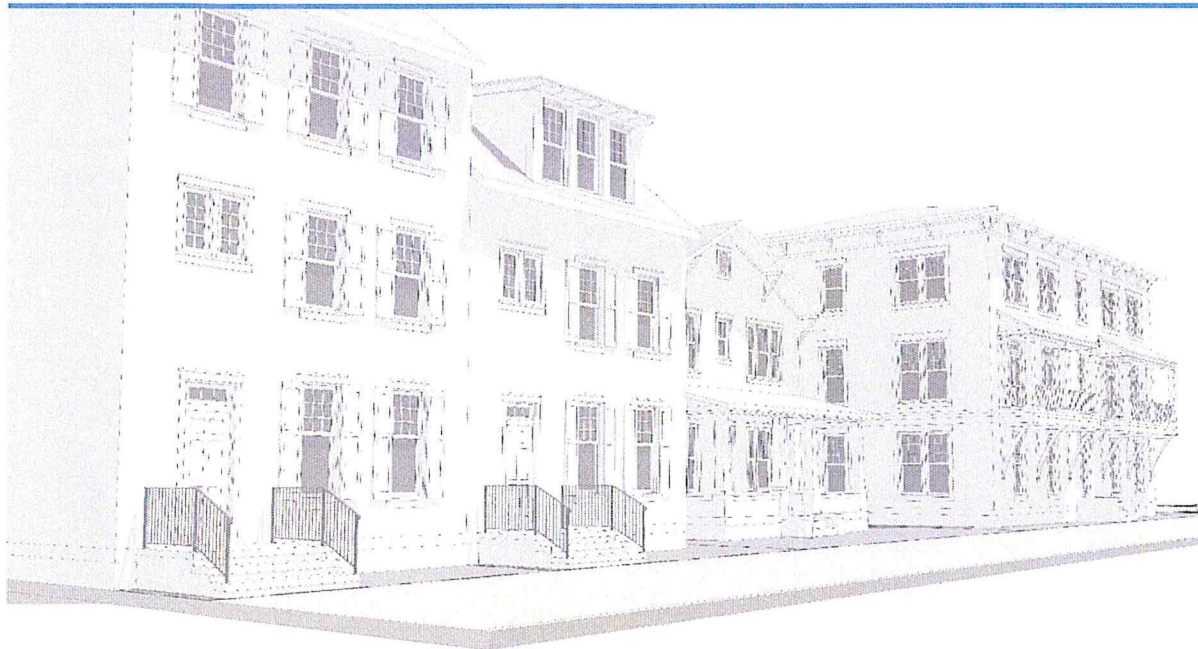
Drawing above for illustrative purposes only and demonstrates a corner condition. Ground floor Story Heights for non-residential in T4 shall be measured starting from 12 inches above the crown of the frontage road and flood proofed. Ground floor Story Heights for residential shall be measured starting from the FEMA flood criteria line

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TABLE 5.1-3. ILLUSTRATIVE VIEWS FROM STREET

T4

SETBACKS ILLUSTRATED



Drawing above for illustrative purposes only and demonstrates a corner condition.

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TABLE 5.1-3. SAMPLE ILLUSTRATIVE COTTAGE COURT

T4



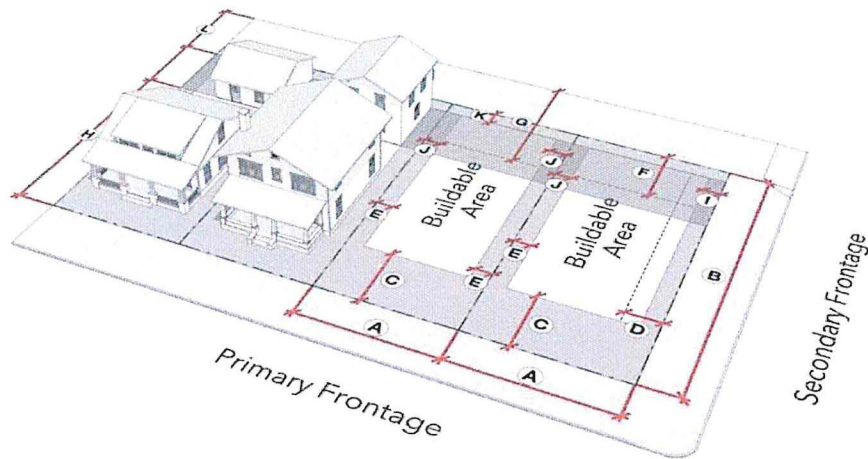
Drawing above for illustrative purposes only, showing a potential Cottage Court design in T4. Land assemblage area is 1 acre, 1/2 of a typical block.

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TABLE 5.1-4. STANDARDS SUMMARY

T3

SETBACKS ILLUSTRATED



LOTS			FRONTAGE	
A	Lot Width	30 ft. min.	Permitted Yard Types	Continuous Yard, Fenced Yard, Cottage Court
B	Lot Depth	50 ft. min.	Glazing - Ground Floor	30% - 50%
	Lot Area	15,000 sf. max.	Glazing - Upper Floors	30% - 50%
	Occupation / Coverage	40% max. / 50% max.	Projections	Enclosed Porch, Open Porch, Stoop, Balcony
SETBACKS: PRINCIPAL BUILDINGS			BUILDING HEIGHT	
C	Front	10 ft. min.	Principal Building	2 stories max.
D	Side Street	5 ft. min.	Accessory dwellings& Structures	2 stories max.
E	Side	5 ft. min.	STORY HEIGHT	
F	Rear	15 ft. min.	Ground Floor	9 ft. - 12 ft.
G	Rear Alley	15 ft. min. From Alley Centerline	Upper Stories	8 ft. - 10 ft.
SETBACKS: ACCESSORY DWELLINGS			Ground floor Story Heights shall be measured starting from the FEMA flood criteria line	
H	Front	50 ft. min.		
I	Side Street	5 ft. min.		
J	Side	5 ft. min.		
K	Rear	5 ft. min.		
L	Rear Alley	15 ft. min. From Alley Centerline		

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TABLE 5.1-3. SAMPLE ILLUSTRATIVE MASSING - COTTAGE COURT

T3



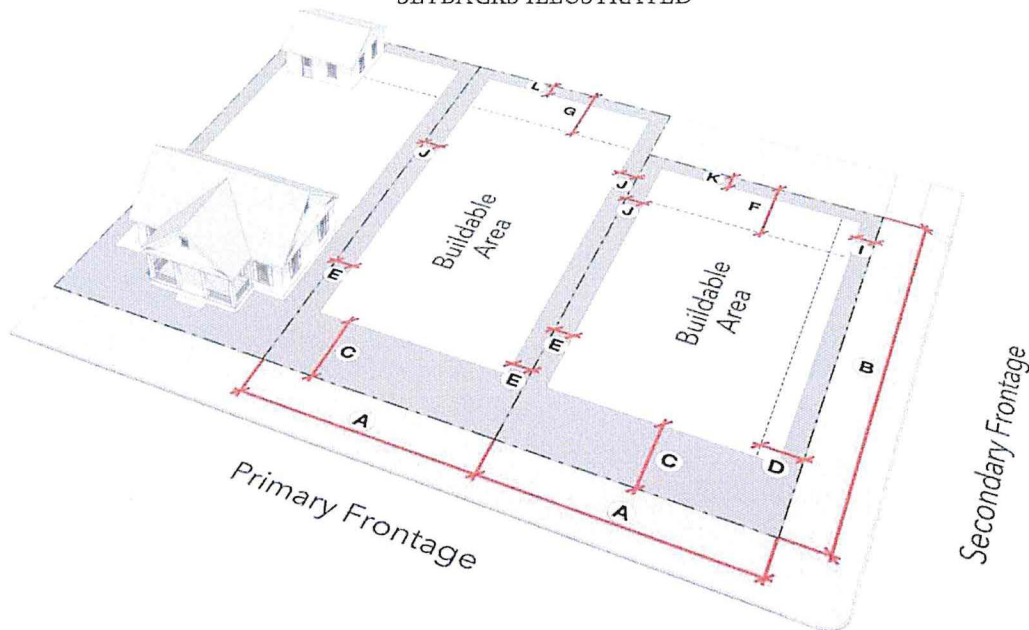
Drawing above for illustrative purposes only, showing a potential Cottage Court design in T3. Land assemblage area is 1 acre, 1/2 of a typical block.

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T3-Restricted

TABLE 5.1-5. STANDARDS SUMMARY

SETBACKS ILLUSTRATED



LOTS		
A	Lot Width	30 ft. min.
B	Lot Depth	50 ft. min.
	Lot Area	15,000 sf. max.
	Occupation / Coverage	30% max. / 45% max.
SETBACKS: PRINCIPAL BUILDINGS		
C	Front	15 ft. min.
D	Side Street	15 ft. min.
E	Side	5 ft. min.
F	Rear	20 ft. min.
G	Rear Alley	15 ft. min.
SETBACKS: ACCESSORY DWELLINGS		
H	Front	50 ft. min.
I	Side Street	5 ft. min.
J	Side	5 ft. min.
K	Rear	10 ft. min.
L	Rear Alley	15 ft. min. From Alley Centerline

FRONTAGE	
Permitted Yard Types	Continuous Yard, Fenced Yard
Glazing - Ground Floor	n/a
Glazing - Upper Floors	n/a
Projections	Enclosed Porch, Open Porch, Stoop, Balcony
BUILDING HEIGHT	
Principal Building	2 stories max.
Accessory dwellings& Structures	1 stories max.
STORY HEIGHT	
Ground Floor	9 ft. - 12 ft.
Upper Stories	8 ft. - 10 ft.
Ground floor Story Heights shall be measured starting from the FEMA flood criteria line	

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5.2. Form Standards (Lot Size, Occupation & Coverage, Setbacks)

- 5.2.1. Lot size must meet the minimum standards specified in Tables 5.1-1 to 5.1-5.
- a. Occupation: Buildings and covered structures are limited in the total area they may occupy as a percentage of the gross lot area as specified in Tables 5.1-1 to 5.1-5 as occupation.
 - b. Coverage: Impervious surfaces are limited in the total area they may cover as a percentage of the gross lot area as specified in Tables 5.1-1 to 5.1-5 as coverage.

5.3. Required Setbacks

- 5.3.1. All structures must be set back from the lot boundaries as specified in Table 5.3-1 and Table 5.3-2, and as follows:
- a. Front specifies the setback from the front lot line.
 - b. Elements that project forward from frontage facades are permitted to project into front setbacks
 - c. The front lot line is the lot line associated with the address.
 - d. In T5 and T4, townhouses may exceed the maximum setback when designed with a door yard frontage yard.
 - e. Side Street specifies the setback from any lot line abutting a street other than the front lot line.
 - i. In T5 and T4, where there are multiple structures on one lot, the side street maximum setback applies to only the nearest structure
 - ii. Elements that project forward from frontage facades are permitted to project into side street setbacks.
 - f. Side specifies the setback from side lot lines other than those qualifying for a side street setback.
 - g. Rear specifies the setback from the rear lot line, except where abutting an alley.
 - h. Rear Alley specifies the setback from the rear lot line in instances abutting an alley.

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TABLE 5.3-1. REQUIRED SETBACKS SUMMARY

ZONE	BUILDING	FRONT	SIDE STREET	SIDE	REAR (Water)
T5-C	All Structures	0 ft. min. 10 ft. max.	0 ft. min. 10 ft. max.	0 ft or 5 ft. min.	15 ft. min. (25 ft. min.)
T5	All Structures	0 ft. min. 10 ft. max.	0 ft. min. 10 ft. max.	0 ft. or 5 ft. min.	15 ft. min. (25 ft. min.)
T4	Dwellings	5 ft. min. 10 ft. max.	5 ft. min.	0 ft. or 5 ft. min.*	15 ft. min. (25 ft. min.)
T4	Accessory dwellings	40 ft. min.	5 ft. min.	0 ft. or 5 ft. min.*	15 ft. min. (5ft. min.)
T3	Dwellings	10 ft. min.	5 ft. min.	5 ft. min.	15 ft. min. (25 ft. min.)
T3	Accessory dwellings	50 ft. min.	5 ft. min.	5 ft. min.	5 ft. min. (5 ft. min.)
T3-R	Dwellings	15 ft. min.	15 ft. min.	5 ft. min.	20 ft. min. (25 ft. min.)
T3-R	Accessory dwellings	50 ft. min.	5 ft. min.	5 ft. min.	10 ft. min. (5 ft. min.)

*5 ft side setback mandatory if adjacent lot has side setback

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5.3.2. Garages

- a. In alley loaded configurations, where garages are part of the primary dwelling unit structure, the following conditions apply:
 - i. Rear alley setback for accessory dwellings apply to the garage portion of the structure.
 - ii. Rear alley setback for dwellings apply to all other portions of the structure, including rooms above garages.
 - iii. Accessory dwelling units above garages that are separate from the principal dwelling structure are subject to the accessory dwelling setback requirements.

5.3.3. Setback Considerations for Fire Access

- a. Where fire access is provided from the alley and eave height exceeds 30ft, additional rear alley setback may be required.
- b. Where fire access is provided from streets and eave height exceeds 30ft, buildings may be required to be located closer to lot lines than the minimum setback.

5.3.4. Setback Considerations for Utilities

- a. Utility easements along front, side, and side street lot lines may require additional front, side, and side street setback causing buildings to exceed maximum setbacks.
- b. Utility services provided from the alley may require additional rear alley setbacks.
- c. Utility services may require easements at front, side, side street, or rear lot lines for meters, pedestals, and other equipment requirements.

5.4. Building Height

5.4.1. The height of all structures is limited as specified in Tables 5.1-1 to 5.1-5.

5.4.2. Story Measurement

- a. Building height is measured in stories above sidewalk grade.
- b. Ground Floor Story heights are measured from the following:
 - i. Ground floor Story Heights for non-residential uses shall be measured starting from 12 inches above the crown of the frontage road and must be flood proofed according to FEMA standards
 - (1) The ground floor shall not be located any higher than 18 inches above the crown of the frontage road
 - ii. Ground floor Story Heights for residential use shall be measured starting from the FEMA flood criteria line
 - (1) No more than 18 inches of fill shall be used to raise a building/site
- c. Uninhabited roofs, chimneys, cupolas, antennae, vents, elevator bulkheads, stair housings, and other uninhabited accessory elements do not count toward building height.
- d. Mezzanines exceeding 40% of the floor area of a tenant space or residential unit, count toward building height as additional stories.

5.4.3. Story Height

- a. Above ground stories are limited in height as specified in Tables 5.1-1 to 5.1-5 and as follows:
 - i. Story height is measured from finished floor to finished ceiling.
 - ii. Story height is measured at all points within the structure.
 - iii. Where an above ground story exceeds the maximum story height it is counted as one or more stories by dividing the story height by the maximum story height, and rounding up.
 - iv. Ceiling height in bathrooms, kitchens, closets, and other ancillary rooms may be lower than minimum story height.

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5.5. Building Orientation

- 5.5.1. Lots with a single building, excluding accessory dwelling units and structures less than 600 sf in footprint, are subject to the following:
 - a. The principal building must be oriented parallel to the front property line or tangent to a curved front property line.
 - b. The building must have a primary entry accessible from the sidewalk.
- 5.5.2. Lots with multiple buildings, excluding accessory dwelling units and structures less than 600 sf in footprint, are subject to the following:
 - a. The building closest to the front property line must be oriented parallel to the front property line or tangent to a curved front property line.
 - b. The building is considered the primary building and must have a primary entry accessible from the sidewalk.
 - c. Accessory dwelling units and structures less than 600 sf must be behind or beside the building relative to the front property line.

5.6. Building Frontage

- 5.6.1. Frontage requirements regulate the following:
 - a. The yard space between front and side street lot lines and building facades nearest those lot lines, Frontage Yards;
 - b. Building facades nearest the front and side street lot lines, Frontage Facades; and
 - c. Elements projecting from building facades into frontages, Frontage Projections.
 - d. In order to encourage diversity in design, building frontages shall vary from lot to lot.
- 5.6.2. Frontage Assignment
 - a. Primary and secondary frontages may be assigned on the regulating plan.
 - i. Where primary and secondary frontages are not assigned on the regulating plan, they are assigned as follows:
 - (1) Primary frontages correspond with the lot line bearing the address.
 - (2) Secondary frontages correspond with all side street lot lines.
- 5.6.3. Frontage Buildout - requirements apply to T4 and T5 Zones only.
 - a. Frontage buildout requires that a minimum length of frontages, primary or secondary, are lined with building facades situated between the minimum and maximum setbacks:
 - i. At corner lots, frontage buildout measurements exclude the building setback in the measurement of total frontage length.
 - ii. In T4, frontage buildout at primary frontages must be a minimum of 60%.
 - iii. In T5, frontage buildout at primary frontages must be a minimum of 80%.
 - iv. In T5, frontage buildout at secondary frontages must be a minimum of 60%.
- 5.6.4. Frontage Yard - frontage yard type must be selected from Table 5.6-1 and as follows:
 - a. Urban and Shallow Yards must be 10 feet or less in depth.
 - b. Door Yards and Fenced Yards must be 10 feet or greater in depth.
 - c. Continuous Yards must be 15 feet or greater in depth.
 - d. Frontage yards are subject to the requirements specified in Table 5.6-2 and as follows:
 - i. Pedestrian Forecourts are limited to 2,500 square feet in area.
 - ii. Cottage Court central courtyards must maintain a minimum of 30 feet in width between all structures and projections along the depth of the court.
 - iii. Cottage Court courtyards have a minimum area of 1,800 square feet within the court, excluding the space between buildings and the public sidewalk.

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5.6.5. Frontage Facades

- a. The primary building entry must be located along a frontage facade.
 - i. Access to the primary building must be provided from the front property line.
 - ii. Glazing along frontage facades must meet the requirements specified in Tables 5.1-1 to 5.1-5 and as follows:
 - (1) Glazing is calculated on a per-story basis along the frontage facade.
 - (2) Glazing is calculated as the percentage of the total area of glazing within a story divided by the total facade area of that story.
 - (3) Window muntins and other glazing divisions less than 4 inches in width are considered glazed areas.

5.6.6. Frontage Projections


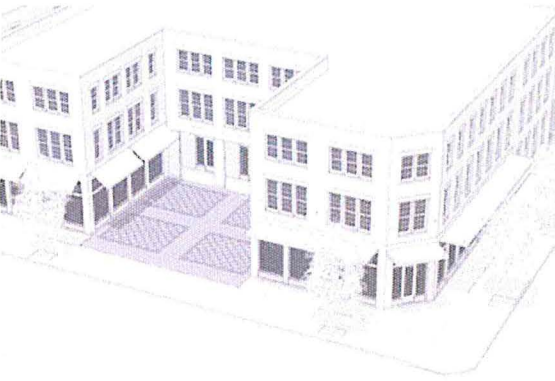
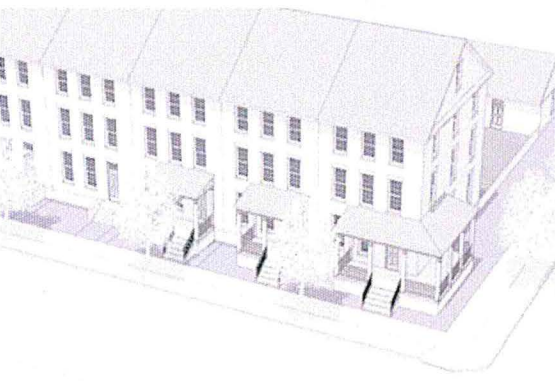

- a. Building features that project forward from frontage facades into front or side street setbacks are frontage projections.
- b. Frontage projections are limited as specified in Table 5.6-4 and as follows:
 - i. Trim, cornices, eaves, plaques, mailboxes, bay and bow windows, storefront windows, and elements that are anchored to walls may project up to 4 feet.
 - ii. Signs may project into frontages.
 - iii. Balconies may project into frontages in T5-C and T5
- c. Additional requirements and projection allowances by type of frontage projection are specified in Table 5.7-5.

TABLE 5.6-1. PERMITTED FRONTAGE YARD TYPES

ZONE	
T5	Urban, Pedestrian Forecourt, Shallow Yard, Door Yard
T4	Shallow Yard, Cottage Court, Fenced Yard, Door Yard
T3	Cottage Court, Fenced Yard, Continuous Yard
T3-R	Fenced Yard, Continuous Yard
SID	To be determined on a case-by-case basis during the review and approval process




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TABLE 5.6-2. FRONTAGE YARD TYPE REQUIREMENTS

YARD	ILLUSTRATION	REQUIREMENTS	
Urban		Planting	Permitted within raised containers, no minimum requirement.
		Surface	Must be paved and at sidewalk grade, should match sidewalk material
Pedestrian Forecourt		Planting	Optional, no minimum requirement.
		Fencing	Masonry walls permitted along the frontage facade line.
		Area	2,500 square feet, max.
		Activation	Must be lined by habitable spaces
Shallow Yard		Planting	T4: 4 shrubs per 400 sf. min.; 50% min. planted surface.
		Surface	Landscaped in T4, may be paved in T5
		Walkways	1 per building entry
		Fencing	Permitted
Door Yard		Planting & Surface	T4: 60% min. planted surface, 40% max. paved. T5: 30% min. planted surface, 70% max. paved.
		Walkways	1 per building entry
		Fencing	Required

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TABLE 5.6-2. FRONTAGE YARD TYPE REQUIREMENTS

Cottage Court		Planting	A minimum of 50% trees should be canopy shade trees. 60% min. planted surface.
		Surface	Landscaped, programmed spaces optional.
		Walkways	Required, connecting each building entry to sidewalks.
		Fencing	Frontage fencing permitted at streets and to define yards for each unit.
Fenced Yard		Planting	A minimum of 50% trees should be canopy shade trees. 60% min. planted surface.
		Surface	Landscaped, paving limited to walkways, driveways, and terraces
		Walkways	1 per building entry
		Fencing	Required along front and side street property lines
Continuous Yard		Planting	A minimum of 50% trees should be canopy shade trees. 70% min. planted surface.
		Surface	Landscaped, paving limited to walkways, driveways, and terraces
		Walkways	1 per building entry
		Fencing	Permitted at frontage facade lines, not permitted along front or side street property lines.

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TABLE 5.6-3. FRONTAGE FACADE GLAZING

ZONE	LEVEL	MINIMUM GLAZING	MAXIMUM GLAZING
T5-C	Ground Floor	70%	90%
	Upper Stories	30%	60%
T5	Ground Floor*	40%	90%
	Upper Stories	30%	60%
T4	Ground Floor	30%	50%
	Upper Stories	30%	50%
*Minimum 70% for non-residential			

TABLE 5.6-4. PERMITTED FRONTAGE SETBACK PROJECTIONS

ZONE	ELEMENT	MAXIMUM DEPTH
T	Arcades	100% of setback
	Galleries	100% of setback
	Canopies & Marquees	100% of setback
	Awnings	100% of setback
T4	Open Porch	Up to 8 feet excluding steps
	Stoop	Up to 5 feet excluding steps
	Terrace	100% of setback
T3	Enclosed Porch	Up to 8 feet excluding steps
	Open Porch	Up to 8 feet excluding steps
	Stoop	Up to 5 feet excluding steps
T3-R	Enclosed Porch	Up to 8 feet excluding steps
	Open Porch	Up to 8 feet excluding steps
	Stoop	Up to 5 feet excluding steps

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TABLE 5.6-5. FRONTAGE SETBACK PROJECTION REQUIREMENTS

PROJECTION		REQUIREMENTS
Arcades	Depth	10 ft. min., to within 2 feet of curbs
	Width	80% of facade width, min.
	Material	Masonry or metal
Galleries	Depth	8 ft. min., to within 2 feet of curbs
	Width	20 ft. min.
	Material	Metal or wood
Canopies & Marquees	Depth	6 ft. min., to within 2 feet of curbs
	Width	Shopfront bay width (min), 20 ft. min.
	Material	Metal; wood ceiling permitted
Awnings	Depth	6 ft. min., to within 2 feet of curbs
	Width	Per Figure 5.9-1
	Material	Fabric or canvas over metal structure
Enclosed Porches	Depth	6 ft. min.
	Width	12 ft. min.
	Vertical Material	Wood & glazing
	Railing Material	Wood infill panels
	Floor Material	Wood or Masonry
Open Porches	Depth	6 ft. min.
	Width	12 ft. min.
	Vertical Material	Wood
	Railing Material	Wood
	Floor Material	Wood or Masonry
Stoops/ Balconies	Depth	4 ft. min.
	Width	4 ft. min.
	Vertical Material	Wood or Masonry
	Railing Material	Wood, Metal or Masonry
	Floor Material	Wood or Masonry

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5.7. Building Elements & Encroachments

- 5.7.1. Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level.
- 5.7.2. Building entries shall be as follows:
 - a. Building entrances shall be clearly visible from the street.
 - b. One (1) building entry shall be provided every 80 feet of facade leading to a habitable space.
 - c. Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
 - d. Residential building entries at grade are restricted as follows:
 - i. Single-Family residential buildings shall be raised above average grade according to Table 5.7-1 Facade Types.
 - ii. Multi-family residential buildings shall be raised above average grade according to Table 5.7-1 Facade Types. In no instance shall the entry be raised less than 18 inches. The entry may need to be raised to comply with FEMA flood regulations.
 - iii. Mixed-use and non-residential building entries shall be at sidewalk grade unless located within a FEMA flood zone.
 - (1) Mixed-Use and commercial buildings should keep the entry at sidewalk grade, raise glazing above the flood line, and flood-proof the commercial space.
- 5.7.3. Facade Types shall be as follows:
 - a. Facades shall be assigned along frontages and are limited by type according to Table 5.7-1 Facade Types.
 - b. Projections into all setbacks are permitted as follows, but not beyond the property line:
 - i. Roof overhangs, cornices, window and door surrounds and other facade decoration may project up to two (2) feet.
 - ii. Where permitted, shading devices may project into the front setback up to the property line with a minimum eight (8) foot clearance.
 - iii. Balconies may project up to five (5) feet.
 - iv. Bay windows may project up to three (3) feet.
 - v. Porches and stoops may project according to 5.7-1 Facade Types.
 - vi. Mechanical Equipment (come up with standard)


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TABLE 5.7-1: FACADE TYPES


A: Porch

Entry Grade	Minimum 18 inches above grade	
Requirements	<ul style="list-style-type: none"> • Required at the primary building entrance. • Porches shall be a minimum 6 feet in depth. • Porches and related structures may project into front setbacks a maximum 10 feet. • Porch openings shall be vertical in proportion. • Porches shall be a maximum 10 feet in height. Columns should have a diameter between 1/9th and 1/14th their height. 	

B: Stoop

Entry Grade	Minimum 34 inches and a maximum 48 inches above grade	
Requirements	<ul style="list-style-type: none"> • A stoop is required at building entrances, projecting from the facade. • Wood is prohibited for stoop railings. • Stoops and related structures may project into front setbacks up to 100%. 	


C: Common Entry

Entry Grade	Minimum 18 inches and a maximum 24 inches above grade (exception to maximum may be made for FEMA Flood requirements)	
Requirements	<ul style="list-style-type: none"> • A single collective entry to a multi-family lobby is required at the primary building entrance. • Canopies and awnings are permitted to project into front setbacks up to 100% of their depth. 	


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TABLE 5.7-1: FACADE TYPES

D: Gallery

Entry Grade	At sidewalk grade	
Requirements (see section 5.7)	<ul style="list-style-type: none"> Where a gallery occurs, it is required along a minimum of 80% of the frontage. Encroachments are permitted according to Section 5.7 Awnings are not permitted in galleries Ground floor flood proofed if in FEMA flood zone 	

E: Storefront

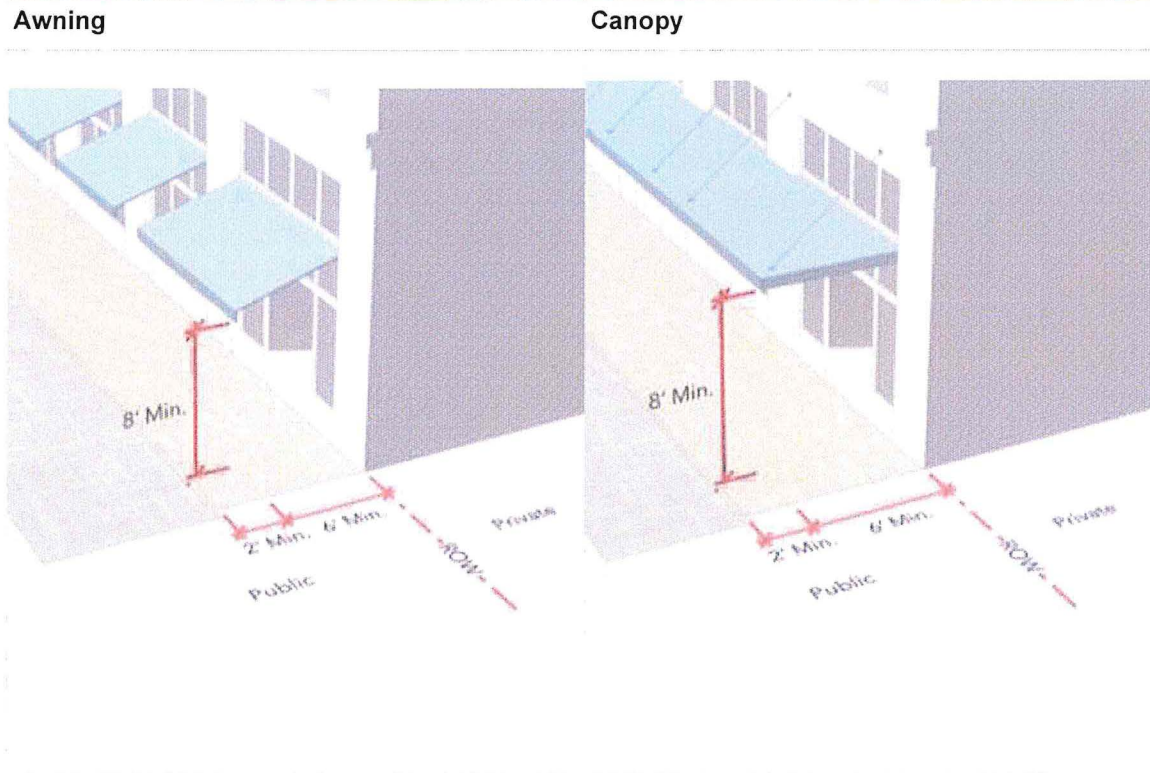
Entry Grade	At sidewalk grade	
Requirements (see section 5.7)	<ul style="list-style-type: none"> A storefront is required at the primary entrance of the tenant space. A minimum 70% of the ground floor of a storefront shall be glazing Ground floor flood proofed if in FEMA flood zone 	

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5.8. Building Encroachments

- 5.8.1. Encroachments located within the public right-of-way shall comply with any clearance standards established by FDOT or the City of Bonita Springs Public Works and Facilities Department.
- 5.8.2. Awnings and canopies are restricted as illustrated in Figure 5.8-1 and per the following:
 - a. Awnings and canopies may project into the public right-of-way, up to two (2) feet of the curb.
 - b. Awnings and canopies shall be a minimum of six (6) feet in depth and have a minimum of eight (8) feet of vertical clearance.

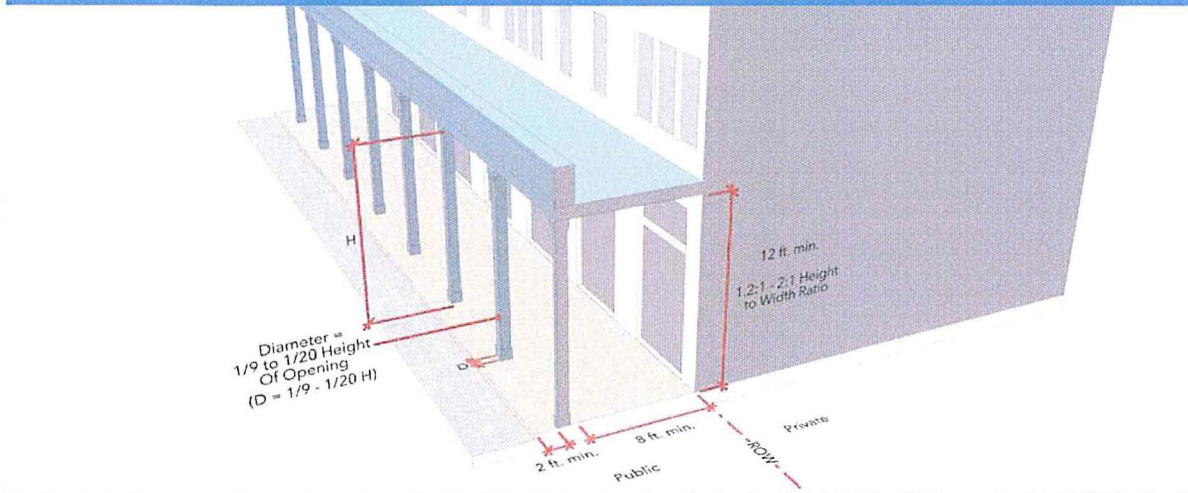
FIGURE 5.8-1: AWNINGS & CANOPY ENCROACHMENTS ILLUSTRATED



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- 5.8.3. Galleries are restricted according to Figure 5.9-2., and as follows:
- a. Shall be a minimum of 8 feet in depth and a minimum of 12 feet in height, maintaining a 1.2:1 to a 2:1 height to width ratio, as illustrated in Figure 5.8-2.
 - b. Gallery columns should have a diameter between 1/9th and 1/20th their height, measured from the base to the bottom of the entablature, as in Figure 5.8-2.
 - c. Galleries should encroach into building setbacks.
 - d. Galleries should encroach over sidewalks.
 - e. Where galleries encroach over sidewalks, they shall not extend beyond two (2) feet of the curb.
 - f. Galleries shall not change height or width along a building facade.

FIGURE 5.8-2: ENCROACHMENT FOR GALLERIES ILLUSTRATED



5.9. Parking Access, Design and Reductions

- 5.9.1. Vehicular Parking Location and Access: T3-R
- a. Driveways are limited as follows:
 - i. Driveway width is limited to a maximum of 12 feet;
 - ii. Driveways accessing multiple garage doors may be up to width of the garage within 20 feet of the garage doors;
 - iii. Driveways may have a single point of access or two points of access in a loop.
 - iv. Lots with side street lot lines should provide parking access from that lot line.
 - v. Lots with alley access must provide parking access from the alley.
 - b. Carports and Covered Parking
 - i. Carports and covered parking are permitted.
 - c. Garages
 - i. Individual garage doors are limited to a maximum width of 10 feet.
 - ii. Garages must be configured in one of the following orientations:
 - (1) Type 1: Independent of the dwelling.
 - (2) Type 2: Front-entry, set back from the dwelling facade.
 - (3) Type 3: Side-entry, within the main dwelling massing.
 - (4) Type 4: Side-entry, forward of the main dwelling massing.

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- iii. Type 1 garages are subject to the following requirements:
 - (1) The garage must be detached from the dwelling a minimum of 10 feet.
 - (2) Where the garage is closer to the front property line than the dwelling:
 - (3) Vehicular entry movement must be parallel with the front property line.
 - (4) A minimum of one window must be installed on the garage facade, facing the front property line.
 - iv. Type 2 garages are subject to the following requirements:
 - (1) The garage must be set back a minimum of 10 feet from the principal dwelling facade, excluding projections.
 - v. Type 3 garages are subject to the following requirements:
 - (1) The garage should be set towards the rear of the main dwelling volume.
 - (2) The garage may not extend forward of the main dwelling volume.
 - (3) Where the garage is located parallel with the dwelling front facade, a minimum of one window must be installed on the garage facade, facing the front property line.
 - vi. Type 4 garages are subject to the following requirements:
 - (1) Vehicular entry to the garage must be parallel with the front property line.
 - (2) A minimum of one window must be installed on the garage facade, facing the front property line.
- 5.9.2. Vehicular Parking Location and Access: T3 and T4
- a. On-street parking spaces located along lot lines count towards minimum required parking.
 - b. Off-street parking may be provided individually or clustered within the same block.
 - c. Driveways are limited as follows:
 - i. Driveways providing parking access to 4 or fewer units are limited to a maximum of 12 feet in width.
 - ii. Driveways providing parking access to more than 4 units are limited to a maximum of 22 feet in width.
 - d. Garages within the front half of a lot are limited to a maximum width of 30% of the lot width.
 - e. Carports and covered parking are permitted in off-street parking areas and must be located behind buildings relative to front lot lines.
 - f. Parking access is permitted as follows:
 - i. Where alleys abut any property line for individual or clustered properties, on-site parking must be accessed from an alley.
 - ii. Lots or clustered properties without alley access with any side street lot lines must access parking from a side street lot line.
 - iii. Lots without alley access or side street lot lines may access parking from the front lot line, limited to one access point adjacent to a side lot line.
 - iv. Clustered properties without alley access or side street lot lines may access parking from the front lot line, limited to two access points, each along a side lot line.
 - v. Off-street parking must be located behind buildings relative to the front lot line.
 - vi. Off-street parking serving clustered properties must be located as follows:
 - (1) Parking must be a minimum of 10 feet behind the facade of the nearest building to front and side street lot lines.
 - (2) Parking must be shielded from front and side street lot lines by buildings or frontage facade fencing.

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5.9.3. Vehicular Parking Location and Access: T5

- a. Minimum required parking may be provided as follows:
 - i. The required parking may be provided off site, provided the site is approved by the city manager or designee and the number of required off-street parking spaces may be reduced by no more than one-third, if supported by a parking study submitted by the applicant.
 - ii. Developers may pay a fee in lieu of providing the required spaces. The fee shall be based on the average cost of constructing a surface parking space in the Zone, as determined in an applicable administrative code, until such time as surface parking spaces are determined to be infeasible due to land availability in the Zone. Said fee shall be a one-time payment, to be placed in the redevelopment trust fund and shall be utilized for parking and other public improvements that benefit the Zone.
 - iii. Developers may provide valet parking program for commercial and mixed-use projects in accordance with the requirements set forth in the Administrative Code to offset a maximum of 50 percent of the required parking spaces. Valet parking programs may not be utilized to offset parking requirements for stand-alone residential development.
 - iv. Approved on-street parking along the corresponding frontage(s) of the site shall count 100 percent towards the parking requirements. Off-street parking must be located behind buildings relative to front lot lines.
- b. Off-street surface parking adjacent to side street lot lines must be lined or screened as follows:
 - i. One or more liner buildings should be located along the sidewalk as generally illustrated in Table 5.9-2(b);
 - ii. In the case that liner buildings are not feasible, parking must be screened with a street screen as generally illustrated in Table 5.9-2(a) and as follows:
 - (1) The street screen must meet the fencing standards for T5;
 - (2) The street screen may be interrupted for pedestrian and vehicular access.
- c. Off-street structured parking must be lined or screened as follows:
 - i. One or more liner buildings, a minimum of 20 feet in depth, should be located along the sidewalk, screening the parking structure from the sidewalk
 - ii. In the case that liner buildings are not feasible, parking must be screened by use of planting, glazing, or with regularized openings resembling glazing
 - iii. The ground floor of the parking structure must include habitable spaces along sidewalks;
 - iv. Ground floor habitable spaces may be interrupted for pedestrian and vehicular access;
 - v. Ground floor habitable spaces must be designed with shopfronts.
 - vi. Openings above the ground floor must meet the window proportion and minimum glazing requirements. Openings count towards minimum glazing.
 - vii. Along designated main streets, structured parking must be lined.
- d. Adjacent lots providing off-street parking and district managed parking lots must be supplied with vehicular and pedestrian connections to any on-site parking areas.
- e. Carports and covered parking are permitted in off-street parking areas.
- f. Along side-street lot lines, parking must be shielded by buildings or frontage facade fencing.
- g. Parking access is permitted as follows:

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- i. Where alleys abut any property line, access to on-site parking must be provided from the alley.
- ii. Lots with side street lot lines may provide one access point from each side street lot line.
- iii. Lots without alley or side street lot line access may provide one access point from the front property line.
- iv. Where more than one access point is required for circulation, access points should be located along different property lines.
- h. Driveways are limited to a maximum of 22 feet in width.

TABLE 5.9-2. LINED AND SCREENED PARKING



5.9.4. Required Vehicular Parking

- a. Parking is required for each residential dwelling unit in the amounts specified in Table 5.9-3.
- b. Multi-family residential parking provided on site may not exceed 200% of the minimum parking requirement, excluding on-street parking spaces.
- c. Parking is required for each non-residential use in the amounts specified in Table 5.9-4.
- d. Parking for assembly uses, schools, and libraries is required in the amounts specified in the City of Bonita Springs Land Development Code.
- e. Shared parking provided by the City may exceed maximum parking ratios to provide for future uses and events.

TABLE 5.9-3: MINIMUM RESIDENTIAL PARKING

USE	T5	T4	T3	T3-R
Single Family Detached	n/a	1.5 / du	2 / du	2 / du
Single Family Attached	1 / du	1.5 / du	2 / du	n/a
Accessory Dwelling Units	0.5 / du	1 / du	1 / du	1 / du
Multi-Family	1 / du	1 / du	n/a	n/a
Affordable Housing	0.75 / du	0.75 / du	1 / du	1.5 / du

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TABLE 5.9-4: NON-RESIDENTIAL PARKING

USE	MINIMUM	MAXIMUM
Restaurant / Bar	3 / 1000 sf	10 / 1000 sf
General Commercial	3 / 1000 sf	4 / 1000 sf
Office	2 / 1000 sf	4 / 1000 sf
Light Industry, Workshop	2 / 1000 sf	4 / 1000 sf
Industrial	0.5 per employee	n/a
Lodging	0.5 per key	1 per key

5.9.5. Required Vehicular Parking Adjustments

a. Shared Parking

- i. Shared parking may be used to adjust down the number of required parking spaces within a single site or within a City parking lot.
- ii. Within a single site, shared parking may only be applied to uses within the site.
- iii. Within a city parking lot, shared parking is limited as follows:
 - (1) Shared parking is calculated collectively for all shared parking lot uses;
 - (2) Uses must be within 800 feet (measured along the pedestrian circulation route) of the shared parking lot, except when within a Special District;
 - (3) On-street parking spaces included within the shared City parking lot are limited to those located along the block-face of uses accounted for in shared parking calculations.
- iv. Shared parking reductions are calculated using Table 5.9-5 and as follows:
 - (1) The number of required spaces for each use as determined in Section 5.9.4 is entered into the yellow column;
 - (2) For each use and time of day, the number of required parking spaces is multiplied by the occupancy rate listed, entered into the red columns;
 - (3) Each column is summed vertically in the green row;
 - (4) The adjusted minimum required parking spaces is the highest result within the green row.

TABLE 5.9-5: SHARED PARKING REDUCTIONS

USE USING SHARED PARKING	MIN. SPACES	MON-FRI 8AM-6PM		MON-FRI 6PM-12AM		MON-FRI 12AM-8AM		SAT-SUN 8AM-6PM		SAT-SUN 6PM-12AM		SAT-SUN 12AM-8AM	
Residential	<i>sp (spaces)</i>	60%	<i>sp*.6</i>	100%	<i>sp</i>	100%	<i>sp</i>	80%	<i>sp*.8</i>	100%	<i>sp</i>	100%	<i>sp</i>
Lodging	<i>sp</i>	70%	<i>sp*.7</i>	100%	<i>sp</i>	100%	<i>sp</i>	70%	<i>sp*.7</i>	100%	<i>sp</i>	100%	<i>sp</i>
Restaurant / Bar	<i>sp</i>	70%	<i>sp*.7</i>	100%	<i>sp</i>	10%	<i>sp*.1</i>	70%	<i>sp*.7</i>	100%	<i>Sp</i>	20%	<i>sp*.02</i>
Retail	<i>sp</i>	90%	<i>sp*.9</i>	80%	<i>sp*.8</i>	5%	<i>sp*.05</i>	100%	<i>sp</i>	70%	<i>sp*.7</i>	5%	<i>sp*.05</i>
Office, Industrial	<i>sp</i>	100%	<i>sp</i>	20%	<i>sp*.2</i>	5%	<i>sp*.05</i>	5%	<i>sp*.05</i>	5%	<i>sp*.05</i>	5%	<i>sp*.05</i>
Assembly	<i>sp</i>	40%	<i>sp*.4</i>	100%	<i>sp</i>	10%	<i>sp*.1</i>	80%	<i>sp*.8</i>	50%	<i>sp*.5</i>	50%	<i>sp*.5</i>
Religious	<i>sp</i>	10%	<i>sp*.1</i>	5%	<i>sp*.05</i>	5%	<i>sp*.05</i>	100%	<i>sp</i>	5%	<i>sp*.05</i>	5%	<i>sp*.05</i>
Required:	<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>		<i>sum</i>

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5.9.6. Vehicular Parking Lot Design

- a. Parking lots must have a minimum vertical clearance of 8 feet, and 15 feet where the facility is to be used by trucks or for loading or along a garbage collection path.
- b. Parking deck floor levels shall align with floor levels of attached habitable space
- c. Compact stalls may account for up to 40% of off-street spaces in each parking lot.
- d. Drive aisles must meet the minimum size requirements as specified in Table 5.9-6.
- e. Parking stalls must meet the minimum size requirements as specified in Table 5.9-7.

TABLE 5.9-6. DRIVE AISLE MINIMUM SIZES

PARKING ANGLE	AISLE: ONE-WAY SINGLE LOADED	AISLE: ONE-WAY DOUBLE LOADED	AISLE: TWO WAY, DOUBLE LOADED
90 deg.	23 ft. min.	23 ft. min.	23 ft. min.
60 deg.	12.8 ft. min.	11.8. ft. min.	19.3 ft. min.
45 deg.	10.8 ft. min.	9.5 ft. min.	18.5 ft. min.
Parallel	10 ft. min.	12 ft. min.	20 ft. min.

TABLE 5.9-7. PARKING STALL MINIMUM SIZES

STALL TYPE	STALL WIDTH	STALL LENGTH
Standard Stall	8.5 ft. min.	18 ft. min.
Compact Stall	8 ft. min.	15 ft. min.
Parallel Stall	8 ft. min.	22 ft. min.

5.9.7. Vehicular Parking Lot Landscaping

- a. Parking lot landscaping is required as specified in the City's Land Development Code
- b. Bicycle Parking Location and Access: T5
 - i. On-street bicycle parking spaces may be provided by the City. Allocation of shared spaces towards individual requirements is determined by the City.
 - ii. Minimum required bicycle parking may be provided as follows:
 - (1) Provided by the City, on-street or in shared parking lots within 400 feet of the use;
 - (2) Provided on-site independent of the City;
 - (3) Both provided from the City and on-site.
 - iii. Off-street bicycle parking must be located within buildings or behind or to the side of buildings relative to front lot lines.

5.9.8. Required Bicycle Parking

- a. Bicycle parking is required in the amounts specified in Table 5.9-8, and as follows:
 - i. A minimum percentage of spaces must be enclosed for each use;
 - ii. Enclosed spaces for multi-family residential must be located:
 - (1) In a common area on the ground floor;
 - (2) In the ground floor of a separate structure on the same site;
 - (3) In the ground floor of an attached structure.
 - iii. A maximum percentage of spaces may be located on-street for each use.

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TABLE 5.9-8. BICYCLE PARKING

USE	MINIMUM SPACES	ENCLOSED	ON-STREET SPACES
Multi-family Residential	.5 per bedroom	40% min.	0% max.
Restaurant / Bar	1 / 2,000 sf	0% min.	100% max.
General Commercial	1 / 2,000 sf	0% min.	100% max.
Office	1 / 4,000 sf	20% min.	80% max.
Light Industry / Workshop	4	0% min.	100% max.
Industrial	4	0% min.	100% max.
Lodging	1 per 4 keys	60% min.	40% max.
Education & Assembly	1 / 3,000 sf	0% min.	100% max.

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5.10. Fences and Walls – Fencing and Walls

- 5.10.1. The following fencing is prohibited:
- Electric, barbed wire, razor wire, hog wire, rolled wire, or other types of hazardous fencing;
 - Chain link fencing;
 - Any wire smaller in size than 12 gauge.
- 5.10.2. Fence and wall height is limited as specified in Table 5.10-1 and as follows (see Table 5.10-3 for terminology):
- Frontage fencing and walls must be located as follows:
 - Fencing and walls must be a minimum of 4 inches from public sidewalks in all instances.
 - Fencing and walls must be within 3 feet of frontage lines.
 - Fencing and walls over 3 feet in height must be set back from the street-side edge of sidewalks as least 2 feet plus the minimum sidewalk width specified by FDOT for the street type designation.
 - Where the desired appearance is fencing and walls with zero setback from sidewalks, a sidewalk extension may be provided on the private lot, in which case a control joint is required to separate the public and private sidewalks.
 - Fencing and walls along side and rear property lines within frontages is considered frontage fencing and walls.
- 5.10.3. Fence and wall materials are limited as specified in Table 5.10-2.
- 5.10.4. Metal and iron fencing must be black.
- 5.10.5. Masonry walls may be combined with decorative metal or wrought iron with the masonry portion below and optionally forming pillars.

TABLE 5.10-1. MAXIMUM FENCE AND WALL HEIGHT

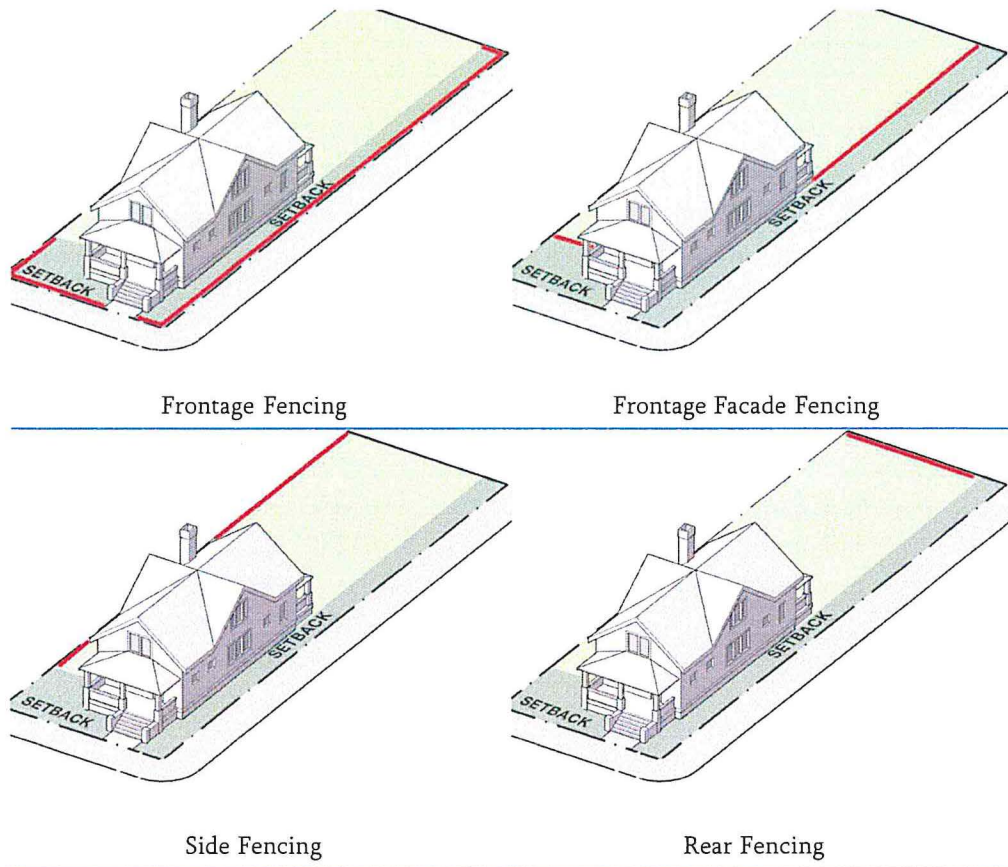
ZONE	FRONTAGE FENCING	FRONTAGE FACADE	SIDE	REAR	REAR ALLEY
T5	4 ft. at seating areas	8 ft.	8 ft.	8 ft.	8 ft.
T4	4 ft.	6 ft.	6 ft.	6 ft.	6 ft.
T3.2	4 ft.	6 ft.	6 ft.	6 ft.	6 ft.
T3.1	n/a	5 ft.	5 ft.	5 ft.	4 ft.

TABLE 5.10-2. FENCE AND WALL MATERIALS

ZONE	MASONRY	DECORATIVE METAL OR WROUGHT IRON	WOOD OR APPROVED ALT.
T5	Permitted; Stain or stucco required.	Permitted; 70% opaque max.	Prohibited
T4	Permitted; Stain or stucco required.	Permitted; 40% opaque max.	Permitted; Paint required.
T3.2	Prohibited	Permitted	Permitted; Paint or stain required.
T3.1	Prohibited	Prohibited	Permitted

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TABLE 5.10-3. FENCING TERMINOLOGY



5.11. Accessory Dwelling Units

- 5.11.1. Accessory dwelling units (ADUs) are permitted where specified in Section 3: Use.
- 5.11.2. ADUs may be provided in the following locations:
 - a. Within the primary dwelling structure;
 - b. Above a free-standing garage;
 - c. As an independent, free-standing accessory dwelling.
- 5.11.3. ADUs are limited to a maximum area of 800 square feet.
- 5.11.4. ADUs must have an entry independent of the primary dwelling, accessible from a sidewalk or from a rear alley where possible.

5.12. Exterior Lighting

- 5.12.1. General
 - a. Fluorescent and compact fluorescent lights are prohibited on the exterior of structures, including within open porches and stoops.
 - b. Exterior lights should have a color temperature below 3,200 kelvin.
 - c. Exterior lighting must include controls to automatically extinguish lighting when sufficient daylight is available.
 - d. Exterior lighting should include controls to automatically lower lighting lumens by 30% or more after 10 pm, except in the following conditions in T5;
 - 1. Landscape lighting where a single exterior luminaire is provided such as at residential front doors; and Motion activated lighting.

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6. Architectural Character

6.1. Building Materials (From Old 41 Redevelopment Urban Core)

- 6.1.1. The exterior finish material on all façades of a building or project shall be consistent around the project. A building or project may utilize any number of wall materials provided they respect the following guides:
- a. Primary materials include any materials (not including windows, doors, or storefront materials, awnings and such) that face the majority of the building façade. Such materials include but are not necessarily limited to brick, wood or hardboard siding, stucco, stone, concrete, and finished concrete block. The primary materials shall not include any materials listed as secondary materials.
 - b. Secondary materials are those that complement the primary materials but are limited to 20 percent or less of the materials on the façade.
 - c. Accent materials are very limited in quantity and are for accent purposes only.
 - d. Materials that may constitute secondary or accent materials include, but not limited to:
 - i. Corrugated metals or corrugated metal panels.
 - ii. Unpainted or natural concrete block.
 - iii. Metal standing seam or raised panels.
 - iv. Wood siding.
 - e. Prohibited materials include vinyl or aluminum lap siding or other imitation materials; and mirrored or reflective materials.
 - f. Project or building architects may present in lieu submittals to the reviewer for variations from the above for both use of materials and colors.
 - g. All stucco, metal, and wood at galleries, porches, stoops, and balconies visible from a public way shall be primed and painted. Wood floor decking may be stained or left unpainted.
- 6.1.2. Exterior colors. Effective March 1, 2013, all development, redevelopment, renovation and restoration projects within the Downtown District (Old U.S. 41 Redevelopment Urban Core) must follow the designated color palette as set forth in section 4-887, Exhibit IV of the Comprehensive Plan, specifically designated as Sherwin Williams Exterior Coastal Colors for Southern Shores and Beaches, or paint from another manufacturer of similar color and quality. In addition to the designated color palette, Owners of property may also consider the exterior pastel colors as also set forth in Exhibit IV in section 4-887. Owners of property within the applicable area shall paint their buildings to conform to the aforesaid color palette in accordance with the following procedures:
- a. There are 24 sets (three colors each) in the palette, and ten pastel shades. The painting of building exteriors will use the body, trim and accent from the same set in the approved palette colors. If a property owner selects one of the ten pastel shades for the body of the structure, the owner will comply with the following guidelines:
 - i. The body of the structure should have a base lighter than any selected trim or accent, unless the trim or accent is painted white.
 - ii. No more than two additional colors should be selected in a darker pastel or white for trim and accent.
 - iii. Not all architectural styles are appropriate for pastel colors. Pastel colors may be attractive on Florida (Cracker) Vernacular Architecture, Post-War Modern and Art Deco design. The reviewer may deny the use of the pastel shades if it is incompatible with the existing or planned structure intended to be painted, subject to City Council review.

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- iv. The reviewer is authorized to approve minor "shading" variations in palette colors that may be caused by the use of paint from different manufacturing companies. Any other change in palette colors may be approved on a case-by-case basis.
- v. Buildings in single ownership, including sheds and accessory structures, shall be of uniform façade and trim color, with exception to gazebos.
- vi. Upon the completion of the exterior painting of any building, the property owner shall provide community development with a color façade photograph (preferably by email).
- vii. The city may adopt an incentive plan for property owners to paint the entire exterior of their building by administrative code.
- viii. It is not the intent of implementing the color palette to discourage placement of any murals, as approved by the arts in public places board.

6.2. Openings and Walls

- 6.2.1. Massing and Composition - The size of a building is independent of its scale. The scale can be modified by articulation.
 - a. Overly long buildings should be broken down to a scale comparable to that of the buildings on the rest of the block face. This can be accomplished by articulating the overall building height while keeping a uniform story height. This shall be mandatory for buildings which are a result of a lot assemblage where the principal frontage is over 100 feet in length. Building wall articulations in plan, such as recesses and projections, shall be limited to 4 per each 100 ft. length.
 - b. Scale is most effectively modified when the various integral elements of the facade (windows, balconies, loggias and parapets) support the articulation.
 - i. Architects should avoid too many individual elements on a single elevation
 - ii. Architects shall use a small number of well-built elements for all openings and attachments.
 - c. The frontages of new buildings shall be harmonious with the block face on both sides of its street. The existing buildings will provide the design context unless they are non-conforming or non-contributing. Applicants are expected to provide drawn and/or photo documentation of the block faces with the frontage proposed building drawn within its urban context.
- 6.2.2. General Composition
 - a. Residential structures shall have a limit for facade openings. 15-35% of an individual facade area can be used for openings (except for ground floor storefronts, see Tables 5.1-1 and 5.1-2)
 - b. Opening should be evenly spaced along a facade to create a harmonious composition
 - c. Window and door header heights should be consistent along a facade
 - d. Windows and doors should be recessed from the facade; not attached to the exterior
- 6.2.3. Glazing
 - a. Storefronts shall not have tinted (greater than 10%), mirrored, reflective, or colored glass on doors or windows.
 - b. Storefronts shall have vertically proportioned lights/panes
- 6.2.4. Doors
 - a. All storefront doors shall remain unlocked during business hours
 - b. Garage doors shall be in accordance with Section 5.9

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6.2.5. Windows

- a. Shall be vertically proportioned and rectangular in shape.
- b. Shall use vertically proportioned panes.
- c. Should use vertical subdivisions to break up horizontality of window assemblages.
- d. Window sills shall be a minimum of 36" above grade for ground floor buildings.
- e. Bay windows shall extend to the ground or be supported by wood or concrete brackets of appropriate scale. Sides shall return to the building wall at a 45° or 90° angle. Bay window walls may be faced in wood or hardboard siding.
- f. Prohibited: Window-mounted air conditioning units; applied door or window moldings.
- g. All shutters should be operable and useable.
 - i. If non-operable, the shutters shall be of proportions which are identical to an operable shutter for the window. Shutters shall be made of wood or constructed of composite PVC in louvered panel, solid panel, or board-and-batten construction. Molded PVC shutters are prohibited.

6.2.6. Arches & Piers

- a. Arches and Piers shall be made of stuccoed concrete/masonry and shall be no less than twelve inches (12") in thickness. Wood structural posts shall be no less than six inches by six inches (6" x 6") nominal dimension.
- b. Piers, columns, and posts shall be spaced to form square or vertically proportioned bays.
- c. Arches shall have columns/bases which are no wider than 20% of the arch opening.
- d. Height of Arch springline shall be located at the same or a higher elevation than the storefront header.
- e. Segmented Arches shall have the radius of the segment equal to the width of the opening. Full Arches shall have the radius of the arch equal to one-half the width of the opening.

6.3. Screening

- 6.3.1. No rooftop mounted mechanical equipment shall be visible as viewed from any public right-of-way at ten-foot eye level. All such equipment shall be screened by an appropriate method.

6.4. Roofs

- 6.4.1. Visible roofs. Buildings with roofs visible from any public right-of-way shall have symmetrical pitched roofs with slopes no less than 5:12. Porches and first floors and dormers may have shed roofs with pitch no less than 2:12.
- 6.4.2. Roof materials. Roof materials should be appropriate for the function they are to serve as well as appropriate to the overall expression of the building or project. Standing seam metal is the recommended material for sloped roofs.
- 6.4.3. Prohibited: Skylights in pitched roofs when visible from the street; Precast cornice moldings.

6.5 Porches, Stoops & Balconies

- 651 Porches, stoops, and balconies shall be made of stuccoed concrete/masonry or wood. Stucco finish shall match building wall finish. Flooring at entry stoops, porches, and

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- steps shall be made of wood, exposed concrete, concrete pavers, brick, or colored cement tile. Tile and brick selection is subject to approval of reviewer.
- 652 Porch and stoop roofs may be exposed or closed with wood deck or panel-and-batten ceiling.
- 653 Stoops are permitted at all building entries and may be covered by roofs, awnings or canopies. Stoops shall be no greater than 8 feet (8') in length or depth.
- 654 Balconies may be recessed into the main volume of a building for a maximum 50% of their depth. Any part of a balcony that projects beyond the building wall shall be structurally supported by concrete beams or profiled sills, or wood beams or brackets of appropriate scale.

7. Storefronts and Signage

7.1. Unified Storefront Design: The storefront windows, doors, signage, awnings, details and lighting shall be designed as a unified composition.

- 7.1.1. Storefront Walls: Storefronts shall be built of wood, brick, concrete siding, stone, custom metal work or steel frame. Storefronts shall not be constructed of extruded aluminum frames or panels.
- 7.1.2. Storefront Windows: First floor facades shall be a minimum of 70 percent clear glass as measured between the floor and ceiling including the glass area of the front door. Storefront glass shall be clear with no more than 10 percent tinted. Reflective glass shall not be permitted along any commercial street. In flood-prone areas, glazing should not extend below the prescribed height to allow for easier flood proofing of the commercial space without having to raise the entire finish floor above the flood line.
- 7.1.3. Entrance Doors: Storefront entrance doors shall be recessed to allow the door to swing out without obstructing pedestrian flow on the sidewalk. Each tenant space shall have at least one three-foot wide door at the main entry. Storefront entrances shall be encouraged at building corners. Where appropriate, sliding or folding doors that allow the activity of the business to open adjacent to and onto the public sidewalk may be installed for restaurants and food services. Rear and side doors facing service alleys and parking lots are encouraged, but not required.
- 7.1.4. Bulkheads: Storefronts shall have a minimum 12-inch high masonry kick plate or bulkhead along all street frontages. Storefront bulkheads shall be a maximum of 36 inches above the adjacent sidewalk except for when required for flood-proofing within the Imperial River floodway. Bulkheads shall be designed as an integral component of the overall storefront.
- 7.1.5. Sign Bands: Storefronts shall have a horizontal sign band at the top of the first floor window. Sign bands shall be an integral design with the storefront's elevation and details, and may be a contrasting color to the building. Sign bands may be up to 12 inches in height and may extend the entire length of the storefront. Sign bands shall not be internally illuminated but may be externally lit subject to the approval of the City.
- 7.1.6. Security Gates and Shutters: Solid metal security gates and solid roll-down shutters shall not be permitted. Interior link or grill security devices may be permitted if they can be completely enclosed or hidden from view when not in use, and subject to the approval by the City.
- 7.1.7. Design for Tenant Flexibility: The design of first and second floor commercial spaces should anticipate restaurant requirements. Accommodation for restaurant venting and sewage utilities such as grease traps and interceptors should be designed into the building. Designs shall anticipate potential commercial power and gas load needs. In addition, buildings shall provide maximum clear space between interior columns for the ground floor retail and activity spaces.
- 7.1.8. Store Heights: All first floors of commercial buildings shall have a minimum of 14-foot tall ceilings as measured between the finished floor and finished ceiling.

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- 7.1.9. Outside Commercial Uses: Temporary exterior commercial uses, seating, dining and displays along the storefront's adjacent sidewalks are encouraged subject to approval by the City. All temporary displays shall maintain a minimum clear pedestrian walkway of five feet.
- 7.1.10. Galleries at retail frontage in T-5 zone shall be continuous along frontage and made of metal. Decking at second- and third-story floors shall be made of wood, and railing shall be made of metal.
- 7.1.11. Awning Materials: Canvas, glass or metal awnings are encouraged and should be coordinated with the top edge of the ground floor windows and doorframes.
- 7.1.12. Awning Configuration: Awnings shall be a metal armature stretching a non-translucent membrane without side or bottom soffit panels. They shall consist of sloping squares or rectangles without side or bottom soffit panels and shall not be backlit from under or inside. Edgeless awnings are encouraged. External lighting of awnings may be permitted with the approval by the City.
- 7.1.13. Awnings shall be a minimum of 60 inches wide x 60 deep, and shall not extend closer than two feet to the edge of the adjacent street curb. All awnings shall be integral to the overall design of the storefront and shall respect vertical column and window spacing. Awnings shall be at least seven feet high from the adjacent sidewalk.
- 7.1.14. Round, half domed and plastic awnings are prohibited. Awnings shall not be used as signs, except as noted below, and shall have a maximum slope of 1:3 (33%) from the building to the edge. Awnings shall have a maximum of two colors subject to the approval by the City.
- 7.1.15. Outdoor dining areas on sidewalk and public rights-of-way shall be allowed subject to the following standards:
 - a. Outdoor dining areas shall be separated from public walkways and streets using railings, wrought-iron fences, planters, and landscaping; and
 - b. A minimum unobstructed pedestrian path of at least six (6) feet wide shall be provided along public rights-of-way.

7.2. Exempted Signs

- 7.2.1. The signs specified in this section are exempt from signage regulations other than those in this section and may be erected without a sign permit.
- 7.2.2. Changing copy, maintaining, or repainting a sign are exempt, provided structural and electrical changes are not made without a permit.
- 7.2.3. Signs erected entirely within the confines of a nonresidential or mixed-use site, provided the sign cannot be viewed from streets or common property.
- 7.2.4. Address and Residential Identification Signs
 - a. Any identification sign at the entrance of a single-family residence or affixed to a mailbox, such as a sign which bears only the street number, mailbox number, or name of the occupant of the premises.
- 7.2.5. Holiday Decorations
 - a. Holiday decorations, flags, streamers, and similar.
- 7.2.6. Flags
 - a. A flag of any nation, government, sports team, or nonprofit organization which is deployed from a permanent freestanding or wall-mounted flagpole or, with respect to the United States flag, in a manner acceptable for the display of the national ensign as set forth in the U.S. Flag Code.
- 7.2.7. Official Signs
 - a. Any sign erected by the City of Bonita Springs.
 - b. Any sign erected by a government.
 - c. Public utility and traffic signs.
- 7.2.8. Political Signs
 - a. Political signs conforming with the following requirements do not require permits:

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- i. Political signs are limited to 3 square feet and may not exceed 30 inches above grade.
 - ii. Political signs may be erected 25 days prior to an election and must be removed within 5 days of the election.
 - iii. One sign per candidate or referendum item is permitted per lot, up to 3 signs total, except at Churches being used as polling places.
- 7.2.9. Residential Construction Signs
 - a. Subject to the following:
 - i. Signage may only identify contractor or subcontractor name, address, phone number, and license number.
 - ii. The contractor is allowed 1 sign with a maximum area of 4 square feet.
 - iii. Each subcontractor is allowed 1 sign with a maximum area of 4 square feet.
 - iv. Signs may only be erected after a building permit has been issued.
 - v. Signage must be removed within 5 days of the final inspection.
- 7.2.10. Residential Rental Signs
 - a. Subject to the following:
 - i. One sign may be attached to the house or fastened to a stake mounted in the yard and one additional sign facing a golf course or lake frontage.
 - ii. Rental signs may be permanently attached to the house, signs mounted in yards must be removed once the house is rented for a 60-day period or longer.
 - iii. Signs are limited to 1 square foot in area.
- 7.2.11. Warning and Instructional Signs
 - a. Any warning sign, non-advertising signs (e.g. "no trespassing," "no dumping"), or non-advertising symbol which pertains to the parcel of property upon which it is located, provided any such sign does not exceed 4 square feet in copy area and is not illuminated.
 - b. Any special instruction sign (e.g. "open," "closed," "hours of business," "no smoking") provided any such sign does not exceed 8 square feet in copy area.
- 7.2.12. Miscellaneous Signs
 - a. Any memorial sign, gravestone, or commemorative plaque.
 - b. Any generic, architectural feature that is designed, integrated, and constructed as part of a building.
 - c. Any sign which is integrated into or on a point of sale purchase display.
 - d. Any sign carried by a person.

7.3. Prohibited Signs and Sign Locations

- 7.3.1. The signs specified in this section are prohibited.
 - a. Billboards (replacements subject to LDC Ch.6).
 - b. Any sign advertising products or articles that are not manufactured, assembled, processed, repaired, or for services sold on the premises.
 - c. Two or more signs that convey a single, cumulative advertising message, part of which is contained on each sign in the series.
 - d. Illuminated, Animated, Moveable, or Inflatable Signs
 - i. Animated signs.
 - ii. Inflatable signs.
 - iii. Any sign that simulates emergency lights on emergency vehicles, traffic-control signals or devices, directional, informational, or warning signs erected by the POA, a government, utility, or similar agency.
 - iv. Any sign that uses an intermittent light or lights, including flashing lights, beach lights, strobe lights, rotating beacons, chasing lights, or zip lights.
 - v. Any sign placed on a wall or fence, independent of a building.

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- vi. Any sign that is wind or power operated including flags, streamers, pinwheels, and balloons.
- vii. No signs may be located in a way that causes a hazard to pedestrian or vehicular traffic.
 - (1) Temporary signs at street intersections are limited to 30 inches in height within a triangle measured 30 feet from the intersection along each right-of-way.
 - (2) No permanent sign may be located within a triangle measured 30 feet from the intersection along each right-of-way.

7.4. Permitted Signs

7.4.1. General

- a. Signs must conform with the following standards, as specified in Table 7.6-1 and illustrated in Table 7.6-2:
 - i. Sign type limitations by Zone;
 - ii. The height and area of the sign;
 - iii. The number of signs per site;
 - iv. The height of sign copy.
- b. Exterior signs must be made of durable, weather resistant materials.
- c. A permit is required for all signs permitted under this section.
- d. No sign, once approved, may be moved or altered without additional approval, excluding maintenance or repainting required to restore a sign to its original, approved condition.

7.4.2. Clearance

- a. Signs must provide the following clearance:
 - i. A minimum of 9 feet over pedestrian ways;
 - ii. A minimum of 13.5 feet over vehicular travel ways and parking aisles.
- b. Signs located along streets must be a minimum of 2 feet from a curb, ramp, driveway, light pole, street sign, or fire hydrant.

7.4.3. Removal

- a. Signs must be removed as specified in Table 7.6-1, and as follows:
 - i. (P) Permanent; Signs do not require removal.
 - ii. (O) Occupancy; Signs must be removed within 7 days of the end of tenant occupancy.
 - iii. (B) Business; Signs must be removed when the business is closed.
 - iv. (T) Temporary; Signs must be removed within the time period specified by sign type.
 - v. Any moveable signs must be removed from outdoor spaces during high winds or other weather conditions that might pose a hazard to public safety.

7.4.4. Sign Templates

- a. The permitting and inspections department supplies templates for Open House, Model Home, and Under Construction signs

7.4.5. Illumination

- a. Internal sign illumination is limited to window and wall signs within storefronts.
- b. Light sources must be mounted, shielded, and pointed towards the sign face to eliminate spill-over glare onto any adjacent streets, properties, or skyward.
- c. Exposed bulbs or lamps must not exceed the equivalent of 25 watts of incandescent light.

7.4.6. EMC / EMU Signs

- a. EMC / EMU signs are permitted for use on ground signs for Churches and POA facilities.
- b. Each image must remain static for a minimum of eight seconds.

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- c. Transitions must be instantaneous, without intervening flashing, animation, or movement of any kind.
- d. Signs must be equipped with automatic dimming technology.
- e. Signs must not exceed 0.3 foot candles above ambient light measured at a distance of 200 feet.

7.5. Requirements by Sign Type

7.5.1. Band Signs

- a. Band signs may be located above tenant storefronts, below second story windows, and beneath the building cornice or coping.
- b. Band sign copy must be at least 6 inches from building corners.

7.5.2. Banner Signs

- a. Banner signs must be made of flexible materials such as cloth, canvas, and vinyl.
- b. Banner signs may be hung on the side of a building or suspended from a portion of a building structure.

7.5.3. Commercial Construction Signs

- a. Signs are limited to identification of the architect, contractor, sub-contractor, landscaper, and financier.
- b. Signs must be removed within 5 days of the final inspection.
- c. Signs may only be erected after a building permit has been issued.
- d. Signage must not be above 4 feet from street grade.

7.5.4. Commercial Rental Signs

- a. All commercial rental signs require ACC approval.

7.5.5. Corner Signs

- a. Corner signs are only permitted at building corners where each facade is along a street.
- b. Corner signs may extend up to 6 feet above parapets.

7.5.6. For Sale

- a. Signs must be removed within 7 days of closing.

7.5.7. Garage Sale, Yard Sale, Estate Sale, and Moving Signs

- a. Signs and stakes provided by the permitting and inspections department must be used, limited to 5 signs per sale.
- b. Signs are valid for 10 days from the date of sale and must not be reused.
- c. Signs may be erected 1 day prior to the sale and must be removed within 5 hours of the end of the sale.
- d. Signs must not be altered.

7.5.8. Ground Signs

- a. Ground signs are limited to the following locations:
 - i. Forecourts.
 - ii. SD-DID
 - iii. C-OS
- b. The bottom of the sign must be within 2 feet of sidewalk grade.
- c. Ground signs must be set back a minimum of 10 feet from property lines.

7.5.9. Marquee Signs

- a. Marquee signs may be used for lodging and movie theaters. The ACC may permit marquee signs for additional businesses upon request.

7.5.10. Projecting Signs

- a. Projecting signs must be erected on a wall of a building.
- b. Projecting signs may project up to 4 feet from the wall of the building on which it is erected.

7.5.11. Open House, Model Home

- a. An annual permit is required.

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- b. Signs must be free standing on a stake or frame.
 - c. The business name must be identified on signs, 2 in. copy minimum.
 - d. Balloons, streamers and other types of decoration may not be used.
 - e. Signs are allowed for 3 consecutive days in any one week.
 - f. Up to 4 signs may be located off site.
- 7.5.12. Window Signs
- 7.5.13. Window signs may be:
- a. Letters painted directly on the window;
 - b. Hanging signs hung interior of the glass;
 - c. Vinyl appliqué letters applied to the window, consisting of individual letters or graphics with no visible background.
- 7.5.14. Wayfinding signs
- a. Wayfinding signs must be free standing and constructed using solid materials to prevent the sign from being destroyed or blown away.

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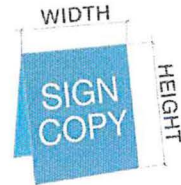
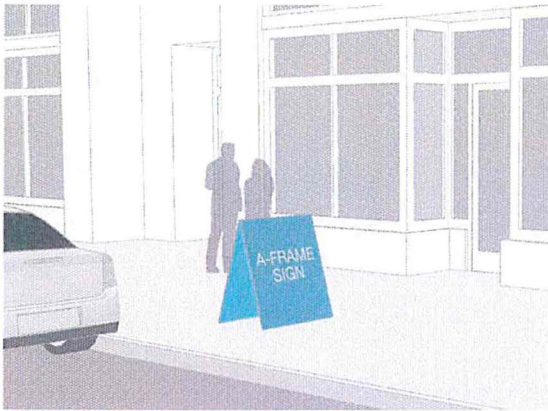
TABLE 7.6-1. GENERAL SIGN RESTRICTIONS

SIGN	SD	T3	T4	T5	PERIOD	NUMBER OF SIGNS(MAX.)	SIGN AREA (MAX.)	COPY HEIGHT (MAX.)
A-Frame	✓		✓	✓	B	1 per tenant	9 sf. each side	n/a
Awning	✓		✓	✓	O	1 sloping plane, plus 1 valence per awning	75% of sloping plane; 75% area of awning valence	16 in. on sloping plane; 8 in. on valence
Banner	✓		✓	✓	T	1 per event	per ACC	per ACC
Canopy	✓		✓	✓	P	1 per canopy	2 sf. per linear foot of shopfront	30 in.
Commercial Construction				✓	T	1 per construction	32 ft.	n/a
Corner	✓		✓	✓	P	1 per building	40 sf.	n/a
For Sale	✓	✓	✓	✓	T	1 per lot plus 1 per golf or lake frontage	3 sf. each side, 60 in. above grade	n/a
Ground	✓				P	1 per frontage	36 sf. each side	n/a
Hanging	✓		✓	✓	P	1 per tenant	6 sf. each side	n/a
Marquee	✓		✓	✓	P	1 per entry	n/a	n/a
Mural	✓		✓	✓	P	1 per frontage	n/a	n/a
Projecting	✓		✓	✓	P	1 per tenant	6 sf. each side	8 in.
Open House Estate Sale Model Home	✓	✓	✓	✓	T	1 per lot	3 sf. each side, 30 in. above grade	n/a
Wall Sign	✓		✓	✓	O	1 per frontage	3 sf. per linear ft.	18 in.
Window	✓		✓	✓	O	1 per window	25% of glazed area	12 in.
Yard	✓	✓	✓	✓	T	1 per 50 feet of frontage	6 sf. each side	n/a

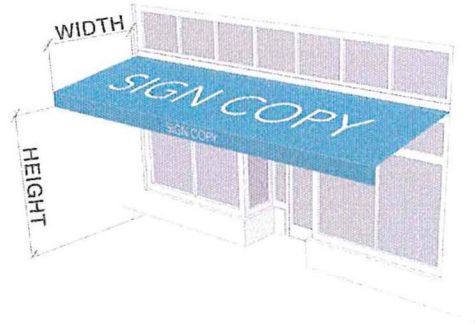
CITY OF BONITA SPRINGS
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TABLE 7.6-2. SIGN TYPES ILLUSTRATED

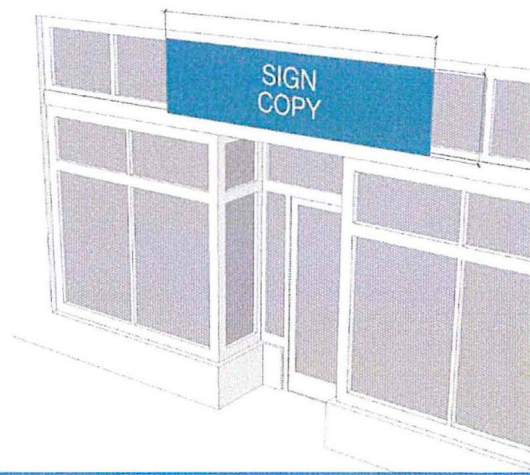
A-FRAME SIGN



AWNING SIGN



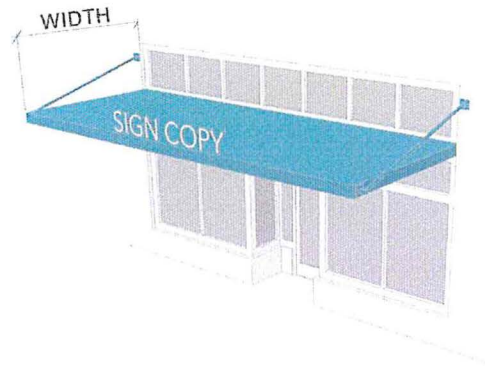
BANNER SIGN



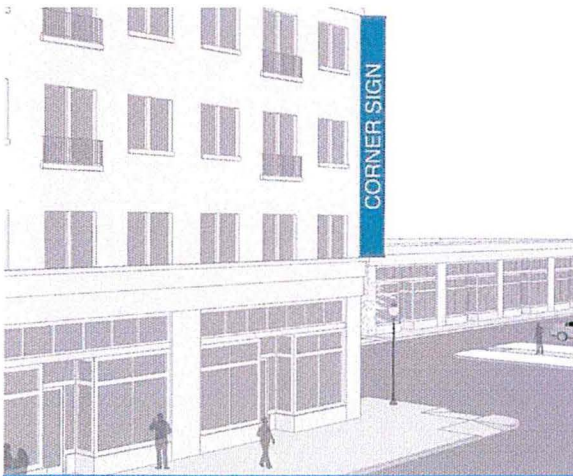
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TABLE 7.6-2. SIGN TYPES ILLUSTRATED

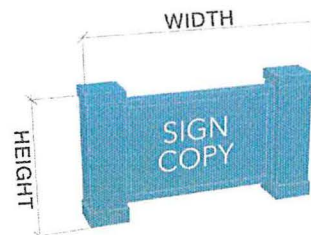
CANOPY SIGN



CORNER SIGN



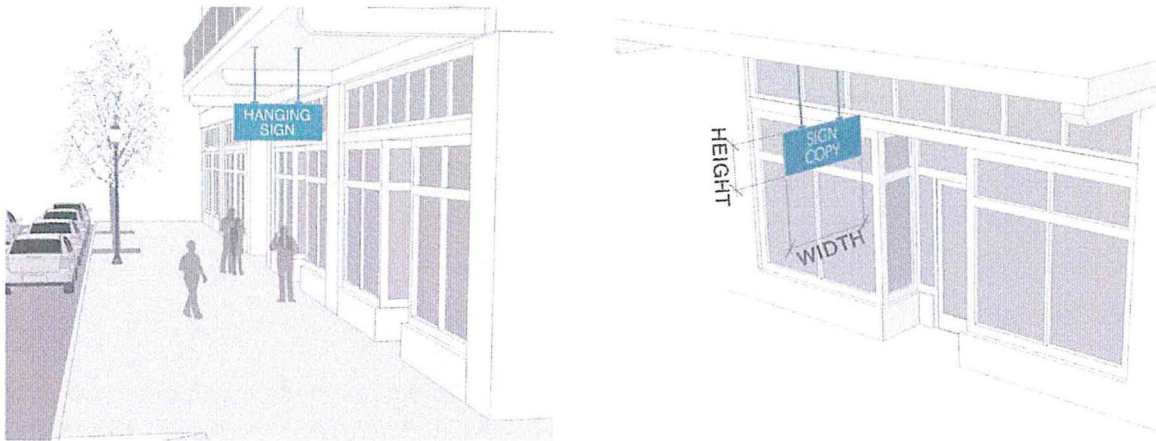
GROUND SIGN (*SPECIAL DISTRICTS ONLY)



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TABLE 7.6-2. SIGN TYPES ILLUSTRATED

HANGING SIGN



MARQUEE SIGN



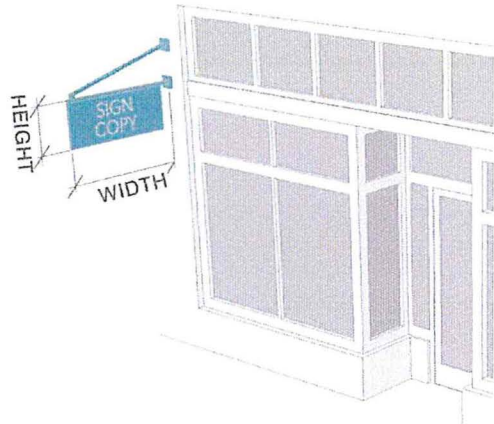
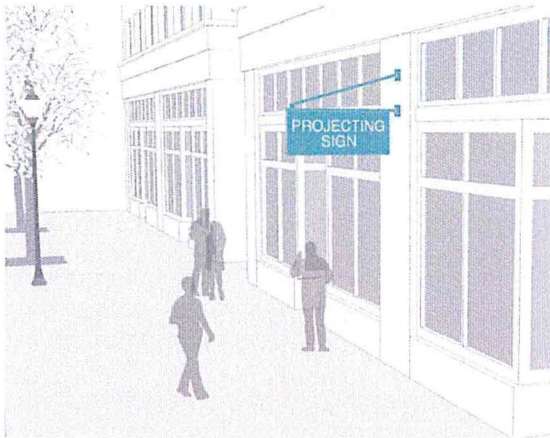
MURAL SIGN



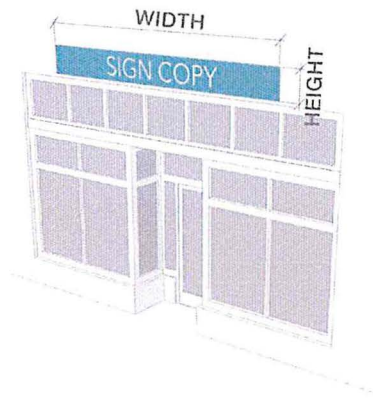
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TABLE 7.6-2. SIGN TYPES ILLUSTRATED

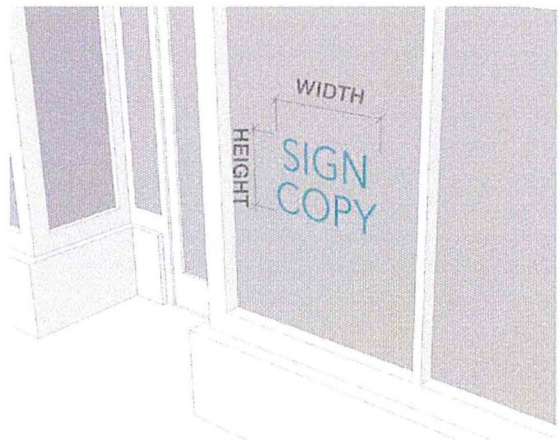
PROJECTING SIGN



WALL SIGN



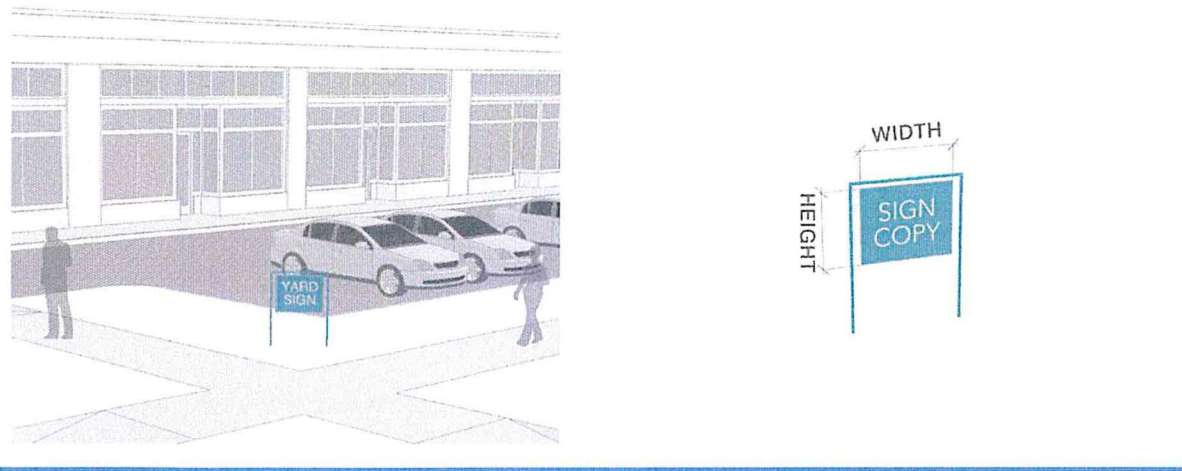
WINDOW SIGN



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TABLE 7.6-2. SIGN TYPES ILLUSTRATED

Wayfinding sign



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8. Landscape Standards and Guidelines

8.1. Landscape in the Public Right-of-Way

- 8.1.1. Due to the unique development standards of the Old U.S. 41 Redevelopment Zone within the city, landscape and buffering standards must be reviewed and approved according to these standards. In the event of conflicts with other sections of this zoning code, the provisions of this section shall take precedence and shall supersede other sections of this land development code. However, the provisions of this section shall not be construed to take precedence over the state building code.
- 8.1.2. When a covered walkway along a building frontage or right-of-way is not provided, tall or medium trees or palms are required to establish continuous shade.
- 8.1.3. For buildings with shared walls or a zero side setback, landscaping is not required for that portion of the property line.
- 8.1.4. Unless specifically prohibited due to building design and location, building perimeter plantings will be required. Property owners or registered agents may apply for administrative relief, plant the trees and/or shrubs in decorative pots, or have landscaping relocated to a different portion of the project site. Trees and shrubs required shall adhere to the species and sizes pursuant to Chapter 3 of the Comprehensive Plan.
- 8.1.5. Projects may receive administrative approval to reduce the width of required buffers and/or relocate required plantings on-site as part of the development order process.
- 8.1.6. Existing landscaping that does not comply with the provisions of this code must be brought into conformity, to the maximum extent possible, when the building/site is modified or expanded, or the building has been vacant for a period of one year or more and a request for certificate of use for a new local business tax is made.

8.2. Landscape on Private Property

- 8.2.1. These landscape standards and guidelines apply to all projects within the Old U.S. 41 District area.
- 8.2.2. These landscape standards and guidelines apply to all areas of the site plan that are not covered under the streetscape and plaza design guidelines of the Land Development Code.
- 8.2.3. All landscaping shall be installed in a sound workmanlike manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. (All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements.)
- 8.2.4. Landscaped areas shall require protection from vehicular encroachment. Community development will inspect all landscaping and no certificates of occupancy and use or similar authorization will be issued unless the landscaping meets the requirements provided herein.
- 8.2.5. All landscaped areas shall provide an automatic irrigation water supply system or as an alternate, an irrigation system consistent with Florida friendly landscape plans, to the extent the irrigation plan conforms to the Florida Yards and Neighborhoods Program, as administered by the University of Florida Institute of Food and Agricultural Sciences.
- 8.2.6. The property owner, or his agent, shall be responsible for the maintenance of all onsite landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All existing and newly landscaped properties shall receive an initial landscape/irrigation inspection to ensure compliance with these standards and guidelines.

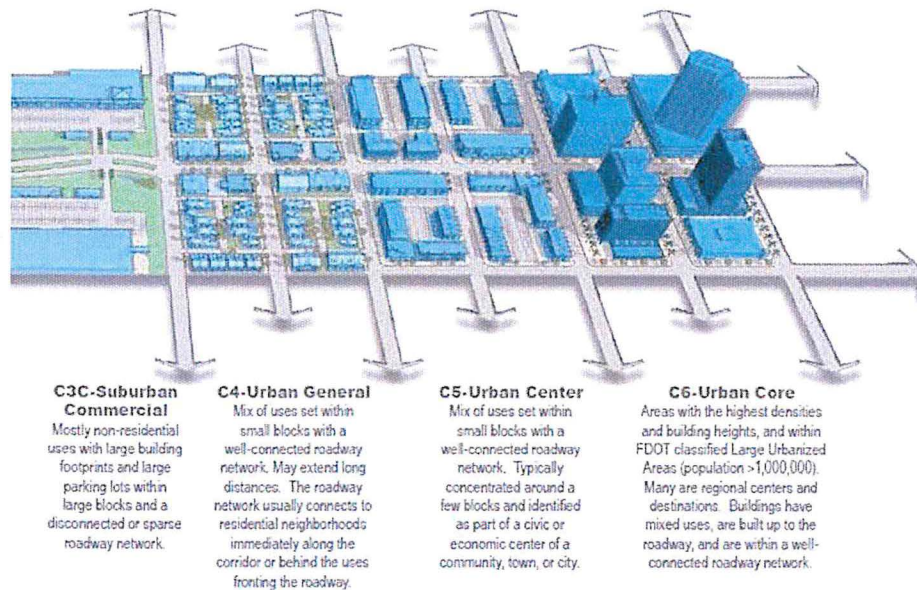
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9. Thoroughfare Standards and Guidelines

9.1. Context Classification

- 9.1.1. The Context Classification system, as developed by FDOT and described within the FDOT Complete Streets Manual, shall be adopted to identify place and guide streets and other transportation features, and to allow transportation to support adjacent land uses. See Figure 9.1-1 depicting context classification zones.
- 9.1.2. Streets shall be classified in accordance with the FDOT Context Classifications.

Figure 9.1-1: FDOT Context Classification Zones



9.2. Street Design

- 9.2.1. Design of local streets shall be guided by the Florida Greenbook, Chapter 19 Traditional Neighborhood Design.
- 9.2.2. Where a greenway of at least five (5) feet exists, driveway approaches and curb cuts shall not be permitted to interrupt the sidewalks.
- 9.2.3. *Sidewalks*. Sidewalks shall be required on all street frontages in residential, nonresidential, commercial and industrial developments in accordance with standards established by the Engineering Division of the City's Public Works and Facilities and the Florida Greenbook.
- 9.2.4. *Driveways and curb cuts*. Driveway, driveway approaches and curb cut requirements shall be as follows:
- Single-family residential types*. Driveway and curb cut widths for single-family residential types shall be a minimum of 10 feet up to a maximum of 22 feet in width.
 - Multifamily, mixed use and non-residential types*. Driveway and curb cut widths for multi-family and non-residential types shall be a minimum of 12 feet up to a maximum of 24 feet in width.
- 9.2.5. Driveway and curb cut spacing on a single property shall be a minimum of 42 feet with the following exception:
- Lots less than forty-two (42) feet wide shall be exempt from driveway spacing requirements.

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10. Special Assemblage Plans

10.1. The purpose of Special Assemblage Plans is to allow parcels or groupings of multiple abutting parcels greater than two (2) acres in size, and/ or multiple abutting parcels fronting Old 41, within the Downtown District to be master planned so as to allow greater integration of public and private improvements and infrastructure, to enable greater Thoroughfare connectivity, to encourage a variety of building types, heights, & massing and streetscape design, and/or greater flexibility so as to result in higher or specialized quality building and tree preservation within the Downtown to further the intent of this Code as expressed in Chapter 1.1.

10.2. A Special Assemblage Plan shall not alter the Permitted Uses listed in Table 3.1.1 for its Transect Zone, nor the density allocations outlined in Chapter 4 that are based on those found within the Comprehensive Plan. The total acreage of the proposed Special Assemblage Plan may be utilized for the purpose of calculating gross residential density. The maximum density shall not be increased pursuant to a conversion of commercial floor area and/or any density bonus provisions, including, but not limited to, an affordable housing density bonus. Nonresidential uses shall be limited to a maximum floor area ratio (FAR) of 0.5. The total acreage of a proposed mixed-use development may be utilized for the purpose of calculating commercial FAR.

10.3. General

10.3.1. The single or multiple owner(s) of abutting properties in excess of two (2) acres, and/ or multiple abutting parcels fronting Old 41, (excluding any separation by a public right-of-way) within the Downtown District, may apply to the Community Development Department for a Special Assemblage Plan.

10.3.2. A Special Assemblage Plan shall include a map of any proposed new Thoroughfares and any standards that deviate from requirements of the Downtown Form-Based Code.

10.3.3. A Special Assemblage Plan shall assign at least 12 percent (%) of its aggregated Lot Area to Civic Open Space. A Civic Building site may be located within or adjacent to the Open Space or at the axial termination of a significant Thoroughfare. The developer shall be responsible for constructing the public improvements within the Special Assemblage Plan, including but not limited to new and/or altered Open Spaces and Thoroughfares.

10.3.4. Development within the Special Assemblage Plan shall be pursuant to a recorded development agreement that will establish the allocation of Thoroughfares and Open Spaces and building areas, and the creation and retention of the public benefits.

10.3.5. Unless a building is specifically approved as part of the Special Assemblage Plan, any building shall be reviewed by the Planning Staff prior to issuance of a building permit.

10.3.6. A Special Assemblage Plan may include:

- a. Build-to-lines that differ from Transect Zone Setback requirements.
- b. A Terminated Vista location, requiring that the Building be provided with architectural articulation of a Type and character that responds to the location.
- c. A (Pedestrian) Passage, requiring a minimum ten (10) foot wide pedestrian access be reserved between buildings.
- d. A preservation plan acceptable to the Planning Department for any historic resources in the area of the Special Assemblage Plan.

10.3.7. Additional Design Guidelines.

- a. A parking management program that enables shared parking among public and private uses.
- b. Assemblages shall contain a mix of building types. No building type shall be used more than three times unless treated with a different massing and facade.

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- c. Flexible allocation of development capacity and height, (excluding density) on individual sites within the Special Assemblage Plan shall be allowed so long as the capacity or height distribution does not result in development that is out of scale or character with the surrounding area, and provides for appropriate transitions. Maximum allowable height of structures shall be limited to 60 feet. Allowable height shall be determined on a case-by-case basis subject to compatibility with surrounding properties and appropriate transition to lands located outside of the Terry Street Subdistrict. For the purposes of this Special Assemblage Plan, height shall be measured as the vertical distance from 18" above the adjacent roadway to the eave line of the building.

10.3.8. Procedure for Approval

- a. A pre-application meeting with City Staff is required, prior to submitting an application for a special assemblage plan.
- b. Submittal Requirements: The applicant shall provide a detailed site plan depicting the proposed layout, structure types, height, setbacks, open space, pedestrian/sidewalk locations, parking & vehicular use areas (including thoroughfares), transect boundaries, proposed density/intensity, and other applicable attributes that may be required by the City. The applicant shall additionally provide architectural renderings of the proposed building types throughout the site. These drawings shall be drawn to scale and shall provide elevations from all sides. The applicant shall also provide a boundary survey, a narrative that outlines the project, and a completed Administrative Action Application for a Special Assemblage Plan/Special Transect Zone District Plan.
- c. Review of Documentation: Staff will have up to twenty (20) business days to perform its review. The review clock will not start until all the documents outlined in 10.3.8(a) have been provided by the applicant. If approved, staff will issue a letter of approval, which may include zoning, building, or development conditions. This letter, along with a copy of the approved documents and plans will go to City Council to be ratified as a consent agenda item. If denied, staff will issue a letter that explains the reasons for denial. The applicant may appeal the decision in accordance with the Land Development Code.
- d. If approved by Staff and ratified by City Council, the applicant shall then go through the standard local development order/building permit process for the City.

11. Special Transect Zone Districts

- 11.1. Unless the property is owned by the City, Special Transect Zone Districts shall follow the regulations of 10.3.8 for review and approval. In the event that the assemblage of property within the special transect district exceeds two (2) acres, all standards in Section 10: Special Assemblage Plans, shall apply.

12. Procedures for Review

12.1. Design review meeting and submission requirements for the Downtown District (Old U.S. 41 Redevelopment Urban Core):

- 12.1.1. Excluding Special Assemblage Plans and Special Transect Zone District Plans, if a project complies with all the requirements of this code, it will be approved administratively by right.
- 12.1.2. The review process is to help guide the planning and design of projects and buildings within the Downtown District governed by the Table 2.1-1 Regulating Map (Urban Core of the Old U.S. 41 Corridor Redevelopment Area as defined in the master plan). The intent of the review is to strive to create a genuine downtown area with well-designed and sensible buildings that work together harmoniously, while the individual buildings themselves are different. The city's objective is to encourage high quality development that will be of benefit to its residents and others for generations to come. The purpose of the review is to encourage a design approach and product that is compatible with southwest Florida's cultural and geographical context. The design process should incorporate the natural and manmade environmental conditions, as well as the social and economic milieu that any development within or near the town center needs to

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accommodate. The review is to encourage good design and good buildings that fit within the context of the downtown area.

- 12.1.3. Consistent with section 3-487(e) of the Land Development Code, a reviewer will offer advice and recommendations concerning the applications for each specific development.
- 12.1.4. When any property owner has a project requiring new, rehabilitated or remodeled building within the Downtown District the applicant must submit during the design phases of any project, including hardscape improvement designs proposed on any properties within the area, regardless of whether a building is involved (for example, the proposed layout of a parking lot).
- 12.1.5. The owner or authorized representative shall attend the review meeting if this is a major impact project. A review meeting may be needed for a minor impact project, depending on the submitted materials.
- 12.1.6. A minor-impact project is one that does not involve structural changes except replacement with identical materials. It can be accommodated by either an informal meeting or by providing the reviewer with simple illustrations, drawings, or diagrams that clearly indicate the intent of the design of the project in its relation to the streetscape. The reviewer can then determine whether a meeting is necessary. Examples of a minor impact project include the addition of a sign, an awning, replacing of windows or doors, or the repainting of a façade, or other such minor improvement to a building. An owner, or tenant, or a representative thereof, such as a sign company, awning company, graphics firm, etc., may make the presentation to the reviewer for the applicant, if needed.
- 12.1.7. All other projects not considered minor shall be deemed major impact projects. For any architectural projects determined to have a major impact, the Florida-licensed architect or engineer responsible for the design of the building or the project and its buildings shall make submissions and presentations to the reviewer. For a planning concept project, the Florida planner or planning entity, the Florida-license.

13. Supplemental Regulations / Special Topics

13.1. Flood Criteria and Frontages

- 13.1.1. All new construction and major renovations shall be subject to the most current FEMA Floodway information.
- 13.1.2. This may involve the raising of residential first floors above the required height, or flood-proofing of commercial spaces

13.2. Abandoned Street ROWs

- 13.2.1. There are several abandoned Right-of-Ways within the Downtown. All were at one time accessible vehicular streets
- 13.2.2. The City should make an effort to use these ROW's as opportunities for restoring connectivity within Downtown. Not all may need to be restored as vehicular streets
 - a. Abandoned ROWs in areas of critical connectivity should be converted to vehicular streets
 - b. Abandoned ROWs which are greater than 300 feet (a typical block) in length should be converted to pedestrian and bicycle paths or linear parks
 - c. Abandoned ROWs which are un-important to the surrounding connectivity should be converted into pocket parks.

13.3. Abandoned Alley ROWs

- 13.3.1. There are numerous blocks in Downtown that once had rear alleyways
 - a. The city should try to reactivate these alleys where possible
 - b. Developers should be encouraged to restore alleyways where possible

13.4. CSX ROW

- 13.4.1. The existing rail line owned by CSX is an active Right-of-Way
 - a. It is understood this ROW may be abandoned in the future. In this scenario, the City should use the ROW as a linear park and pedestrian/cycling path which connects

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Downtown to other portions of Bonita Springs and the region.

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14. Definitions

14.1. Definitions of Building Uses

Accessory Building: an Accessory dwelling with an Accessory Unit.

Accessory Unit: an Apartment not greater than 600 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Accessory dwelling. See Table 10 and Table 17. (Syn: ancillary unit)

Affordable Housing: dwellings consisting of rental or for-sale units that have a rent (including utilities) or mortgage payment typically no more than 30% of the income of families earning no more than 80% of median incomes by family size for the county. (Alt. definition: rental or for-sale dwellings that are economically within the means of the starting salary of a local elementary school teacher.)

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Attic: the interior part of a building contained within a pitched roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

Awning: a sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, doorway, or deck.

Backbuilding: a single-story structure connecting a Principal Building to an Accessory dwelling. Base Density: the number of dwelling units per acre before adjustment for other Functions and/or TDR. See Density.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Brownfield: an area previously used primarily as an industrial site.

By Right: characterizing a proposal or component of a proposal that complies with the Code and is permitted and processed administratively, without public hearing. See Warrant and Special Exception.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

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Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See Table 7.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Cottage Court: an assemblage of cottages which front a common/shared courtyard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

Developable Areas: lands other than those in the C-OS Transect.

Disposition: the placement of a building on its Lot.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. (Variant: Lightwell, light court.)

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides.

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account.

Elevation: an exterior wall of a building not along a Frontage Line.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. (Syn: transition line.)

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage.

Facade: the exterior wall of a building that is set along a Frontage Line. See Elevation.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Function: the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use.

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Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages.

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites. (Variant: Grayfield.)

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Accessory dwelling. Permitted activities are defined by the Restricted Office category.

House: an Edgeward building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

Infill: noun - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. verb- to develop such areas.

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.

Layer: a range of depth of a Lot within which certain elements are permitted.

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. (Syn: elongated pedestrian shed.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See Work-Live. (Syn.: flexhouse.)

Lodging: premises available for daily and weekly renting of bedrooms.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Marquee: a metal or wood protective projection usually over a building entrance or storefront. (Syn: canopy)

Meeting Hall: a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

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Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Park: a Civic Space type that is a natural preserve available for unstructured recreation. **Parking Structure:** a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities. (Syn: walkshed, walkable catchment.)

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See Frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Accessory dwellings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Accessory dwellings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. (Var: Rowhouse, Townhouse, Apartment House)

Recess Line: a line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line.

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the Code.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See Special Requirements.

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T3).

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn:Townhouse)

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated.

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Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures. (Var: build-to-line.)

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function.

Shall: Indicates Code Standards which are regulatory in nature. Deviations from these standards shall only be permitted by Variance or Special Exception

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Should: Indicated Code Standards which are encouraged and recommended but not mandatory.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house.

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones specified by the SmartCode. Special Districts may be mapped and regulated at the regional scale or the community scale.

Special Exception: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code. Special Exceptions are usually granted by the Board of Appeals in a public hearing.

Special Flood Hazard Area: a designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

Stepback: a building Setback of a specified distance that occurs at a prescribed number of Stories above the ground.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.)

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

TDR: Transfer of Development Rights, a method of relocating existing zoning rights from areas to be preserved as Open Space to areas to be more densely urbanized

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage.

Townhouse: See Rearyard Building. (Syn: Rowhouse)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

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Transect Zone (T-zone): One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent. Warrants are usually granted administratively by the City.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work. (Syn: Live-With.)

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See Regulating Plan.