

FINAL DRAFT
JUNE 21, 2001

5. Sub-District Zoning Descriptions and Requirements:

5.1 Sub-District A-1

Purpose: The purpose of this sub-district is to allow civic uses to establish themselves within the village downtown core. Civic uses shall have a prominent place within the village and the civic buildings shall be orientated toward the Village Green and adjacent street, which wraps the Village Green.

Permitted Uses: Government/administrative offices, library, post office, village hall, community center

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

Orientation: Buildings shall orient toward the Village Green.

Setbacks:

- **Front:** Buildings shall be placed on the right-of-way line of the street, which wraps the Village Green. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- **Side:** 0
- **Rear:** 20

Roadway Obligation:

- The street that fronts the Village Green (A-2) on the west, as depicted on the Transportation Circulation Plan (Figure 2) shall be constructed per the cross section standard (Figure) concurrent with the development of A-1 uses. A portion of Altaloma Street may be vacated (see Figure 1) concurrent with the development of A-1 uses.

Village Green Obligation:

- The Village Green (A-2) shall be developed concurrent with the development of A-1 uses.

Aggregation: All properties within A-1 and A-2 are required to be site planned at the same time. Civic uses shall not be permitted to develop within A-1 unless development of all properties within A-1 and A-2 has been demonstrated.

Alternative: Civic users shall have the right of first refusal to locate within A-1. In the event civic users are interested in locating within A-1, the civic users shall also be required to acquire A-2. Civic users shall have six months from the date of adoption of the Village Overlay District to enter into a contract for purchase of sub-districts A-1 and A-2. In the event this land area is not under contract within this time frame by the civic space end users, sub-districts A-1 and A-2 may be developed per the E-1 and S-2 sub-district requirements.

FINAL DRAFT

JUNE 21, 2001

5.2 Sub-District A-2

Purpose: The purpose of this sub-district is to establish a Village Green (passive park) within the Village Center. This Village Green is to be wrapped by a street on the north, east and west, and Ehrlich Road on the south. Civic land uses are to front the street, which wraps the park on the north, east and west. This Village Green is intended to serve as a focal point for the Civic uses and the village at large. Public art is encouraged to be located in this park.

Permitted Use: Village Green, passive park

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

Setbacks: Not Applicable

Aggregation: All properties within A-1 and A-2 are required to be site planned at the same time. Civic uses shall not be permitted to be developed within A-1 unless development control of all properties within A-1 and A-2 has been demonstrated.

Alternative: Civic users shall have the right of first refusal to locate within A-1. In the event civic users are interested in locating within A-1, the civic users shall also be required to acquire A-2. Civic users shall have six months from the date of adoption of the Village Overlay District to secure ownership/enter into a contract for purchase of sub-districts A-1 and A-2. In the event this land area is not under contract within this time frame by the civic space end users, sub-districts A-1 and A-2 may be developed per the E-1 and S-2 sub-district requirements.

5.3 Sub-District B-1

Purpose: The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office and residential development within the Village Center along both Ehrlich Road and Gunn Highway.

Permitted Uses: Retail, office and residential

Maximum Density: 24 units per acre

Maximum Intensity: 0.35 FAR

Orientation: Buildings shall primarily orient toward Ehrlich Road and Gunn Highway.

First Floor: Retail, office

Second Floor: Office, residential

Minimum Height: Two (2) stories for those buildings fronting Gunn Highway/Ehrlich Road

FINAL DRAFT

JUNE 21, 2001

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- The street that is contiguous to the sub-district along its western boundary shall be constructed per the cross section standard (Figure) concurrent with the development of B-1 uses. It is recognized that cooperation with the Hillsborough County School Board is needed in order for this roadway to be constructed. In the event, cooperation with the School Board cannot be achieved the Zoning Administrator has the authority to waive this construction requirement.

5.4 Sub-District B-2

Purpose: The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office and residential development within the Village Center along Gunn Highway.

Permitted Uses: Retail, office and residential

Required Use: Land area for a municipal parking lot a minimum of one acre in size

Maximum Density: 24 units per acre

Maximum Intensity: 0.35 FAR

Orientation: Buildings shall primarily orient toward Gunn Highway

First Floor: Retail, Office

Second Floor: Office, Residential

Minimum Height: Two (2) stories for buildings fronting Gunn Highway

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

FINAL DRAFT

JUNE 21, 2001

Roadway Obligations:

- Concurrent with the development of this sub-district an east/west street and north/south street shall be constructed per the cross section standard (Figure) in the location as depicted per the Transportation Circulation Plan (Figure 2). Driveway connections shall be provided to the north/south street within B-2 and the north/south street located along the western edge of B-1 and internal circulation shall be designed so that travel between these two streets may be achieved.

5.5 Sub-District B-3

Purpose: The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office and residential development within the Village Center along both Gunn Highway and the trail. It is anticipated that uses within this sub-district will take advantage of the frontage along both Gunn Highway and the trail and orient buildings toward both corridors. Large mature canopy trees shall be protected and incorporated into the site plan design.

Permitted Uses: Retail, office and residential

Maximum Density: 9 units per acre

Maximum Intensity: 0.35 FAR

First Floor: Retail, office, residential

Second Floor: Office, residential

Parking: Parking may be permitted to side of buildings given the narrow width and double frontage position of this sub-district

Orientation: Buildings shall also orient toward the trail. The sides of buildings (front, side or rear) facing the trail shall be finished to the same extent as the front facade.

Setbacks:

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- **Side:** 0 feet
- **Rear:** 0 feet

Roadway Obligation:

- Concurrent with the development of this sub-district an east/west street shall be constructed per the cross section standard (Figure) contiguous to the northern boundary of the sub-district as depicted per the Transportation Circulation Plan (Figure 2).

Trail Connection: A minimum of four connections to the trail shall be provided

FINAL DRAFT

JUNE 21, 2001

5.6 Sub-District B-4

Purpose: The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office and residential development within the Village Center along Gunn Highway and the trail. It is anticipated that uses within this sub-district will take advantage of the frontage along both Gunn Highway and the trail and orient buildings toward both corridors.

Permitted Uses: Retail, office and residential

Maximum Density: 24 units per acre

Maximum Intensity: 0.35 FAR

Parking: Parking may be permitted to side of buildings given the narrow width and double frontage position of this sub-district

Building Orientation: Buildings may also orient toward the trail. The sides of buildings (front, side or rear) facing the trail shall be finished to the same extent as the front façade.

First Floor: Retail, office

Second Floor: Office, residential

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- Concurrent with the development of this sub-district an east/west street shall be constructed per the cross section standard (Figure) contiguous to the southern boundary of the sub-district as depicted per the Transportation Circulation Plan (Figure 2).

Trail Connection: A connection to the trail shall be provided

5.7 Sub-District B-5

Purpose: The purpose of this sub-district is to allow for retail and office development within the Village Center along Ehrlich Road, Gunn Highway and the trail.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

FINAL DRAFT

JUNE 21, 2001

Parking: Parking may be permitted to side of buildings given the triple frontage position of this sub-district

Building Orientation: Buildings may also orient toward the trail. The sides of buildings (front, side or rear) facing the trail shall be finished to the same extent as the front façade.

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

Trail Connection: A connection to the trail shall be provided

5.8 Sub-District C-1

Purpose: The purpose of this sub-district is to allow for the continuation of the existing fire station and/or public uses facilities.

Permitted Use: Public use facilities

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

Setbacks: Not Applicable

Aggregation: Not Applicable

5.9 Sub-District C-2

Purpose: The purpose of this sub-district is to allow a public park and/or baseball field.

Permitted Use: Public park

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

Setbacks: Not Applicable

Aggregation: Not Applicable

FINAL DRAFT

JUNE 21, 2001

5.10 Sub-District D

Purpose: The purpose of this sub-district is to allow for attached residential (townhouses) along the southern and western perimeter of the sub-district, with a street fronting the townhouses, with the street wrapping a Village Green/park. The street and park/Village Green is to be developed concurrently with the residential units. A street connection shall be made to the Citrus Pointe subdivision as shown in Figure 2.

Permitted Use: Residential and Village Green/park

Maximum Density: 10 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines.
- Side: 0 feet
- Rear: 15 feet

Roadway Obligations:

- Concurrent with the development of sub-district D, the street which fronts the townhouses and the Village Green, the connection to the Citrus Pointe subdivision, and the connection to sub-district B-2 shall be constructed per the cross section standard (Figures and , respectively).

Village Green Obligation:

- A Village Green shall be developed in the area between Gunn Highway and the local street, which wraps the park. The Village Green shall be developed concurrent with the development of D uses.

5.11 Sub-Districts E-1, E-2, E-3 and E-4

Purpose: The purpose of these sub-districts is to allow for vertically and horizontally integrated mixed-use retail, office and residential development within the Village Center along Ehrlich Road. These sub-districts are treated identically except with respect to aggregation.

Permitted Uses: Retail, office and residential

Maximum Density: 24 units per acre

Maximum Intensity: 0.35 FAR

First Floor: Retail, office

Second Floor: Office, residential

Minimum Height: 2 stories for buildings fronting Ehrlich Road

Orientation: Buildings within E-1 may also orient toward the trail. The sides of buildings (front, side or rear) facing the trail shall be finished to the same extent as the front façade.

FINAL DRAFT

JUNE 21, 2001

Setbacks:

- **Front:** Buildings shall be placed on the Ehrlich Road right-of-way line. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- **Side:** 0 feet
- **Rear:** 30 feet

Trail Connection: A connection to the trail shall be provided with the development of E-1.

Aggregation: Each of the sub-districts listed herein (E-1, E-2, E-3 and E-4) shall be treated independently with respect to aggregation and may be developed independently.

5.12 Sub-District E-5

Purpose: The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail and office development within the Village Center along Ehrlich Road.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- **Front:** Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- **Side:** 0 feet
- **Rear:** 20 feet

5.13 Sub-Districts E-6, E-7

Purpose: The purpose of this sub-district is to allow for vertically and horizontally mixed-use retail, office and residential development within the Village Center.

Permitted Uses: Retail, office and residential

Maximum Density: 24 units per acre

Maximum Intensity: 0.25 FAR

First Floor: Retail, office

Second Floor: Office, residential

FINAL DRAFT

JUNE 21, 2001

Minimum Height: Two stories for those buildings fronting Ehrlich Road within E-6.

Orientation: Buildings may also orient toward the trail. The sides of buildings (front, side or rear) facing the trail shall be finished to the same extent as the front façade.

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

Roadway Obligations:

- Concurrent with the development of sub-district E-6 a north/south street shall be constructed per the cross section standard (Figure) contiguous to the eastern boundary of the sub-district as depicted on the Transportation Circulation Plan Map (Figure 2).
- Concurrent with the development of sub-district E-7 a north/south street shall be constructed per the cross section standard (Figure) contiguous to the eastern boundary of the sub-district as depicted on the Transportation Circulation Plan Map (Figure 2).

Trail Connection: A connection to the trail shall be provided

Aggregation: Each of the sub-districts listed herein (E-6 and E-7) shall be treated independently with respect to aggregation and may be developed independently.

5.14 Sub-District F-1

Purpose: The purpose of this sub-district is to allow for office development within the Village Center. Parking and building areas shall be located so as to minimize the impact to large mature canopy trees.

Permitted Uses: Office

Maximum Density: Not Applicable

Maximum Intensity: 0.15 FAR

Parking: Parking shall be located so as to minimize impacts to the existing tree canopy

Orientation: Buildings may orient toward the trail

Setbacks: Office buildings shall be located so as to minimize impacts to the existing tree canopy

FINAL DRAFT

JUNE 21, 2001

Roadway Obligation:

- Concurrent with the development of this sub-district an east/west street shall be constructed per the cross section standard (Figure) contiguous to the northern boundary of the sub-district as depicted per the Transportation Circulation Plan (Figure 2).

Trail Connection: A connection to the trail shall be provided

5.15 Sub-District F-2

Purpose: The purpose of this sub-district is to allow for office or residential development.

Permitted Uses: Office, residential

Maximum Density: 12 units per acre

Maximum Intensity: 0.20 FAR

Parking: Parking shall be located so as to minimize impacts to the existing tree canopy

Orientation: Buildings may orient toward the trail. The sides of buildings (front, side or rear) facing the trail shall be finished to the same extent as the front façade.

Setbacks: Office and/or residential buildings shall be located so as to minimize impacts to the existing tree canopy

Entranceway/Gateway Obligation:

- Concurrent with the development of F-2, sub-district F-3 shall be developed as a gateway to Citrus Park. The gateway shall include signage, landscaping and irrigation.

Trail Connection: A connection to the trail shall be provided. A stub-out to the east shall be provided for the eventual connection by others to sub-district AA

Aggregation: All properties within F-2 and F-3 are required to be site planned at the same time. Sub-district uses shall not be permitted to develop within F-2 unless development control of all properties within F-2 and F-3 has been demonstrated.

5.16 Sub-District F-3

Purpose: The purpose of this sub-district is to allow for an entranceway/gateway feature to Citrus Park Village. The gateway shall include signage, landscaping and irrigation.

Permitted Uses: Open space, gateway entrance feature

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

FINAL DRAFT

JUNE 21, 2001

Parking: Not Applicable

Setbacks: Not Applicable

Aggregation: The properties located within this sub-district are related to the properties within sub-district F-2. See F-2. This sub-district may be independently developed prior to the development of F-2.

5.17 Sub-District G-1

Purpose: The purpose of this sub-district is to allow for development of vertically and horizontally integrated mixed-use office and residential land uses. Existing residential structures may be converted or new buildings may be developed as all office, all residential, or mixed office/residential, or live/work units.

Permitted Uses: Office, residential

Maximum Density: 12 units per acre. Maximum building size: 5,000 square feet.

Maximum Intensity: 0.35 FAR. Maximum building size: 5,000 square feet.

First Floor: Office, residential

Second Floor: Office, residential

Setbacks:

- Front: 10 feet. New development shall build to this front setback line. Conversions shall not be required to build to this line.
- Side: 5 feet
- Rear: 20 feet

Aggregation: Properties within G-1 are not required to be site planned at the same time. Properties within these sub-districts may be independently developed. Individual properties within sub-district G-1 may take advantage of this district's uses and design requirements provided sign-off is received from a minimum of 80 % of the property owners on the facing block of the property to be redeveloped/expanded. The unit of measure to be used to indicate support shall be the amount of linear street frontage. The facing block is defined herein as representing all lots on both sides of a street segment where each use on each lot has an orientation to the street and access is to the street. Once 50% of the block is converted to higher density residential and/or office this requirement shall no longer apply.

5.18 Sub-District G-1 Alternative

In the event a minimum of 90% of all properties (measured by linear frontage) within G-1 can be brought under unified development control, this sub-district may be developed as retail, office, residential, or institutional uses or a mixture of these uses.

G-1 Alternative Permitted Uses: Mixed use, retail, office, residential and institutional (educational facilities: community college)

FINAL DRAFT

JUNE 21, 2001

Maximum Density: 20 units per acre

Maximum Intensity: 0.25 FAR

First Floor: Retail, office, residential, institutional

Second Floor: Office, residential, institutional

Orientation: Buildings shall be orientated toward the trail

Transportation Circulation Network Exemption: In the event 90% of the properties (measured by linear frontage) within G-1 are brought under unified control, the existing street grid within G-1 may be eliminated to allow for greater flexibility in the development of G-1 (i.e. campus style development).

Setbacks:

- Front: Buildings located the closest to the trail shall be placed on the trail right-of-way line. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

Trail Connection: A minimum of four connections shall be provided to the trail.

Aggregation: All properties within Alternative G-1 are required to be site planned at the same time. Sub-district uses shall not be permitted to develop within Alternative G-1 unless development control (i.e. site development plan approval) of all properties within Alternative G-1 has been demonstrated.

5.19 Sub-District G-2

Purpose: The purpose of this sub-district is to allow for retail development along Gunn Highway.

Permitted Uses: Retail

Maximum Density: Not Applicable

Maximum Intensity: 0.35 FAR

Orientation: Buildings may also orient toward the trail

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 20 feet

FINAL DRAFT

JUNE 21, 2001

Trail Connection: A connection to the trail shall be provided

Aggregation: The properties with existing retail zoning (properties fronting Gunn Highway) are not required to be site planned at the same time. Sub-district uses shall not be permitted to develop within the balance of G-2 unless development control (i.e. site development plan approval) of all properties within the balance of G-2 has been demonstrated.

5.20 Sub-District H-1

Purpose: The purpose of this sub-district is to allow for retail, and office development along Gunn Highway and Citrus Park Drive

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.21 Sub-District H-2

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

FINAL DRAFT
JUNE 21, 2001

5.22 Sub-District H-3

Purpose: The purpose of this sub-district is to allow for retail and office development along Citrus Park Drive.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.23 Sub-District I

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.35 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.24 Sub-District J

Purpose: The purpose of this sub-district is to allow for an existing public use facility (sheriff's office)

Permitted Uses: Public use facilities

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

FINAL DRAFT

JUNE 21, 2001

Setbacks:

- Front: New buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.25 Sub-District K

Purpose: The purpose of this sub-district is to recognize the existing Citrus Pointe subdivision.

Permitted Uses: Residential

Minimum Lot Size: Per existing plat

Maximum Intensity: Not Applicable

Setbacks: For new development and expansions (optional)

- Front: porch 10 feet/buildings 15 feet
- Side: 5 feet for detached units and duplexes/0 and 5 for zero lot line/0 for attached units
- Rear: 15 feet

Aggregation: Individual properties within sub-district K may take advantage of the reduced front yard setback requirement provided sign-off is received from 80 % of the property owners on the facing block of the property to be redeveloped/expanded. Once 50% of the block is converted to the 10/15-foot setback/build-to line, this requirement shall no longer apply.

5.26 Sub-District L

Purpose: The purpose of this sub-district is to recognize the existing elementary school.

Permitted Uses: Elementary School, school support facilities

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

Setbacks:

- Front: New buildings shall be placed on the right-of-way lines. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

FINAL DRAFT
JUNE 21, 2001

5.27 Sub-District M

Purpose: The purpose of this sub-district is to allow for office development along Sheldon Road.

Permitted Uses: Office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way line. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.28 Sub-District N

Purpose: The purpose of this sub-district is to recognize the existing apartment complex along Sheldon Road.

Permitted Uses: Multi-family residential

Maximum Number of Units: 230

Maximum Intensity: Not Applicable

Setbacks:

- Front: If redeveloped, buildings closest to the road shall be built to the right-of-way line.
- Side: 0 feet
- Rear: 0 feet

5.29 Sub-District O-1

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway and Sheldon Road.

Permitted Uses: Retail and office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

FINAL DRAFT

JUNE 21, 2001

Setbacks:

- Front: Flexible- buildings shall be located so as to minimize impact to the existing tree canopy.
- Side: 0 feet
- Rear: 0 feet

5.30 Sub-District O-2

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway.

Permitted Uses: Retail and office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Flexible - buildings shall be located so as to minimize impact to the existing tree canopy.
- Side: 0 feet
- Rear: 0 feet

5.31 Sub-District P

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway/Ehrlich Road.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.40 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- If the additional square footage is to be pursued under this overlay plan, concurrent with the development of this square footage a street connection shall be constructed per the cross section standard (Figure) across from what is now the Sickles High School driveway for a distance of a minimum of 400 feet to the east of Gunn Highway as depicted on the Transportation Circulation Plan (Figure 2).

FINAL DRAFT
JUNE 21, 2001

5.32 Sub-District Q

Purpose: The purpose of this sub-district is to allow for higher density residential development.

Permitted Uses: Residential, multi-family

Maximum Density: 20 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Front: Buildings closest to Gunn Highway, Hall Road, and the Alvina Street extension shall be placed on the right-of-way lines. In the event plaza space is provided, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- Concurrent with the development of this sub-district the Hall Road east/west segment contiguous to the northern border of this sub-district, and the Alvina Street extension segment contiguous to the southern border of this sub-district shall be constructed per the cross section standards (Figures and , respectively) and as depicted per the Transportation Circulation Plan (Figure 2). The developer of this sub-district is not responsible for the segment of the Alvina St. extension, which crosses over into sub-district P. However, attempting to work with the property owner(s) within sub-district P and connecting this Alvina St. segment to Gunn Highway all at the same time Sub-District Q is developed is encouraged.

5.33 Sub-District R-1

Purpose: The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village.

Permitted Uses: Office

Maximum Density: Not Applicable

Maximum Intensity: 0.40 FAR

Orientation: Buildings shall primarily orient toward Ehrlich Road/Gunn Highway

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

FINAL DRAFT

JUNE 21, 2001

Roadway Obligation:

- Concurrent with the development of this sub-district a north/south street segment, located along the eastern edge of the sub-district shall be constructed per the cross section standard (Figure) and as depicted per the Transportation Circulation Plan (Figure 2).

5.34 Sub-District R-2

Purpose: The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village.

Permitted Uses: Office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- Concurrent with the development of this sub-district a north/south street segment contiguous to the western border of this sub-district shall be constructed per the cross section standard (Figure) and as depicted per the Transportation Circulation Plan (Figure 2). Cooperation with the property owner within sub-district R-1 is required. In the event cooperation with the ownership within R-1 cannot be achieved, the Zoning Administrator may waive this street construction obligation. The Alvina Street east/west segment along the northern boundary of this sub-district shall not be improved.

5.35 Sub-District R-3

Purpose: The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village.

Permitted Uses: Office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

FINAL DRAFT

JUNE 21, 2001

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- Concurrent with the development of this sub-district a north/south street segment contiguous to the western border of this sub-district shall be constructed per the cross section standard (Figure) and as depicted per the Transportation Circulation Plan (Figure 2). Cooperation with the property owner within sub-district R-1 is required. In the event cooperation with the ownership within R-1 cannot be achieved, the Zoning Administrator may waive this street construction obligation.
- In the event the obligation to construct the north/south street is waived concurrent with the development of this sub-district, an east/west street segment located between sub-districts R-2 and R-3 shall be constructed per the cross section standard (Figure) and as depicted per the Transportation Circulation Plan (Figure 2).

5.36 Sub-District R-4

Purpose: The purpose of this sub-district is to allow for retail and office development within the Village Center

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.37 Sub-District S-1

Purpose: The purpose of this sub-district is to allow for office development within the Village Center. The intent is to provide employment opportunities within the village. Re-use of the existing main church building façade is required.

Permitted Uses: Office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

FINAL DRAFT
JUNE 21, 2001

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligation:

- Concurrent with the development of this sub-district an east/west street segment located between sub-districts R-2 and R-3 shall be constructed per the cross section standard (Figure) and as depicted per the Transportation Circulation Plan (Figure 2).
- Concurrent with the development of this sub-district the re-opening/construction of Almark Street between Berkford Ave. and Spivey Rd. shall be constructed per the cross section standard (Figure) and as depicted per the Transportation Circulation Plan (Figure 2).

5.38 Sub-Districts S-2, S-3, and S-4

Purpose: The purpose of these sub-districts is to allow for small-scale office development and residential/office work units within the Village Center. The intent is to provide employment opportunities within the village.

Permitted Uses: Office, residential/office work units

Maximum Density: 6 units per acre

Maximum Intensity: 0.25 FAR

Maximum Building Size: 5,000 square feet

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 20 feet

Aggregation: Each of the sub-districts listed herein (S-2, S-3 and S-4) shall be treated independently with respect to aggregation and may be developed independently.

4.47 Sub-Districts T-1, T-2, T-3, T-4, T-5 and T-6

Purpose: The purpose of this sub-district is to allow for residential development. In the event the street widths per the approved Citrus Park plat (75 feet and 60 feet) are narrowed to 50 feet, the properties located on either side of the center line shall be given the excess right-of-way.

Permitted Uses: Residential, single-family, duplexes, garage apartments, bed and breakfast facilities

Minimum Lot Size: 5,000 square feet

Maximum Intensity: Not Applicable

FINAL DRAFT

JUNE 21, 2001

Setbacks:

- Front: Porch 10 feet/Buildings 15 feet. New residences shall be built to these front setback build-to lines
- Side: 5 feet
- Rear: 15 feet

Roadway Obligations:

- Concurrent with the development of sub-district T-2, the grid network within T-2, as depicted per the Transportation Circulation Plan (Figure 2) shall be constructed per the cross section standard (Figure).
- It is anticipated, with the gradual build out of the existing Citrus Park plat that the balance of the residential streets within the T sub-districts will be constructed per the cross section standards (Figures) in locations as depicted on the Transportation Circulation Plan (Figure 2). It is recognized that public support may be needed to complete this task.

Aggregation: Properties within T-1, T-3, T-4, and those portions of T-5 and T-6 previously platted are not required to be site planned at the same time. Properties within these sub-districts may be independently developed.

Each of the following sub-districts: T-2 and those portions of T-5 and T-6 that were not previously platted shall be treated independently with respect to aggregation and may be developed independently. However, all properties within an individual sub-district, or portion as described herein, are required to be site planned at the same time. Sub-district uses proposed for development within an individual sub-district, or portion as described herein, shall not be permitted to develop unless development control of all properties within a specific individual sub-district, or portion as described herein, has been demonstrated.

5.39 Sub-District U

Purpose: The purpose of this sub-district is to recognize an approved subdivision.

Permitted Uses: Residential

Minimum Lot Size: 7,000 square feet

Maximum Intensity: Not Applicable

Setbacks:

- Front: porch 10 feet/buildings 15 feet - for new residences or expansions to existing residences (optional)
- Side: 5 feet
- Rear: 20 feet

Aggregation: Individual properties within sub-district U may take advantage of the reduced front yard setback requirement provided sign-off is received from 80 % of the property owners within the subdivision. Once 50% of the subdivision is converted to the 10-foot setback/build-to line this requirement shall no longer apply.

FINAL DRAFT

JUNE 21, 2001

5.40 Sub-District V

Purpose: The purpose of this sub-district is to allow for vertically and horizontally integrated mixed-use retail, office and residential development along Gunn Highway.

Permitted Uses: Retail, office and residential

Maximum Density: per underlying zoning

Maximum Intensity: 0.25 FAR

First Floor: retail, office

Second Floor: office, residential

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 20 feet

5.41 Sub-District W-1

Purpose: The purpose of this sub-district is to allow for higher density residential development

Permitted Uses: Residential, multi-family

Maximum Density: 20 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligations:

- Concurrent with the development of this sub-district a north/south street shall be constructed per the cross section standard (Figure) along the western border of the sub-district connecting S. Mobley Road with what is now the High School driveway. The existing Beaty Grove Drive may be eliminated to allow for greater flexibility in developing the sub-district.

FINAL DRAFT

JUNE 21, 2001

5.42 Sub-District W-2

Purpose: The purpose of this sub-district is to allow for higher density residential development

Permitted Uses: Residential, townhouse units

Maximum Density: 9 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligations:

- Concurrent with the development of sub-districts W-2, and/or W-3, and/or W-5 the following street segments shall be constructed; 1) an east/west street from Gunn Highway to the W-2 sub-district northwestern corner, then east along the northern border of this sub-district to the northeastern corner of this sub-district; 2) a north/south street segment along the eastern border of W-2; and 3) an east/west street segment from W-2 to Berkford Ave. These street segments shall be constructed per the street cross sections (Figure) and in the locations as shown on the Transportation Circulation Plan (Figure 2).

5.43 Sub-District W-3

Purpose: The purpose of this sub-district is to allow for residential development, trailhead park and parking area

Permitted Uses: Residential, townhouse units, trailhead park/parking lot. The only use permitted on the triangular parcel located on the east side of the trail shall be a trailhead park/parking lot.

Maximum Density: 6 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Buildings shall be located so as to minimize the impact to the existing tree canopy

Roadway Obligations:

- (See Sub-District W-2)

Trail Connection: A connection to the trail shall be provided

FINAL DRAFT
JUNE 21, 2001

5.44 Sub-District W-4

Purpose: The purpose of this sub-district is to allow for higher density residential development

Permitted Uses: Residential, multi-family

Maximum Density: 20 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

5.45 Sub-District W-5

Purpose: The purpose of this sub-district is to allow for higher density residential development

Permitted Uses: Residential, townhouses units

Maximum Density: 9 units per acre

Maximum Intensity: Not Applicable

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk is provided for plaza space, the buildings may setback an additional 5 feet.
- Side: 0 feet
- Rear: 0 feet

Roadway Obligations:

- See Sub-District W-2

5.46 Sub-District X-1

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway and S. Mobley Road.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.30 FAR

FINAL DRAFT
JUNE 21, 2001

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 20 feet
- Rear: 20 feet

5.47 Sub-District X-2

Purpose: The purpose of this sub-district is to allow for retail and office development along Gunn Highway and S. Mobley Road.

Permitted Uses: Retail, office

Maximum Density: Not Applicable

Maximum Intensity: 0.25 FAR

Setbacks:

- Front: Buildings shall be placed on the right-of-way lines. In the event a wider sidewalk or plaza is to be provided for outdoor café seating, the building may be setback an additional 5 feet. Small pedestrian courts shall have a maximum width of 20 feet on the street. Pedestrian courts may be expanded once beyond the buildings fronting the street (see Figure).
- Side: 0 feet
- Rear: 0 feet

5.48 Sub-District Z

Purpose: The purpose of this sub-district is to recognize the existing Woodbriar subdivision.

Permitted Uses: Residential

Minimum Lot Size: 10,000 square feet

Maximum Intensity: Not Applicable

Setbacks:

- Front: porch 10 feet/building 15 feet - new residences or expansions to existing residences (optional).
- Side: 7.5 feet
- Rear: 7.5 feet

Aggregation: Individual properties within sub-district Z may take advantage of the reduced front yard setback requirement provided sign-off is received from 80 % of the property owners within the subdivision.

FINAL DRAFT
JUNE 21, 2001

5.49 Sub-District AA

Purpose: The purpose of this sub-district is to provide for a passive park along the east bank of Rocky Creek. Pedestrian/bicycle access to this park shall be planned through sub-district F-2. Alternative access may be provided via Manhattan Drive.

Permitted Use: park, open space

Maximum Density: Not Applicable

Maximum Intensity: Not Applicable

Setbacks: Not Applicable

Sidewalks: Not Applicable

Trail Connection: A connection shall be provided across Rocky Creek through sub-district F-2 to the trail

Aggregation: Not Applicable

Roadway Cross Sections:

Ehrlich Road (Del Valle Street to Citrus Pointe Drive)

Ehrlich Road (Citrus Pointe Drive to Sheldon Road)/(Veterans Expressway to Del Valle Street)

Gunn Highway (Citrus Park Drive to Citrus Pointe Drive)

Gunn Highway (Citrus Pointe Drive to Ehrlich Road)

Gunn Highway (Ehrlich Road to S. Mobley Road)

Neighborhood – Major Local Streets

Residential Streets

Retail Streets

Alleys