

FINAL DRAFT
JUNE 21, 2001

4. District-Wide Zoning Descriptions and Requirements:

These district-wide standards apply to all sub-districts, unless otherwise noted.

4.1 Height – All Uses

Maximum of two (2) stories

4.2 Parking

- On-street parking shall be permitted and provided for on all local and major local streets within the district.
- On-street parallel parking shall also be permitted and provided for along the Village's main streets: 1) Gunn Highway/Ehrlich Road between Citrus Pointe Drive and Del Valle Street; and 2) Gunn Highway between Citrus Pointe Drive and Ehrlich Road. No diagonal or head-in parking is permitted on the village main streets.
- On-site parking shall be placed primarily to the rear of buildings, in order to maintain pedestrian-friendly street edges.
- Parking lots shall not be located adjacent to Ehrlich Road or Gunn Highway within the Village Center (exceptions noted in the sub-district descriptions).
- All required handicap parking spaces shall be provided for on-site.
- Minimum non-handicap parking requirements shall be assessed/provided at a rate of 50% of the requirements of the Land Development Code (e.g. retail, 2.5 spaces per 1,000 square feet).
- All required on-site parking may be located off-site if it can be determined, to the satisfaction of the Zoning Administrator, that the minimum required parking (50% of Code) is available, concurrent with development, within 1,000 feet of the land use (e.g. municipal parking lots, private/joint use parking lots). On-street parking shall not count toward meeting minimum (50% of Code) on/off-site parking requirements.

4.3 Sidewalks

- Minimum of ten (10) feet wide along Ehrlich Road and Gunn Highway within the Village Center (the segments noted above) [see street cross-sections].
- Minimum of five (5) feet wide along all other segments of Sheldon Road, S. Mobley Road, Gunn Highway and Ehrlich Road within the village and all other streets within the Village Center (see street cross-sections).
- Minimum of four (4) feet wide along all other streets (see street cross-sections).

4.4 Land Uses

- Retail uses equate to the land uses permitted within the Commercial Neighborhood Zoning District.
- Office uses equate to the land uses permitted within the Business Professional Office Zoning District.
- Retail and office uses within the Village Center (sub-districts identified above) shall not include drive-through facilities.

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4.5 Village Residential Design Standards

Public street presence is critical to the successful implementation of the SPI-CPV zoning district requirements, with respect to residential development. The single-family and attached residential areas, located throughout the balance of the village, outside the Village Center, shall be designed in conformance with the district-wide standards described below and in conformance with the standards described within each of the sub-districts. Residential Housing shall be developed at the build-to lines on public streets. Single-family and higher density residential is required to front on public streets. Where public street frontage does not exist, it shall be created. Higher density residential within the village shall orient to the street, with parking to the rear.

4.6 Access

Direct access to individual sub-districts beyond the access points reflected on the zoning district master plan shall be determined during certification of the General Site Development Plan for each sub-district.

4.7 Streetscape Obligation

Streetscape improvements, as described herein and as supported by the street cross-sections, shall be constructed along the streetside(s) contiguous to each sub-district, concurrent with the development of uses within each sub-district. The streetscape improvements include the required sidewalk, lighting and landscaping within the right-of-way.

4.8 Street Improvement Obligations

Street improvements, if identified in the specific individual sub-districts, shall be constructed per the specific cross-section identified, concurrent with development.