

# CITY OF ORLANDO COUNCIL AGENDA ITEM

H/O 2nd Rd  
#2

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**Items Types:**

Hearings/Ordinances/2nd Read

**District:** 4

**Contract ID:**

**Exhibits:** Yes

**Grant Received by City?:** No

**For Meeting of:**

January 11, 2021

**From:**

**Document Number:**

**On File (City Clerk) :** Yes

**Draft Only:** No

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**Subject:**

Ordinance No. 2020-58 Creating the SODO Zoning Overlay which Replaces and Expands the Orange/Michigan Zoning Overlay (LDC2019-10000)(Economic Development)

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**Summary:**

Following an update to the Vision Plan for the SODO area by its Neighborhood Improvement District, staff has drafted a Special Plan overlay that will expand the Orange/Michigan Special Plan area. The Special Plan includes a Town Design Review Committee (TDRC) function that will expedite land development reviews in the area, similar to Baldwin Park and the Southeast Sector Plan areas. Some of the features of the expanded overlay include:

- *Administrative Approval.* A "SODO TDRC" will replace most Municipal Planning Board actions, in order to expedite development review according to the specifics in the zoning overlay. It is proposed that the TDRC meet immediately following the Southeast Sector TDRC meetings.
- *Expanded Uses.* The new overlay allows for residential uses by right throughout the Special Plan overlay area, including industrial areas within the plan. Further, there is an expansion of alternative uses throughout the entire special plan overlay.
- *Expanded Area.* The area eligible includes both the previous Orange/Michigan Special Plan overlay area, and industrial area generally between Orange Avenue and Interstate 4 between Gore and Michigan Streets.
- *Increased heights.* The aforementioned industrial areas have additional height allocations in the special plan overlay (up to 200-ft), recognizing this as a truly emerging urban neighborhood on the southern edge of Downtown Orlando.
- *Clear Development Standards.* The vision plan for this area provides an all in one development guide, which is described in the special plan overlay district standards.
- *Increased Bonuses.* At certain nodes in the district, such as adjacent to the train station, there are additional development rights that are secured in the special plan overlay.
- *Complete Street Standards.* The overlay states the needed easements in advance for various complete street projects being undertaken in the area by the SODO Neighborhood Improvement District.
- *Additional Signage Rights.* The special plan overlay grants new specialty signs in the area, such as rooftop-type signage.

The vision plan associated with this item was approved at the March 2019 Municipal Planning Board, and staff has prepared the overlay in the time since for potential adoption. Since this item changes the allowable uses in the area as a result of the ordinance and is a City-initiated rezoning that impacts over 10 acres, two hearings are required. The City Council approved the first reading of this ordinance on November 9, 2020, and unanimously approved a motion to hear this item at the next regular scheduled City Council meeting (December 9, 2020 at 2:00 p.m.). On December 9, 2020, the City Council voted to continue the hearing on this item to January 11, 2021.

A revised draft of the ordinance includes edits to the proposed objectives of the Plan to better match previous language on neighborhood protection, provided at citizen request.

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City Council Meeting: 1-11-2021

Agenda Item: 12-2 Documentary: 210111202

**Fiscal & Efficiency Data:** No fiscal impact statement.

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**Recommended Action:**

Adopting ordinance No. 2020-58 and authorizing the Mayor and City Clerk to execute the same, after review and approval by the City Attorney's Office.

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Agenda Item attachment(s) on file in the City Clerks Office.

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**Note: All agenda items must be in the City Clerk's office by Noon Friday, six(6) business days prior to the regular Monday City Council meeting.**

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**Contact:** Jason Burton (Asst. City Planning Div. Mngr.), jason.burton@orlando.gov and Sarah Taitt (Asst. City Attorney II), sarah.taitt@orlando.gov

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**Approved By:**

**Department**

Budget Outside Routing Approval  
City Clerk

**Date and Time**

11/23/2020 2:26 PM  
11/23/2020 2:50 PM

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**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">SODO SP 12.21.20 JMB.pdf</a>	Ord. No. 2020-58	Ordinance

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***"Enhance the quality of life in the City by delivering public services in a knowledgeable, responsive and financially responsible manner."***

ORDINANCE NO. 2020-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING SECTION 62.499 OF THE LAND DEVELOPMENT CODE TO CREATE THE SODO SPECIAL PLAN AREA; CREATING PART 1L, CHAPTER 65 OF THE LAND DEVELOPMENT CODE TO ESTABLISH THE SODO TOWN DESIGN REVIEW COMMITTEE; AMENDING CHAPTER 66, SECTION 66.200, OF THE LAND DEVELOPMENT CODE TO PROVIDE DEFINITIONS RELATING TO THE SODO SPECIAL PLAN AREA; ESTABLISHING A SPECIAL PLAN OVERLAY ZONING CLASSIFICATION ON CERTAIN PROPERTIES GENERALLY LOCATED SOUTH OF LAKE LUCERNE, EAST OF INTERSTATE-4, WEST OF SUMMERLIN AVENUE, AND NORTH OF LAKE JENNIE JEWEL; AUTHORIZING AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING LEGISLATIVE FINDINGS, AND FOR APPLICABILITY, SEVERABILITY, CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

**WHEREAS**, Section 163.3202(1), Florida Statutes, requires that the City of Orlando, Florida (the "City") adopt or amend and enforce land development regulations that are consistent with and implement the City's adopted comprehensive plan; and

**WHEREAS**, Section 163.3202(3), Florida Statutes, encourages the use of innovative land development regulations and requires that all land development regulations be combined into a single land development code for the City; and

**WHEREAS**, from time to time, amendments and revisions to the City's adopted comprehensive plan (the "Growth Management Plan") and progress in the field of planning and zoning make it necessary or desirable to amend or revise the land development regulations of the City; and

**WHEREAS**, the City amended its Growth Management Plan to establish a zoning overlay with assigned intensities and densities in the SODO (South Downtown) area by adopting and amending Future Land Use Element policies S.12.7 through S.12.9.1; and

**WHEREAS**, the City created a draft "Development Standards and Design Guidelines" manual for the SODO district through a series of public meetings and work during 2018 in coordination with the SODO Neighborhood Improvement District, SODO Main Street, and area property owners, residents and developers; and

**WHEREAS**, at its regularly scheduled meeting of March 19, 2019, the Municipal Planning Board recommended to the City Council of the City of Orlando, Florida (the "Orlando City Council"), that the provisions of this ordinance are consistent with the applicable provisions of the City's adopted Growth Management Plan, are in the best interest of the public health, safety, and

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welfare, are in harmony with the purpose and intent of the City's Land Development Code, will not result in disorderly and illogical development patterns, and will not result in incompatible land uses; and

**WHEREAS**, the Orlando City Council hereby finds and determines that this ordinance is in the best interest of the public health, safety, and welfare; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA:**

**SECTION 1. SECTION 62.499, AMENDED.** Section 62.499, Land Development Code of the City of Orlando, Florida, is amended to read as follows:

Sec. 62.499. ~~Orange/Michigan SODO~~ Special Plan.

a) Relationship to Growth Management Plan. The Growth Management Plan (GMP) calls for an Urban Design Plan for the S. Orange Avenue/Michigan Street corridors and performance standards for mixed-use corridors in the Traditional City (Urban Design Element Goal 2, Objective 2.1, and Policy 2.1.4, and Goal 4, Objective 4.1, and Policy 4.1.1.). This Special Plan implements the recommendations from the Urban Design Plan, and its update called the SODO District Development Standards and Design Guidelines and establishes performance standards.

b) Objectives. The overall purpose of the ~~Orange/Michigan SODO~~ Special Plan is to provide a vibrant, recognizable, mixed-use, multi-modal neighborhood that thrives on the synergies afforded by the continued growth of the Orlando Health campus and related medical uses, and the continued success of the SODO Main Street District. The primary goals of this Special Plan is to preserve and strengthen commercial activities and redevelopment opportunities within the areaS. Orange Avenue and Michigan Street corridors, enhance pedestrian safety and main street character, and protect existing residential neighborhoods from encroachment.

The specific objectives of this Special Plan are to:

- ~~1) Program appropriate transitions between residential neighborhoods and commercial properties to provide opportunities for compatible development.~~
- ~~2) Set maximum standards for building height, mass, and scale that reflect allowable intensities and densities while ensuring logical transitions from activity centers and mixed use corridors to residential neighborhoods.~~
- ~~3) Support and enhance the pedestrian oriented nature and unique character of S. Orange Avenue and Michigan Street through urban design guidelines.~~
- ~~4) Set standards for building setbacks to allow for adequate streetscape treatment, sidewalk widths, landscaping, and other desirable elements.~~
- 1) Facilitate infill development and guide future growth while protecting the existing residential neighborhoods within and adjacent to the district.
- 2) Encourage design diversity and variation, while ensuring a compact and dense urban form concentrated on the west side of Orange Avenue corridor with a gradual transition to less dense residential neighborhoods to the east of the Orange Avenue corridor.



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- c) Application. The standards of this Special Plan shall apply to the area within the City of Orlando depicted in Figure 1. This is a transect-based special plan, and standards vary by transect zone. Each transect is described in detail in section (e) and is shown in Figure 1. The requirements of the Special Plan shall apply in addition to the other requirements of the City's Land Development Code (LDC). If there is any conflict between the other requirements of the LDC and this Plan, this Plan shall apply.
- d) Support Document. The standards of this Special Plan are intended to implement the recommendations provided in the Orange/Michigan Vision Plan Support Document (May 2010), SODO Complete Streets Master Plan, and the SODO District Development Standards and Design Guidelines (September 2018). These support documents shall provide the basis for clarifying the intent of the regulations contained in this Section, and shall serve as a guideline for the review of discretionary land use permits by the SODO Town Design Review Committee (TDRC). These documents may be amended from time to time through the Municipal Planning Board.
- e) Precise Plan Transitions and Transect Standards.  
Through this special plan a transect based planning approach has been utilized for those properties located within the special plan boundaries. The transects described below as well as the related standards of this special plan are intended to supplement the Land Development Code acknowledging the transitional nature of the SODO district and to provide additional flexibility through the course of the district.

The following transition areas ("Transects"), as depicted on the Transect Map (Figure 1) and further described below, are hereby created:

- 1) T3: Suburban Transect. This area represents existing low-density residential neighborhoods with predominately single-family and duplex, detached homes. Accessory Dwelling Units are also encouraged. Default zoning district standards shall continue to apply, and requests for re-zonings to allow additional intensity or change the residential character of these areas are discouraged.
- 2) T3.5: Live/Work Transect. This intermediate transition area is intended to allow for a mix of townhomes, attached or semi-detached residential buildings (1-4 dwelling units typical), offices, and residential-office mixed use buildings that are rear-loaded, designed to appear residential from adjacent residential streets, and accessed from adjacent T4 properties. Up to 0.30 FAR of office uses may be allowed in residential zoning districts when permitted by relevant Growth Management subarea policies and approved by the SODO TDRC. This is primarily a residential transect, ~~and as such~~ retail, restaurant, personal service, and other commercial uses are not permitted. T3.5 properties are encouraged to be consolidated with abutting properties facing commercial corridors (particularly S. Orange Avenue, E. Michigan Street, E. Pineloch Avenue, and W. Grant Street) whenever feasible.

The following additional development standards shall apply to properties designated as T3.5 in Figure 43(K):

- a. ~~Maximum Building Mass. Maximum of two and a half stories. permitted for any office use. Residential uses are typically no more than two stories, but an additional half story to one story may be allowed for residential development when the overall building height does not exceed the~~

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maximum height permitted by the zoning district. Approvals to allow significantly more height are prohibited.

b. ~~Bonuses.~~ Intensity bonuses are prohibited. Where otherwise permitted by Chapter 58, Part 6, density bonuses may only be approved when the additional units will be retained as affordable or attainable housing units within an otherwise market rate development. No bonus shall be approved that increases the building mass beyond what would otherwise be allowed. All other requirements of Chapter 58, Part 6 shall continue to apply.

c. ~~Residential Character Required.~~ For all office development and any development utilizing more than one story, gable, hip or similar residential roof styles are required. Flat roofs are prohibited for office development. In order to maintain the residential character of these areas, front porches and other traditional residential style architectural features are encouraged, and may be required during Appearance Review to ensure that a residential character is achieved in the building design.

d. ~~Stormwater or Parking for Adjacent Uses.~~ Stormwater and parking areas to support adjacent uses may be allowed on T3.5 lots as illustrated in Figure 43(J)(1) when the Zoning Official determines that the consolidated site plan provides appropriate transitions to the adjacent residential neighborhood and meets the following standards:

i. ~~The T3.5 lot(s) are consolidated with a T4 property as a single development site.~~

ii. ~~A Bufferyard B, to include a solid masonry wall, is provided between any parking or vehicular use area and any directly adjacent residential lot.~~

iii. ~~Parking must be screened by a wall at least 3 feet and no more than 5 4 feet in height from any public street. Walls greater than 3 feet in height above grade shall be no more than 50 percent solid. Groundcover or landscaping must be provided between the wall and the street.~~

iv. ~~Stormwater must meet the standards contained in this Section.~~

e. ~~T3.5 Block Faces.~~ Notwithstanding the above, commercial parking or stormwater retention shall not be the principal or only use of T3.5 lots where the majority of a block face is designated as a T3.5 transect area. For the purposes of this Plan, "block face" shall be considered to mean all of the lots on one side of a street located between two intersecting streets. Any parking structures, surface parking, or stormwater retention areas developed on T3.5 lots to serve adjacent T4 areas must be screened from view from the opposite side of the street with residentially scaled liner buildings, as illustrated in Figure 43(J)(2).

f. ~~Parking Locations.~~ All requirements for garages and parking locations of the Traditional City shall be met. Front loading garages must be located a minimum of 5 feet behind the principal facade, except for detached single family homes. Surface parking areas must be located to the rear of buildings, or between the building and a T4 parcel.

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- g. ~~Front yard setbacks. A reduced 15 ft. front yard setback may be permitted when two or more T3.5 lots are consolidated, a T3.5 lot is consolidated with a T4 lot, or a T3.5 lot is adjacent to another lot that has already been developed utilizing the reduced setback.~~
- h. ~~Building Articulation. Buildings should be articulated approximately every 30 to 40 linear feet, to match the existing character of single family homes on nearby lots.~~
- i. ~~Cross Access. Cross access easements and unified access and site circulation must be provided to adjacent T4 and T3.5 lots unless waived by the Planning Official.~~
- j. ~~Site Access. Sites should be accessed from adjacent T4 properties. New curb cuts on residential streets to serve a single T3.5 parcel shall be discouraged, except where the T3.5 parcel is being developed as a single family home. Where an entire block face is designated T3.5, curb cuts to serve office development are prohibited access must be from a side street or adjacent T4 property.~~
- k. ~~Office Uses. The conversion of existing single family homes to office uses without consolidation of circulation, access, parking, and stormwater retention is not consistent with the intent of the T3.5 transect area and shall not be permitted. Where the majority of the block face is designated as T3.5, a minimum of three lots must be consolidated prior to conversion of existing homes into office uses. All access, circulation, and parking must be provided to the rear of the existing structure, consistent with the standards for the T3.5 transect. Curb cuts for residential driveways shall be closed if the residential structure is converted for office uses, and fences or walls shall be used to screen all parking areas not already screened by the existing structure. In order to enhance the compatibility of converted offices on Jersey Street with the rest of the residential neighborhood, use of existing homes as offices shall be limited to those office uses that operate between the hours of 7 a.m. and 10 p.m. Special care shall be taken by property owners and tenants of such properties to not disturb the residential characteristics, aesthetics, and general tranquility of the neighborhood.~~
- l. ~~Signage. Limited signage shall be permitted for office uses in residential zoning districts in the T3.5 transect area as follows:~~
- ~~i. Single office in a single building: One nameplate or directory sign not to exceed four square feet in area.~~
  - ~~ii. Two or Three Offices in a single building: One directory sign not to exceed six square feet in area and one nameplate not to exceed four square feet in area.~~
  - ~~iii. Four or More Offices in a single building: One directory sign not to exceed eight square feet in area and one nameplate not to exceed four square feet in area.~~
  - ~~iv. Townhome style units may be considered separate buildings for the purposes of determining allowable signage.~~
  - ~~v. Only wall mounted, marquee, window, projecting, awning, and shingle signs shall be permitted. Ground signs and pole~~



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signs shall be prohibited. No sign shall be internally illuminated when visible from an adjacent residential area.

- 3) T4: General Urban Transect. This transect is the "main street" transect and is intended to promote a mix of commercial, office, residential, and mixed-use buildings that are appropriately scaled to the main street area. Buildings are typically 1-3 stories. Ground floor commercial uses are encouraged and pedestrian-oriented amenities and architectural features on the ground floor are required. Horizontal mixed-uses (side by side in one or more buildings) shall be allowed, but vertical mixed-uses (upper floors have a different use than the ground floor) are preferred.

The following development standards shall apply to properties designated as T4 in Figure 43(K):

- a. ~~Maximum Building Mass (east of Orange Avenue and north of Michigan Street). Three stories for all buildings.~~
  - b. ~~Maximum Building Mass (west of Orange Avenue and south of Michigan Street). Three stories for single use buildings. Four stories for mixed use or civic/public benefit use buildings.~~
  - c. ~~Bonuses. Intensity and density bonuses are generally discouraged, but a bonus may be approved when the resulting development does not exceed the maximum building profile allowed by (3)a and (3)b above. All other requirements of Chapter 58, Part 6 shall continue to apply.~~
  - d. ~~Zoning District Regulations. Where a T4 lot is zoned O 1/T/SP or O 1/SP, the minimum front yard and street side yard setback is reduced to 15 feet, the minimum side yard setback is reduced to 5 feet, the minimum rear yard setback is reduced to 15 feet, and the maximum ISR is increased to 0.85. Where a T4 lot is zoned AC 2/T/SP, minimum FAR and density standards shall not apply.~~
  - e. ~~Building Articulation. Buildings should be articulated approximately every 60 linear ft.~~
  - f. ~~Cross Access. Cross access easements and unified access and circulation must be provided unless waived by the Planning Official.~~
  - g. ~~Site Access. New curb cuts to Orange Avenue and Michigan Street are discouraged, and are not allowed when a development site has ingress/egress locations available to side streets. Ideally, only one curb cut at the mid-point of each block shall be allowed, except where this requirement results in unsafe or inefficient site circulation.~~
- 4) T5: Urban Center Transect. The primary intent of this zone is to create a vibrant mixed-use place for residents and visitors alike that is pedestrian-oriented and provides opportunities for a mixture of compatible land uses such as residential, commercial, retail, office, and entertainment uses. The design of sites in the T-5 Zone should allow residents and visitors to walk between shops and buildings by creating an internal, pedestrian-oriented street network; off-street parking shall be located behind the buildings and supplemented with on-street parking. While vertical mixed-uses are preferred, horizontal mixed-uses and single-use commercial, office or residential buildings shall be allowed if they are designed to



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conform to the urban form designated for this area. Open space within this Zone shall be provided in the form of amenity areas and public plazas that are urban in character.

It is important to accommodate public transit users, as well as bicycles and pedestrians traveling along the corridor. Ground-floor commercial uses are encouraged to contribute positively to a pedestrian-friendly environment, but frontages may also be occupied by other uses such as hotels, multifamily, public or office uses. Buildings are to be located close to the street but still allow ample room for pedestrian activity, public gathering spaces and safety. Development in the T-5 zone is still intensive but in a lesser degree than the T-6 zone, serving as a transition between the tallest and most intensive development around the train station and the hospital and the residential neighborhoods south of Michigan Street and east of Orange Avenue. This transect area consists of a mix of larger apartment and office buildings with commercial activities typical on the ground floor unless prohibited by the underlying future land use designation. Buildings are predominately attached, oriented to the street, and may use structured parking.

The following development standards shall apply to properties designated as T5 in Figure 43(K):

- a. Maximum Building Mass (east of Orange Avenue and north of Michigan Street). Four stories for non-residential uses; five stories for residential uses or ground floor commercial uses with residential uses above.
  - b. Maximum Building Mass (west of Orange Avenue and south of Michigan Street). Four stories for non-residential uses; five stories for residential uses; five stories for non-residential uses with ground floor commercial or residential floor(s); six stories for residential uses with ground floor commercial.
  - c. Bonuses. A density or intensity bonus may be allowed to reach the maximum building profile allowed by (4)a and (4)b above. All other requirements of Chapter 58, Part 6 shall continue to apply.
  - d. Building Articulation. Buildings should be articulated approximately every 120 linear ft.
  - e. Cross Access. Cross access easements and unified access and circulation must be provided to adjacent parcels unless waived by the Planning Official.
  - f. Site Access. New curb cuts to Orange Avenue and Michigan Street are not allowed unless no other possible ingress and egress solutions exist.
- 5) T6: Urban Core Transect. This transect area consists of multi-story buildings with structured parking, ground floor commercial, hospital and medical campuses, and residential densities to support transit. Areas where the T6 designation is appropriate are largely located west of the Orange Avenue corridor and are excluded from the Special Plan boundaries. Default zoning standards shall continue to apply. The primary intent of this zone is to allow redevelopment to create a vibrant, transit-oriented neighborhood with a mix of residential, retail and office uses while continuing to allow the type of industrial activities that have resided in this area for many years. This zone will focus on allowing high intensity development that supports public transit users as well as bicycle and pedestrian

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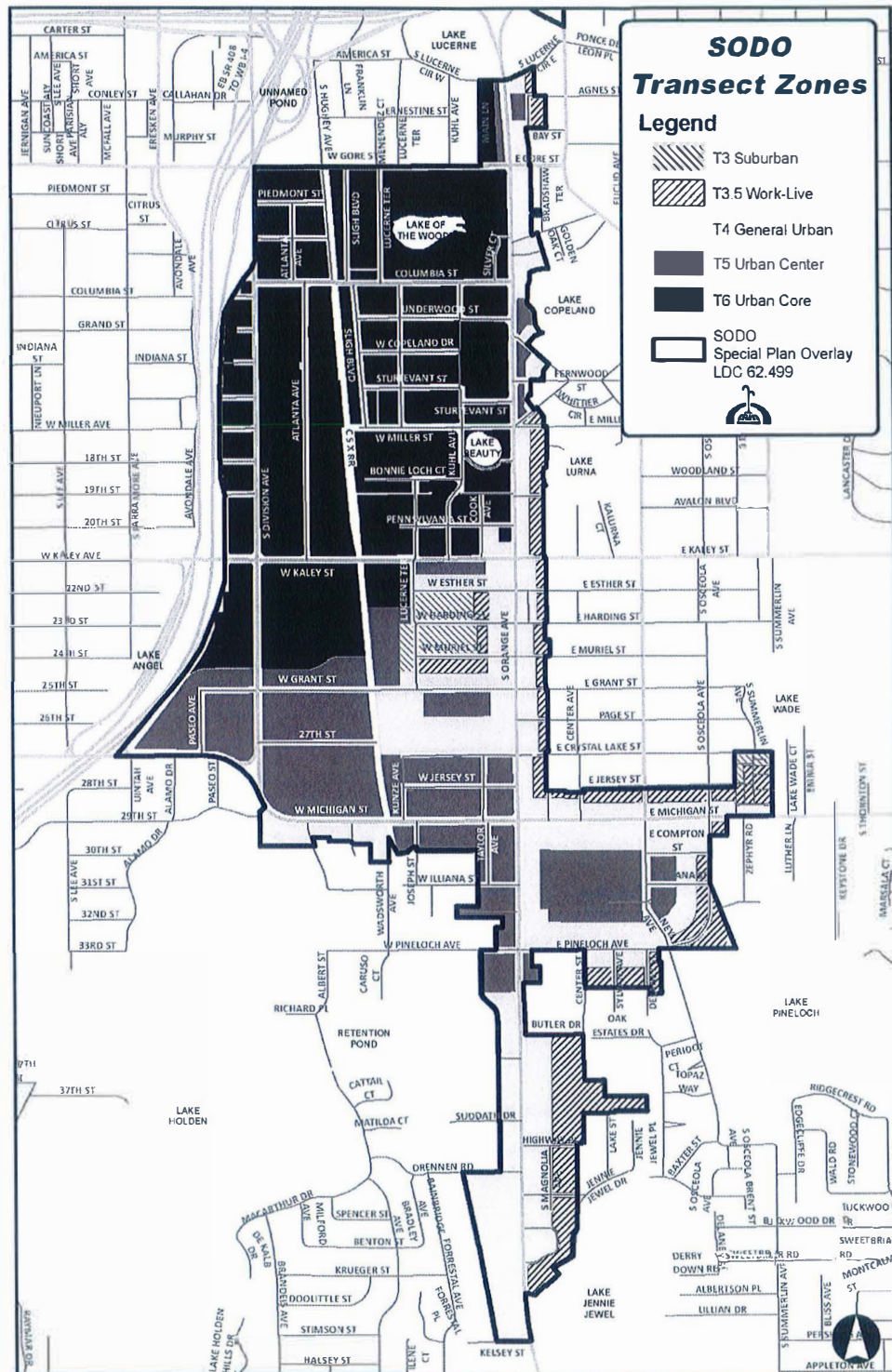
activity. The T-6 zone is also intended to accommodate uses that typically locate close to a hospital.

Ground-floor commercial uses are encouraged to generate activity and contribute positively to a pedestrian-friendly environment, but frontages may also be occupied by other uses such as hotels, multifamily, public or office uses. Buildings are to be placed close to the street, but exceptions are provided to accommodate outdoor gathering spaces (e.g. public plazas, outdoor dining) as well as pedestrian activity and safety. Off-street parking shall be located behind the buildings or in covered garages.

The Kaley Street/Division Avenue node is intended to become a highly visible and memorable node of activity representing the western gateway to the SODO district. The area to the north of this gateway is intended to promote a complementary mixture of transit-supportive uses at higher densities and intensities within walking distance of the SunRail station.

Development density, intensity and height is the most intensive in this area, given the presence of the SunRail station within the zone, and its location between the Interstate (I-4) on the west and already intensive hospital uses on the east side.

**FIGURE 1 - SODO TRANSECT ZONES**



City of Orlando, Economic Development Department, October, 2020

**f) Land Use Standards**

**1) Alternative Uses:** The permitted and conditional uses within the SODO district



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shall be as specified for the underlying zoning district per LDC CH 58 Sec. 1B. However, the alternative uses listed below may be approved through a formal review either through a Master Plan to the SODO TDRC for (P) uses or a Conditional Use Permit to the Municipal Planning Board for (C) uses, provided that the use is consistent with the Future Land Use designation of the site. Whenever there is any uncertainty as to the classification of a use, the Zoning Official shall determine the classification.

Figure 2 – Alternative Uses

<u>USES</u>	<u>T-3</u>	<u>T-3.5</u>	<u>T-4</u>	<u>T-5</u>	<u>T-6</u>
<b><u>RESIDENTIAL (3)</u></b>					
<u>Townhomes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Single Family</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Duplex or Tandem</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Live-Work Unit (4)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Multi-Family</u>	<u>C (1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>NON-RESIDENTIAL</u></b>					
<u>Child/Adult Day Care</u>			<u>C</u>	<u>P</u>	<u>P</u>
<u>Drive-through Facilities</u>			<u>C</u>	<u>C</u>	<u>C</u>
<u>Eating and Drinking</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Hospitals/Clinics</u>			<u>C</u>	<u>P</u>	<u>P</u>
<u>Hotels/Motels</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Manufacturing/Processing (2)</u>			<u>C</u>	<u>C</u>	<u>C</u>
<u>Office, Medical Office, Medical/Dental Labs</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recreation, Outdoor</u>			<u>C</u>	<u>C</u>	<u>C</u>
<u>Recreation, Indoor</u>			<u>C</u>	<u>P</u>	<u>P</u>
<u>Retailing Light</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Retailing Intensive</u>				<u>C</u>	<u>C</u>
<u>Services Personal</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Services Intensive (2)</u>				<u>C</u>	<u>C</u>
<u>Services Major Vehicle (2)</u>				<u>P</u>	<u>P</u>
<u>Services Automotive</u>				<u>P</u>	<u>P</u>
<u>Warehouse/Showroom (2)</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Wholesale/Warehouse (2)</u>			<u>P</u>	<u>P</u>	<u>P</u>

P = Permitted; C = Conditional Use

## FOOTNOTES

1. Limited to 5 units per building
2. Only if the Future Land Use of the site is Industrial.
3. Residential, as detailed in the table above, permitted in all transects with a FLU of Industrial per Sub Area Policy S.12.7
4. For purposes of this special plan Live/Work is defined as units that include a complete dwelling unit with kitchen and bathroom, as well as space suitable for running a business, provided that the business is a permitted or lawfully approved conditional use in the zoning district.

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g) Density/Intensity Bonuses. Developments in the SODO district may be eligible for building height and/or intensity/density bonuses as follows.

## 1) Maximum Available Bonus

a. This section is applicable in lieu of meeting the standards of Chapter 58, Parts 6B or 6D.

b. Development projects within the SODO district that meet all the standards contained in this document may be eligible to achieve the additional density and/or intensity noted below and the additional building height listed in Table 4 through the Master Plan process. Additional residential density may be approved by Master Plan in the industrial zoning districts.

c. Density bonuses within the T-3.5 zone may only be approved when the additional units will be retained as Low and Very-Low Income Housing units within an otherwise market-rate development.

d. No bonus shall be approved that increases the building mass beyond what would otherwise be allowed.

e. Developments utilizing the bonus system shall not have any buildings located within 100 feet of a single-family residentially-zoned property.

Figure 3 – Bonus Areas

<u>Geographical Area (per GMP Subarea Policy area noted below)</u>	<u>Max. Development Density with Bonus (units per acre)</u>	<u>Max. Development Intensity with Bonus (Floor Area Ratio)</u>
<u>S.12.7 (General)</u>	<u>40</u>	<u>1</u>
<u>S.12.8 (Kaley Gateway)</u>	<u>100</u>	<u>2</u>
<u>S.12.9 (Transit 1)</u>	<u>100</u>	<u>1.6</u>
<u>S.12.9.1 (Transit 2)</u>	<u>100</u>	<u>3</u>

## h) Building Typology

Form-based regulations use physical form, rather than separation of land uses, as the organizing principle of a community. Buildings within the SODO district shall adopt one of the following building typologies based on the location of the property within one of the transect zones (Figure 4). The typologies do not necessarily refer to the use of the building, but rather to character of it.

Figure 4 – Building Typologies

<u>Building Typology (1) (2)</u>	<u>T-3</u>	<u>T-3.5</u>	<u>T-4</u>	<u>T-5</u>	<u>T-6</u>
<u>Mixed-Use</u>			<u>X</u>	<u>X</u>	<u>X</u>
<u>Single Use Non-Residential</u>			<u>X</u>	<u>X</u>	<u>X</u>
<u>Single Use Multi-Family</u>			<u>X</u>	<u>X</u>	<u>X</u>
<u>Live-Work</u>		<u>X</u>			
<u>Single-Family</u>	<u>X</u>	<u>X</u>			
<u>Civic</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

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## FOOTNOTES

(1) Additional information on building Typology and examples of each may be found in the SODO Development Standards and Guidelines document.

(2) Industrial Buildings are permitted in those areas where the underlying zoning permits Industrial uses; where possible a building typology mirroring those outlined in the table above should be utilized.

### i) Building Setbacks, Height and Impervious Surface Ratio

Most Land Development Standards within the SODO district are based on what Transect Zone the property under development is contained within. Figure 5 includes standards specific to setbacks, height and ISR, this figure supersedes any standards also listed in Chapter 58, Figures 1 and 2.

Figure 5 – Transect Development Standards

Standards (6)		<u>T-3</u>	<u>T-3.5</u>	<u>T-4</u>	<u>T-5</u>	<u>T-6</u>
Front and Street Side Setbacks (1) (2)	<u>Min</u>	<u>15</u>	<u>15</u>	<u>7</u>	<u>7</u>	<u>7</u>
	<u>Max</u>			<u>15</u>	<u>15</u>	<u>15</u>
Side Setback (3) (4)	<u>Min</u>	<u>5</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Min Single Family Zoning</u>			<u>20</u>		
	<u>Max</u>			<u>FN (3)</u>	<u>FN (3)</u>	<u>FN (3)</u>
Rear Setback	<u>Min</u>	<u>15</u>	<u>15</u>	<u>10</u> <u>20 (if single-family)</u>	<u>10</u>	<u>10</u>
	<u>Min With Alley</u>			<u>3</u>	<u>3</u>	<u>3</u>
Building step Back Next to Single Family Zoning (5)				<u>10 ft. for each floor above 2.</u>	<u>10 ft. for each floor above 2.</u>	
Impervious Surface Ratio (max.)		<u>0.6</u>	<u>0.6</u>	<u>0.9</u>	<u>0.9</u>	<u>0.9</u>
Building Height (8)	<u>Min</u>			<u>20</u>	<u>20</u>	<u>20</u>
	<u>Max</u>	<u>2.5 stories</u>	<u>2.5 stories</u>	<u>3 stories</u>	<u>5 stories</u>	<u>9 stories (120 ft.)</u>
	<u>Max w/Bonus (7)</u>			<u>4 stories (S of Michigan)</u>		<u>17 stories (200 ft.)</u>
Floor Height	<u>Ground Floor Min (9)</u>	<u>8 ft. res./ 12 ft. non- res.</u>	<u>8 ft. res./ 12 ft. non- res.</u>	<u>10 ft. res./ 12 ft. non- res.</u>	<u>10 ft. res./ 12 ft. non- res.</u>	<u>10 ft. res./ 12 ft. non- res.</u>
	<u>Upper Floors Min</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>

## FOOTNOTES

(1) Front and Street Side Setbacks are measured from the back of the Streetscape Zone (see k). A maximum of 30 percent of the primary building facade may be permitted to encroach up to



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7 feet into the required front and/or street side setback via board action, but may not encroach into the streetscape zone.

(2) Awnings/Marqueses meeting the requirements of the special plan and Code may project up to eight (8) feet into the street setback and must meet the requirements of LDC Sec. 61.204.

(3) See Section J Building Frontage

(4) Whenever a new building is being built adjacent to a building that has a zero-foot side yard setback, and a zero foot setback is allowed by the T-zone, the new building shall either have a zero-foot setback or provide a minimum side yard setback of seven and one-half (7.5) feet.

(5) See Section I.9, Site Setback/Building Frontage

(6) The minimum setback for all buildings adjacent to the railroad right-of-way is 7.5 ft.

(7) All height bonus requests must be included in a full Master Plan or Conditional Use Permit submittal.

(8) Decorative elements such as spires, minarets, clock towers, and cupolas are allowed over the maximum number of stories as long as they do not exceed 20% of the proposed building height.

### 1) Building step Back Next to Single Family Zoning

a. For each building proposed to be three (3) stories or more in T-4 and T-5 zones, an additional building setback of ten (10) feet over the minimum required shall apply to each façade that faces the side or rear property line of an abutting single family residentially-zoned or T-3 and T-3.5 property. The additional setback may be provided in one of three ways:

- (1) Apply the setback only to those floors above the second story
- (2) Apply the additional setback requirement to the entire façade.
- (3) Or a combination of the first two options.

### 2) Floor Height: The following standards shall be used when calculating the number of floors in accordance with the maximum number of stories within the SODO Special Plan Area.

a. Floor height shall be measured as the clear height from finished floor to finished ceiling.

b. Whenever a ground floor level exceeds twenty (20) feet in height, each height of twelve (12) feet or portion thereof shall be construed to be one (1) story.

c. Whenever a floor other than a ground floor exceeds twelve (12) feet in height, each height of twelve (12) feet or portion thereof shall be construed to be one (1) story.

d. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.

e. Parking garages are exempt from the floor height requirements but are subject to maximum number of stories and maximum height.

f. The first floor of residential buildings shall be elevated above the finished grade adjacent to the building. The building should incorporate either a raised concrete pad or a raised wood joist floor with perimeter foundation at a minimum of eighteen (18) inches above the finished grade.

### j) Building Frontage Requirements

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- 1) The building frontage standards are stated as a proportion of the building width (within the required building setback) relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required building setbacks do not count as building frontage.
- 2) The minimum required building frontage varies based on the transect zone, building type and street type. The requirements are as follows:

Figure 6 – Building frontage Requirements

	<u>T-3 / T-3.5</u>	<u>T-4</u>	<u>T-5</u>	<u>T-6</u>
<u>Primary Street</u>				
<u>Mixed-Use, Single Use</u>	<u>NA</u>	<u>65%</u>	<u>70%</u>	<u>70%</u>
<u>Live-Work, Single Family</u>	<u>40%</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Civic, Industrial</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>
<u>Secondary Streets</u>				
<u>Mixed-Use, Single Use</u>	<u>NA</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>
<u>Live-Work, Single Family</u>	<u>20%</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Civic, Industrial</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>

- 3) Building facades facing a right of way shall be built predominantly orthogonal (parallel) to the street.
  - 4) Unless explicitly exempted below, all buildings and development sites within the Special Plan are subject to the Building Frontage requirements listed in Figure 6 including drive through facilities.
  - 5) Exceptions to the Building Frontage requirements:
    - a. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the street, a gateway, arch, or similar feature shall be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement.
    - b. Single family, duplex, townhomes, Public Assembly PBU uses are not subject to the minimum frontage requirements.
- k) Street Setback Zone adjacent to Orange Avenue and Michigan Street
- l) Building facades shall be located no less than 20 feet from the back-of-curb to the primary building facade. Maximum setbacks shall continue to apply as required as shown in Figure 5. The 20 feet street setback zone shall be provided as follows:
    - a. 13-foot Streetscape. From back of curb, 6 feet shall be utilized for a park strip (typical for Michigan Street) or tree well area (typical for Orange Avenue). A 7 foot sidewalk shall be installed adjacent to the 6 foot park strip or tree well area. Where the existing right-of-way is less than 13 feet, the owner shall dedicate additional City Services Easements to provide a total of 13 feet for city services and sidewalk from the back-of-curb. Modifications to the placement of the sidewalk and park strip may be required by FDOT and/or the City Engineer; however, in no case shall less than 13 feet from back-of-curb be provided.
    - b. 7-foot courtyard. The remaining 7 feet is a minimum ground floor building setback, shall not require additional easement dedication, and must include

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landscaping. See below for specific allowances and requirements for the courtyard areas created by this required building setback. Modifications and variances to this setback may be allowed in accordance with Chapter 65, Part 2J.

- 2) Should any part of the street setback zone fall within private property an easement will be required over that area.
- 3) Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the Street Setback Zone, provided the 7 foot sidewalk remains clear.
- 4) Outdoor dining is permitted within street setback zones as long as restaurants are a permitted use and the 7 foot sidewalk remains clear.
- 5) The Street Setback Zone may be used to accommodate grade changes necessary to direct stormwater to the back of the site, and /or necessary to access the building which may be at a different grade than the public sidewalk. Grading may be achieved with landscaping, steps, elevated platforms, stairs, or other treatment.

### l) Site Design Standards

#### 1) Site Access and Circulation

- a. Cross Access. Cross access easements and unified access and circulation must be provided unless the Planning Official, in coordination with the Public Works Director, determines that it is either technically impractical to provide such accommodation or that the providing of cross access easements and unified access and circulation would have a harmful impact to adjacent properties or streets.
- b. Vehicular Site Access. New curb-cuts to Orange Avenue and Michigan Street are discouraged, and are not allowed when a development site has ingress/egress locations available to side streets. Ideally, only one curb-cut at the mid-point of each block shall be allowed, except where this requirement results in unsafe or inefficient site circulation.
- c. Surface and structure parking areas shall be accessed from a secondary street, from an adjacent property (joint access easement and shared use agreement necessary), or from rear alleys if any of these are available or proposed as part of the development. Access through single family residential neighborhoods, however, shall not be allowed.
- d. Direct pedestrian access shall be provided from the principal entrance of the building to the sidewalk on the closest public right-of-way.

#### 2) Surface Parking Location and Screening

- a. Surface parking lots shall be located behind buildings so that the parking areas are screened from public sidewalks and streets consistent with Traditional City Design standards.
- b. Where a site is too shallow to provide parking behind the building, the placement of parking facilities and vehicular driveways is permitted on the side of the proposed building only if the building setback requirements are met and a modification of standards for the minimum building frontage (if necessary to accommodate the parking area) is approved. The vehicular areas shall be screened from the road by a street wall (see Section L.3). Design conflicts between vehicular and pedestrian movement generally



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shall be decided in favor of the design which promotes pedestrian circulation.

c. Any surface parking areas located along a public street shall be screened from street view by a street wall (see Section L.3).

d. On-street parking directly in front of the site may be counted toward the minimum required parking, but only if the parking spaces were created as part of the development or redevelopment of the site.

e. A Bufferyard B, to include a solid masonry wall, is provided between any parking or vehicular use area and any directly adjacent residential lot.

f. A surface parking lot for a commercial or multi-family development may be permitted on T3.5 lots as part of a broader consolidated development site that also includes T4 lots when the Zoning Official determines that the consolidated site plan provides a logical transition to the adjacent residential neighborhood. All surface parking must be rear loaded where possible or accessed from the T4 property.

### 3) Street wall Design Standards

a. Street walls as required to screen parking lots or other vehicular use areas as detailed in this Special Plan must meet the following requirements.

b. The wall shall be a minimum of three (3) feet and a maximum of four (4) feet in height. The portion of the wall above three (3) feet shall be no more than fifty (50) percent solid.

c. Street walls shall be constructed of brick, masonry, stone, powder-coated aluminum or other decorative materials that complement the finish on the primary building. Wrought iron may be used for the portion of the wall between three (3) and four (4) feet in height. Chain link, wood and PVC street walls shall be prohibited.

d. When a parking lot abuts a public right-of-way, ground cover, hedges, or shrubs shall be installed on both sides of the wall. The landscaping strips shall be a minimum of three (3) feet wide. The area in front of a street wall may be landscaped or used to expand the public sidewalk.

e. Breaks along the street wall are required to provide pedestrian access to the site.

f. Street walls may be interrupted for the purpose of tree protection.

g. Crime Prevention Through Environmental Design (CPTED) design guidelines should be incorporated in the final design and placement of the wall and adjacent landscaping.

m) Stormwater Design Standards: Intent. The properties located along S. Orange Avenue have historically had difficulties meeting engineering standards for stormwater retention and quality within the constraints of a dense, traditional urban fabric due to the low elevation of S. Orange Avenue, the relatively low elevation of the entire area, and the relatively high water table in the area within the context of a large flood plain. In order to maintain positive design elements and encourage context-sensitive redevelopment, the following requirements for storm water design shall be met. Nothing in this section shall exempt the applicant from meeting all requirements of the state, water management district, or other governing body for water quality standards.

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- 595 1) If a master stormwater system is available to the site, the developer shall connect  
596 to that system, rather than provide on-site facilities. Existing on-site ponds on  
597 redevelopment sites shall be removed and connection to the master system shall be  
598 required.
- 599 2) If a pond is proposed, and the slopes require fencing, only ornamental metal fencing  
600 will be allowed.
- 601 3) A master drainage plan shall be included in all master plan, conditional use, or  
602 planned development applications where above ground stormwater areas are  
603 proposed as part of the development. The purpose of the Master Drainage Plan and  
604 site and building section drawings is to clearly show the relationship of the  
605 stormwater systems and necessary site grading to the buildings, sidewalks, ramps,  
606 parking areas, outdoor dining areas, landscaping, and other site design elements
- 607 4) T-4, T-5, T-6: The following techniques shall be utilized when designing  
608 stormwater systems for T-4, T-5, and T-6 lots:
- 609 a. Where site grading is required, the resulting finished floor elevation shall  
610 be sensitively integrated into the design of the site using appropriate  
611 landscaping, building design, or active uses that can be appropriately  
612 elevated 1 to 3 steps above the sidewalk grade such as outdoor dining  
613 spaces. No steps or railings shall be permitted to encroach within a  
614 sidewalk, public right-of-way, or city services easement.
- 615 b. All stormwater systems shall be designed to function as site amenities, or  
616 exfiltration shall be required. Green roofs, rain gardens, rain cisterns, or  
617 other green or low impact design stormwater techniques may be  
618 considered site amenities for the purpose of this requirement.
- 619 c. To reduce the size of stormwater ponds, the use of porous concrete, pave  
620 drain systems, underground storage, and exfiltration is greatly encouraged.  
621 Each of these options may increase the amount of developable land or  
622 undisturbed open space.
- 623 5) The following techniques shall be utilized when designing surface stormwater  
624 systems for T-3.5 lots:
- 625 a. Must be designed with the appearance of a pocket park, with creative use  
626 of grading, retaining walls, swales, and landscaping to create a park-like  
627 appearance.
- 628 b. Slopes should be less than 4:1.
- 629 c. No gravel bottoms are allowed, they must be landscaped.
- 630 d. Litter management is required.
- 631 e. Solid walls may be used to support grading or to screen parking areas  
632 from neighborhoods. All other fencing must be CPTED-style open metal  
633 fencing. Chain link fencing is prohibited.
- 634 6) T-3 Zones: Stormwater facilities in T-3 zones are only allowed to support uses in  
635 other T zones with frontage on Orange Avenue or Michigan Street. The T-3 lot  
636 must be consolidated with a T-4 (or higher) lot as a single development site, and a  
637 Bufferyard B, to include a solid masonry wall, must be provided between the  
638 stormwater area and any directly adjacent residential lot.
- 639 n) Building Design Standards: All standards below must be met. The SODO Development  
640 Standards and Guidelines document provides additional examples and details.

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- 1) Building Entrance: The main entrance of all buildings shall be oriented toward the public right-of-way.
- 2) Active ground floor use: At least 51% of the ground floor street frontage shall be an active use.
- 3) Parapets shall be three dimensional and shall incorporate a minimum return of six (6) feet.
- 4) Cornices shall be expressed with greater than flashing or minimal materials.
- 5) Windows and Doors/Transparency: The arrangement of windows and doors on new buildings varies depending on the building typology and the transect zone where it is located. Buildings in the T-4, T-5 and T-6 zones must be consistent with the main street typical pattern of windows and doors, which includes storefront-type openings on the first floor and smaller openings on the upper stories. Buildings in the T-3.5 and T-3 zones are more residential in character and do not need to provide as much transparency. Development in all transects shall meet the following standards:
  - a. Non-Residential/Mixed Use First Floor: In the T-4, T-5 and T-6 zones, the area of the façade from three (3) feet to seven (7) feet above grade shall have no less than 30% of that area dedicated to transparency.
  - b. Non-Residential/Mixed Use Upper Floors: The combined area of glass on all upper floors divided by the total area of the building façade for those floors shall be no less than 15%.
  - c. Residential: Buildings in the T-3.5 and T-3 zones are more residential in character but must provide no less than 15% transparency.
  - d. Windows and doors should be glazed in clear glass with no more than ten (10) percent daylight reduction (transmittance) for retail establishments, and fifty (50) percent for office and residential uses. Glass block is not considered transparent and shall not count toward the minimum transparency requirement.
  - e. Reflectance, the amount of light reflected off of the glass, shall not exceed fifteen (15) percent.
- 6) Building Articulation: Building frontages on all streets shall be articulated as shown in Figure 7. The purpose of this requirement is to make buildings appear as multiple smaller volumes grouped together. This can be achieved through variation of building height and width dividing volumes into distinct massing elements. In no event shall buildings exceed a height to width ratio of 1:3 or the length noted in the table, whichever is less, without providing a substantial volume break, which may consist of a projection or recess, a tower or bay, and/or an architecturally prominent entrance. These vertical and horizontal projections and recesses shall have a minimum depth as noted in Figure 7.

Figure 7 – Required Building Articulation

	<u>T-3 / T-3.5</u>	<u>T-4</u>	<u>T-5</u>	<u>T-6</u>
<u>Max. Building Length/Width/Depth</u>	<u>75 ft.</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>Articulation Spacing</u>	<u>30 ft.</u>	<u>60 ft.</u>	<u>120 ft.</u>	<u>120 ft.</u>
<u>Projection/Recess Depth</u>	<u>2 ft.</u>	<u>3 ft.</u>	<u>3 ft.</u>	<u>3 ft.</u>

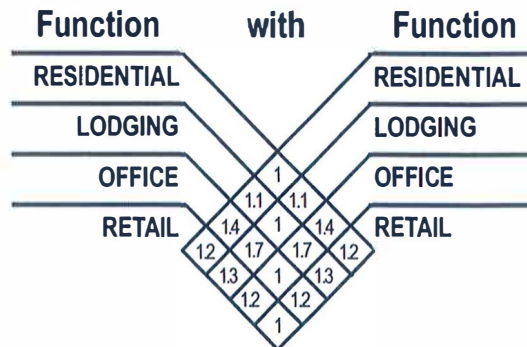


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- 687 7) Structured Parking Design Standards: The following standards are provided to  
688 ensure that structured parking is not simply viewed as an add-on to a development  
689 site but rather an integral part of the overall design and intent for a building site.  
690 a. Parking structures facing Primary Streets (as depicted in Figure 9) shall be  
691 placed behind a liner building that houses active uses.  
692 (1) If the parking garage has more than one story and the building is  
693 located along a primary street, the liner building shall be at least  
694 two (2) stories in height and twenty (20) feet in depth.  
695 (2) The liner building shall house active uses (e.g. commercial,  
696 office, residential) along the first floor facing the public right-of-  
697 way.  
698 (3) The liner building shall extend for a minimum of seventy-five  
699 (75) percent of the length of the parking structure facing the  
700 primary public right-of-way.  
701 (4) The liner building may be attached to or detached from the  
702 principal building they are concealing and may be in front of the  
703 parking structure or imbedded into the façade.  
704 (5) Pedestrian access to the interior of the parking structure shall be  
705 provided by the most direct means to the street or principal use  
706 as possible in a safe, well lit pathway.  
707 b. Liner buildings are not required along other streets. However, any portion  
708 of a parking garage that is not concealed behind a building shall be screened  
709 to conceal all internal elements such as plumbing pipes, fans, ducts and  
710 lighting and incorporate architectural treatments of the principal building.  
711 c. Ramping shall be internalized. Exposed spandrels shall be prohibited unless  
712 architecturally integrated into the overall design of the garage.  
713 d. The first floor of all parking garages not located behind a liner building must  
714 contain a minimum 1<sup>st</sup> floor height of 16 ft. to accommodate possible  
715 conversion to an active use in the future.  
716 e. Parking garages not concealed behind liner buildings or active uses (e.g.  
717 commercial, office, residential) shall provide landscaping in accordance  
718 with LDC Sec. 61.315.  
719 f. The exterior facades of all parking garages shall be designed as to achieve  
720 architectural unity with the principal structure(s) which they are intended to  
721 serve. The quality of design and use of material must be on par with those  
722 used in the principal structure.  
723 g. Parking structures shall meet the same setback, height, façade articulation  
724 and Transparency standards as habitable buildings.  
725 o) Number of Parking Spaces  
726 1) Single-Use Development: Off-street parking for developments that propose only  
727 one type of land use shall provide the number of spaces required per LDC Chapter  
728 61, Part 3C.  
729 2) Mixed Use Development: Off-street parking for developments that propose two or  
730 more uses shall provide the number of spaces required per LDC Chapter 61, Part  
731 3C. The maximum amount of parking allowed shall be divided by the appropriate

factor from the Sharing Factor matrix as shown in Figure 8. When more than two uses share parking, the lowest number shall be used.

Figure 8 – Shared Parking Matrix



p) Signage:

Signage within the SODO Special Plan boundaries shall comply with the sign standards of this section in addition to the dimensional standards contained in Chapter 64 of the Land Development Code. If any sign standards in this document are in disagreement with the citywide sign code, the standards detailed in this document shall take precedent.

1) Building Signs

a. Office Uses in T-3.5 zone are permitted a single building sign subject to the following restrictions.

- (1) One tenant: Four (4) square feet
- (2) Two to three tenants: Six (6) square feet
- (3) Four tenants or more: Eight (8) square feet

b. Individual businesses in all other zones shall be allowed up to two (2) building signs per business frontage as follows:

(1) Types of Signs Allowed

- i. Wall Sign
- ii. Projecting/Blade Signs
- iii. Marquee Sign
- iv. Awning Sign
- v. Hanging Sign
- vi. Window Sign
- vii. Roof Sign
- viii. 3-D Signs

(2) Building Sign Standards

- i. Wall signs shall be either a panel or individual letters applied to the wall, shall not extend above the top of the wall where it is located, and in the case of two story buildings, it shall be placed between the first and second floor windows. Cabinet signs and signs painted directly onto the façade are not allowed. Push Through signs, however, are allowed.
- ii. Wall signs shall not extend closer than two (2) feet to the

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side edges of the façade.

- iii. Wall signs shall be permitted above the second story provided they are attached flat against the building wall and placed on the top floor of the building (see Figure 67). If they are located above thirty (30) from the ground, they shall conform to the high-rise sign regulations.
- iv. Projecting signs may be read horizontally or vertically and may extend into the front or street side building setback, and the sidewalk provided they are setback 4 ft. from the curb and provide a 9 ft. clearance over the sidewalk.
- v. Marquee signs shall not exceed 75 percent of the width of the marquee. They are allowed to be placed fully or partially above or below the edge of the marquee (see Figure 68), provided the sign consists of individual letters (as opposed to a panel). Marquee signs are also allowed to hang from the bottom of the marquee facing the street.
- vi. Awning signs may extend up to 75 percent of the width of the awning but shall not cover more than 30% of the surface of the awning facing the street.
- vii. Awning signs are only allowed on the vertical portion of the awning. They are not allowed on the sloping or curved section.
- viii. Window signs (silk screen, vinyl letters, gold leaf, hand painted or neon) shall not occupy more than 25% of the glass window or door and may be allowed for first and second story businesses.
- ix. Hanging signs shall not count toward the maximum sign area allowed, provided they are placed under the awning or marquee, perpendicular to the building, and near the front door of the business. Such signs shall have an 8-foot minimum vertical clearance as measured from grade to the bottom of the sign, and a maximum height of 2 feet.
- x. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts. No portion of a building sign shall extend below the lowest point of the roof or above the top edge of the parapet of the building to which it is attached.
- xi. Rooftop signs shall be limited to individual letter signs and are only allowed west of Orange Avenue and on



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buildings on the east side of Orange Avenue provided the signs face west. No cabinet signs shall be allowed as rooftop signs.

xii. Rooftop signs shall not exceed fifteen (15) feet in height, or one third (1/3) of the building height, whichever is less.

xiii. 3D signs are permitted. The area of a three-dimensional sign shall be calculated by adding the area of the four faces of the smallest cube or rectangular prism which could enclose the entire sign volume divided by two.

### (3) Building Sign Illumination

i. Signs may have interior or exterior illumination sources. Signs with interior illumination are limited to individual letters or push-through lettering. There shall be no illuminated signs facing a single-family home. Existing cabinet signs that change messages shall have opaque backgrounds.

### c. Freestanding Sign Standards in all districts except T3.5

General: Freestanding signs, in the form of pole or monument signs are not permitted. However, the following signs may be allowed by the SODO TDRC.

#### (1) Street-Wall Signs are permitted as follows

- i. Street wall signs shall be placed flat on the street wall facing the street.
- ii. The sign shall not exceed a maximum of 36 square feet.
- iii. The sign shall not exceed a height of 6 feet measured from the ground.

#### (2) 3D Freestanding Sign Conversions:

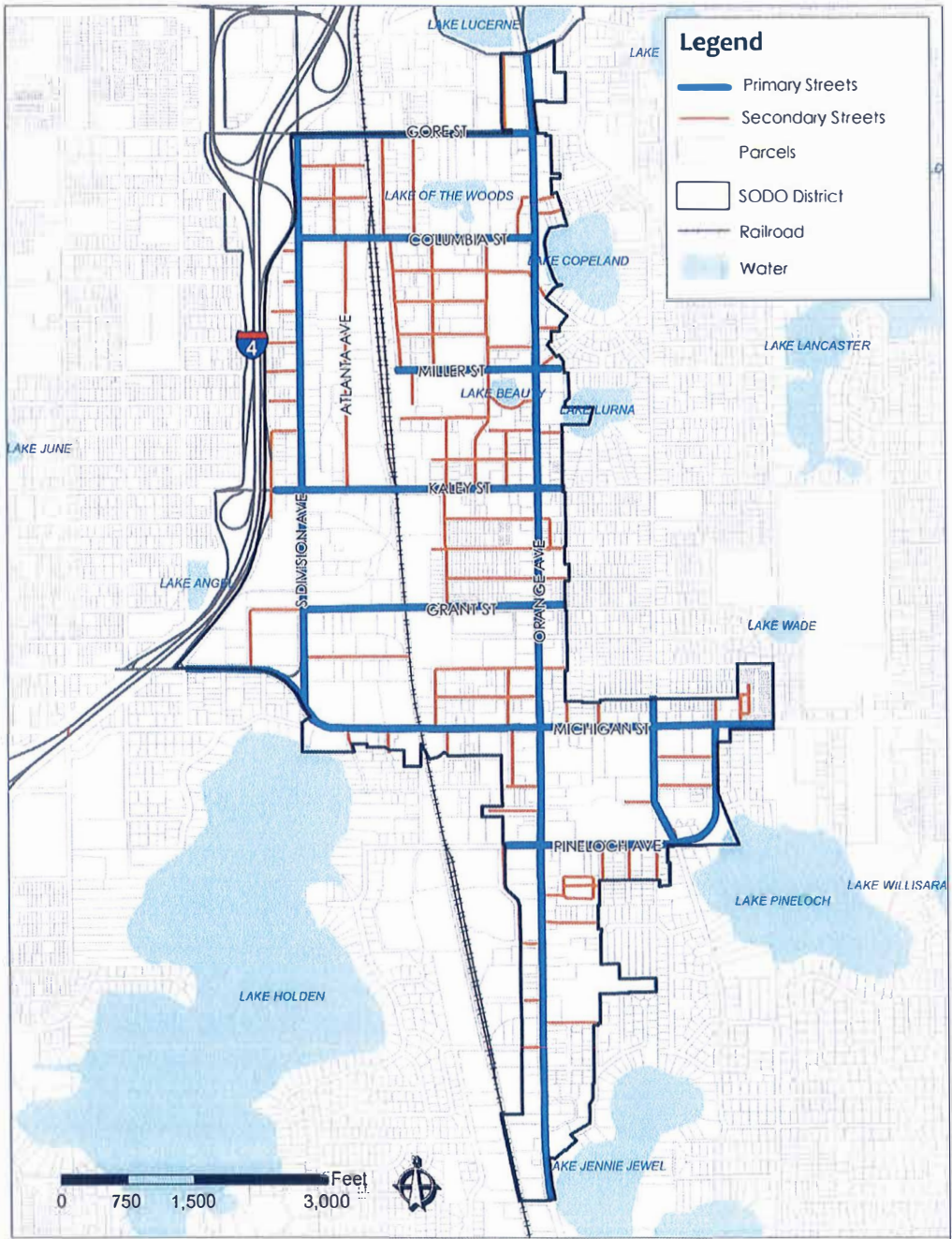
- i. Non-conforming freestanding (pole or monument) signs may be allowed to remain if they are converted to a 3D (non-planar shape) pole sign. The sign may include a cabinet or panel, but it must also include a three-dimensional figure to qualify. The total sign area shall not exceed the area allowed per Code. No sign movement shall be allowed.

q) Street Designations and Standards

- 1) Corner clips at intersection of Orange Avenue and Michigan Street. A 25-foot corner clip shall be provided at all four corners of the Orange Avenue/Michigan Street intersection, to provide additional pedestrian space and to encourage opportunities for focal entrance features to the City and the district. An easement shall be dedicated to the City to accommodate the entrance feature.
- 2) Street Classifications: Streets within the SODO special plan shall be classified as either "Primary Streets" or "Secondary Streets" as outlined in Figure 9
  - a. Streets in the SODO district must be designed with the primary goal of assuring pedestrian comfort and safety and increasing mobility options.
  - b. All streets must be public. Private, gated, dead-end streets and culs-de-sac are prohibited. Drives within developments designed to function as streets do not have to be dedicated as such.
- 3) The design of each street must adhere to the specifications and cross-section illustrations for each street type provided in the SODO Complete Streets Master Plan.

864

Figure 9 SODO Street Designations



865



- 866  
867 r) Specific Use Standards: The following standards are provided for those specific uses  
868 detailed below to accommodate these automobile intensive uses while working to preserve  
869 and enhance the pedestrian focus of the special plan area.
- 870 1) Auto Repair, Carwash: All principal and accessory structures used for automobile  
871 service shall be located and constructed in accordance with the following  
872 requirements:
- 873 a. Bay openings shall be located to the side or rear of the building (see Figure  
874 5) and shall be screened from the street by a street wall meeting the  
875 standards of Section L.3.
- 876 b. If located on a corner lot, bay openings may face the side-street but must  
877 be architecturally integrated into the building design.
- 878 c. All bay openings shall be oriented away from adjacent single family  
879 residential districts.
- 880 d. Accessory car wash structures shall not exceed 20 feet in height.
- 881 2) Drive-through Facilities: Drive-through facilities are auto-oriented and therefore  
882 discouraged from locating within the SODO district. However, one drive-through  
883 lane per use may be allowed through the Conditional Use Permit process and  
884 subject to the following standards:
- 885 a. Drive-through facilities shall not directly access a Primary Street, as defined  
886 in this document and depicted in Figure 9.
- 887 b. The number of access points to public streets shall be minimized. This may  
888 be accomplished through the provision of joint driveway access from the  
889 adjacent sites.
- 890 c. Drive-through lanes and windows shall be located along the side or rear of  
891 buildings, away from street frontages.
- 892 d. Adequate queuing space shall be provided for drive-through windows and  
893 order stations in compliance with the City code.
- 894 e. A street wall meeting the standards of Section L.3 shall be provided to  
895 screen vehicular use areas.
- 896 f. Drive through facilities integrated into structured parking may be approved  
897 by the SODO TDRC instead of CUP provided all other standards for drive-  
898 through facilities are met.
- 899 3) Automotive Services: Automotive services are auto-oriented uses and may be  
900 permitted as shown in Figure 2 of the LDC or Table 1 (Alternative Uses). However,  
901 all automotive services shall meet the standards of this document and the following  
902 provisions:
- 903 a. The convenience store or building shall be located in the front of the site  
904 meeting the required building setback of the transect zone. The pumps may  
905 be located to the side or rear of the main building.
- 906 b. A street wall meeting the standards of Section L.3 shall be provided to  
907 screen vehicular use areas.
- 908 c. Auto repair bay and car wash openings, service and storage areas, and refuse  
909 enclosures shall be oriented away from public view.
- 910 d. Gas station canopy clearance shall not exceed eighteen (18) feet.

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e. Gas station canopy roofs may not be flat and should incorporate some of the architectural features used in the main building, such as decorative columns, roofing forms and materials.

~~s) Conditional Use Permit Required. Proposed buildings that exceed the maximum building mass profiles enumerated above are only allowed when approved by Conditional Use Permit. In granting a Conditional Use Permit for a proposed building that exceeds the maximum building mass allowed by this Section, the Municipal Planning Board shall consider the factors and standards applicable to all Conditional Use Permits and may prescribe appropriate conditions and safeguards as stated in Chapter 65. In addition to the factors and standards in Chapter 65, the Municipal Planning Board shall evaluate Conditional Use Permit applications based on the following review criteria:~~

- ~~1) The design of the proposed building should create transitions within the development site, so that building heights step down to adjacent properties; and~~
- ~~2) Additional height and mass must be located toward the middle of the block or building, or adjacent to a more intense transect zone; and~~
- ~~3) Building mass at the perimeter of the building site, particularly any area located adjacent to a lower intensity transect zone, must conform to the allowed number of stories for the transect zone and may be restricted further where additional transitions are desirable to mitigate the impacts of the proposed building; and~~
- ~~4) The proposed building must meet the intent of this Special Plan to provide for logical transitions in building height, mass, and scale from activity centers and mixed use corridors to lower density residential neighborhoods.~~

~~t) Stormwater Design:~~

- ~~1) Intent. The properties located along S. Orange Avenue have historically had difficulties meeting engineering standards for stormwater retention and quality within the constraints of a dense, traditional urban fabric due to the low elevation of S. Orange Avenue, the relatively low elevation of the entire area, and the relatively high water table in the area within the context of a large flood plain. In order to maintain positive design elements and encourage context sensitive redevelopment, the following requirements for storm water design shall be met.~~
- ~~2) Submittal Requirements. A master drainage plan and site and building section drawings shall be included in all master plan, conditional use, or planned development applications. The master drainage plan shall include data on the 25 year, 24 hour pre and post conditions and the 100 year flood elevation. The site section drawings shall show the finished floor elevations of all proposed buildings. The purpose of the Master Drainage Plan and site and building section drawings is to clearly show the relationship of the stormwater systems and necessary site grading to the buildings, sidewalks, ramps, parking areas, outdoor dining areas, landscaping, and other site design elements.~~
- ~~3) Stormwater Design on T4, T5, and T6 lots. The following techniques shall be utilized when designing stormwater systems. Nothing in this section shall exempt the applicant from meeting all requirements of the state, water management district, or other governing body for water quality standards.~~

a. ~~Site sensitive grading techniques. Commercial buildings should be oriented towards the street, with public entrances directly accessible from the street level. Elevated public entrances shall be discouraged, except for multi-family residential or townhome development. Where site grading is required, the resulting finished floor elevation shall be sensitively integrated into the design of the site using appropriate landscaping, building design, or active uses that can be appropriately elevated 1 to 3 steps above the sidewalk grade such as outdoor dining spaces. No steps or railings shall be permitted to encroach within a sidewalk, public right of way, or city services easement.~~

b. ~~Design requirements. All stormwater systems shall be designed to function as site amenities, or exfiltration shall be required. Green roofs, rain gardens, rain cisterns, or other green or low impact design stormwater techniques may be considered site amenities for the purpose of this requirement.~~

c. ~~Stormwater Location. Where maximum setbacks are prescribed, applicants are encouraged to locate stormwater in the middle of the site between the rear of the building and the parking area in order to decrease the elevation of buildings adjacent to public sidewalks.~~

4) ~~Stormwater on T3.5 lots. Where permitted by the T3.5 transect area regulations, stormwater retention areas on T3.5 lots must meet the following standards:~~

a. ~~Must be designed with the appearance of a pocket park, with creative use of grading, retaining walls, swales, and landscaping to create a park like appearance.~~

b. ~~Slopes should be less than 4:1.~~

c. ~~No gravel bottoms must be landscaped.~~

d. ~~Litter management is required.~~

e. ~~Solid walls may be used to support grading or to screen parking areas from neighborhoods. All other fencing must be CPTED style open metal fencing. Chain link fencing is prohibited.~~

u) ~~Traditional City Design Standards. The properties north of Michigan Street in the Special Plan area are located within the Traditional City zoning overlay district, and all requirements of the Traditional City zoning overlay district shall continue to apply except as explicitly modified by this Special Plan. Additionally, the desirable design characteristics of the Traditional City shall be extended south of Michigan Street as a part of the design requirements of the SODO Orange/Michigan Special Plan.~~

1) ~~The following Traditional City design standards shall apply to properties located south of Michigan Street and north of Illiana Street, and along Pineloch Avenue, within the Special Plan area:~~

a. ~~Surface parking lots shall be located to the rear or the side of the principal building. No parking spaces shall be located in front of any portion of a principal facade.~~

b. ~~Side yard parking, or any parking adjacent to a street, must be screened by a wall at least 3 feet and no more than 5 feet in height and finished to match the materials of the principal structure. Chain link or wood fences shall not be considered to meet this requirement. Walls greater than 3 feet in height~~



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- 1001                    above grade shall be no more than 50 percent solid. Groundcover or  
1002                    landscaping must be provided between the wall and any public street.  
1003                    ~~e. Must meet minimum transparency standards (see Appearance Review~~  
1004                    ~~standards in this Section).~~  
1005                    ~~d. A pedestrian entrance oriented towards the street must be provided.~~  
1006                    a. Drive-throughs may not be located between the building and a public  
1007                    street.  
1008                    b. The standards for architectural appearance review contained in Chapter  
1009                    62 of this Code will guide review of development.  
1010                    2) ~~The following modified Traditional City design standards shall apply to properties~~  
1011                    ~~south of Illiana Street to the City Limits to include new annexations, except along~~  
1012                    ~~Pineloch Avenue, within the Special Plan area:~~  
1013                    ~~a. A single row of parking stalls and one drive aisle may be permitted in front~~  
1014                    ~~of the principal building facade. Additional parking may be located to the~~  
1015                    ~~sides or rear of the property.~~  
1016                    ~~b. Side yard parking, or any parking adjacent to a street, must be screened by~~  
1017                    ~~a wall at least 3 feet and no more than 5 feet in height and finished to match~~  
1018                    ~~the materials of the principal structure. Chain link or wood fences shall not~~  
1019                    ~~be considered to meet this requirement. Walls greater than 3 feet in height~~  
1020                    ~~above grade shall be no more than 50 percent solid. Groundcover or~~  
1021                    ~~landscaping must be provided between the wall and any public street.~~  
1022                    ~~e. Safe pedestrian pathways and a pedestrian entrance oriented to the street are~~  
1023                    ~~required.~~  
1024                    ~~d. Drive-throughs may not be located between the building and a public street.~~  
1025                    ~~e. Must meet minimum transparency standards (see Appearance Review~~  
1026                    ~~standards in this Section).~~  
1027                    3) ~~Where this Special Plan requires compliance with Traditional City standards on~~  
1028                    ~~properties located outside of the Traditional City overlay district, the Planning~~  
1029                    ~~Official may authorize the use of the modified Traditional City standards described~~  
1030                    ~~above if the application of the full Traditional City standards will not result in~~  
1031                    ~~logical or orderly redevelopment.~~  
1032                    v) Setbacks:  
1033                    1) ~~Building setbacks adjacent to Orange Avenue and Michigan Street. Building~~  
1034                    ~~facades shall be located no less than 20 feet from the back of curb to the primary~~  
1035                    ~~building facade. Maximum setbacks shall continue to apply as required by the~~  
1036                    ~~zoning district. The 20 feet setback shall be provided as follows:~~  
1037                    ~~a. 13 foot Streetscape. 6 feet from back of curb to sidewalk shall be utilized~~  
1038                    ~~for a 6 foot park strip (typical for Michigan Street) or 6 foot tree well area~~  
1039                    ~~(typical for Orange Avenue). A 7 feet sidewalk shall be installed adjacent~~  
1040                    ~~to the 6 feet park strip or tree well area. Where the existing right of way is~~  
1041                    ~~less than 13 feet, the owner shall dedicate additional City Services~~  
1042                    ~~Easements to provide a total of 13 feet for city services and sidewalk from~~  
1043                    ~~the back of curb. Modifications to the placement of the sidewalk and park~~  
1044                    ~~strip may be required by FDOT and/or the City Engineer; however, in no~~  
1045                    ~~case shall less than 13 feet from back of curb be provided.~~

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- b. 7-foot courtyard. The remaining 7 feet is a minimum ground floor building setback, shall not require additional easement dedication, and must include landscaping. See below for specific allowances and requirements for the courtyard areas created by this required building setback. Modifications and variances to this setback may be allowed in accordance with Chapter 65, Part 2J.
- 2) Building setbacks adjacent to other streets within the Special Plan area. Setback shall be a minimum of 15 feet from the property line adjacent to any side street to the building facade, unless the zoning district allows a lesser setback. Modifications and variances to this setback may be allowed in accordance with Chapter 65, Part 2J.
- 3) Corner clips at intersection of Orange Avenue and Michigan Street. A 25-foot corner clip shall be provided at all four corners of the Orange Avenue/Michigan Street intersection, to provide additional pedestrian space and to encourage opportunities for focal entrance features to the City and the district. If property is too small to allow for this dedication and still retain adequate land area for redevelopment, the Planning Official may approve an alternative location or dimension to accommodate an entrance feature. An easement shall be dedicated to the City to accommodate the entrance feature.
- w) Use of Courtyard Areas. The 7-foot courtyard area required adjacent to the 13-foot wide streetscape on Orange Avenue and Michigan Street may be utilized in the following ways:
- 1) Outdoor dining or seating areas.
  - 2) Hardscaped courtyards with landscape planters or landscaped areas.
  - 3) Accommodations for grade changes necessary to direct stormwater to the back of the site—grading with landscaping, steps, elevated platforms, stairs, or other treatment as approved by an Appearance Review officer.
  - 4) In order to encourage variety in building setbacks along the corridor, a maximum of 30 percent of the primary building facade may be permitted to encroach up to 7 feet into the required 20-foot setback.
  - 5) Canopies and arcade designs may be used to provide shade coverage in the 7-foot courtyard area. Second and third stories may project over the 7-foot courtyard area, but may not encroach into the 13-foot streetscape area.
  - 6) CPTED style fencing or railings may be utilized to define the courtyard space, provided a clear pedestrian path is retained from the sidewalk to the entrance of the building. No gates, chains, locks, or other barrier shall prevent pedestrian access into this space during hours the establishment is open to the public. In no event shall opaque fencing or walls be installed, nor shall visibility into the courtyard be compromised in any way.
  - 7) Bike racks may be located within this area, provided they are located such that bicycles parked in the bike rack area will not encroach into the sidewalk area.
  - 8) Blade signs and other projecting signs may encroach into the 7-foot courtyard area, provided they conform to all sign standards in Chapter 64.
  - 9) To encourage pedestrian activity and further the pedestrian orientation of the S. Orange Avenue/Michigan Street corridors, menu board signs shall be permitted in the 7-foot courtyard area, subject the following requirements:
    - a. Only one menu board sign may be permitted per store front or business.

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- b. ~~Menu boards shall not exceed 6 square feet in size (3 feet by 2 feet).~~
- c. ~~Menu boards shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic.~~
- d. ~~All signs shall be removed at the end of each business day.~~
- e. ~~No menu board sign shall be located within a public right of way or sidewalk easement.~~
- 10) ~~Outdoor display areas when the following conditions are met:~~
- a. ~~Only the following types of merchandise shall be permitted to be displayed outdoors:~~
- (1) ~~Antique or custom made furniture.~~
- (2) ~~Clothing.~~
- (3) ~~Art, sculpture, pottery, and other unique handmade goods.~~
- (4) ~~Merchandise that would otherwise be permitted to be displayed outdoors by this Code.~~
- (5) ~~Merchandise that would typically be found in a Farmer's Market setting.~~
- b. ~~All merchandise, unless otherwise permitted to remain outdoors by this Code, shall be moved indoors at the close of business each day. Nothing in this Section shall be interpreted to allow temporary or permanent outdoor storage of merchandise.~~
- c. ~~All merchandise must be related to the primary retail use of the site.~~
- d. ~~Additional outdoor merchandise may be approved on a limited basis for special events.~~
- e. ~~All outdoor displays shall conform to the standards for retail antique displays in Section 58.950.~~
- f. ~~All outdoor display of merchandise shall require a permit, to be approved by the Zoning Official. All applications shall follow the procedures outlined in Section 58.950.~~
- x) Appearance Review Required. Appearance Review shall be required for all new development, substantial improvement, substantial expansion, or change of use within the boundaries of the ~~Orange/Michigan~~ SODO Special Plan Overlay District depicted in Figure 1.
- 1) Forms of Appearance Review: The required appearance review may occur in conjunction with a case going to the SODO TDRC, other City planning board, or as part of a planning or zoning official determination. Those properties located within the Downtown Community Redevelopment Area (CRA), are required to receive a Certificate of Appearance Approval according to the processes detailed in LDC CH. 65, part 4F.
- 2) Standards for Appearance Review. The following factors and characteristics relating to a development, and which affect appearance, shall govern the Appearance Review Official's evaluation of a design submission within the ~~Orange/Michigan~~ SODO Special Plan area:
- a. Articulation. The building materials and mass shall be substantially varied, as specified by the transect designation, to break down the overall scale of



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the structure and visually define each part precisely and clearly so it stands out from the rest of the structure and creates the appearance of multiple buildings. A combination of techniques should be used, including, but not limited to, the utilization of different materials and architectural treatments, projections and recesses of the plane of the structure, appropriate Transparency patterns, and varied rooflines that correspond with the articulation techniques used on the rest of the building.

b. Adherence to the requirements of the SODO District Development Standards and Design Guidelines.

~~e. Architectural Style. No one particular style is dictated over another; however, architecture should be authentic to the style employed, respect the urban character of the district, and utilize a mix of building materials. In the T4, T5, and T6 transect areas, a clean, modern aesthetic with vernacular characteristics is preferred, including pedestrian scaled proportions, covered walkways, large overhangs, awnings, etc. Glass and metal should be complemented by traditional materials like brick, stucco, or stone. A durable material must be used in the building's base, defined as the first two feet of the building facade measured from grade.~~

~~d. Transparency. For properties north of Illiana Street and along Pineloch Avenue, a minimum of 30 percent of each ground floor facade and 10 percent of any additional story's facade facing a public or private street must be transparent. For properties south of Illiana Street, a minimum of 15 percent of each ground floor facade and 10 percent of any additional story's facade facing a public or private street must be transparent. For retail store fronts, applicants are encouraged to use transparent materials for at least 60 percent of each ground floor facade facing a public or private street. The following standards shall be used to determine the required transparency area and materials:~~

~~e. Clear glass is required on the ground floor (minimum 80 percent transmittance for clear glass or 60 percent transmittance for low e glass). Mirrored, tinted, or spandrel glass is not permitted on the ground floor.~~

~~f. Required ground floor transparency must be concentrated between 3 feet and 7 feet measured from finished grade.~~

~~g. In determining minimum transparency requirements, the Appearance Review Officer shall calculate the area of each story's building facade that faces a public or private street by multiplying the linear building frontage by the height of the each story (for ground floors, the distance from finished grade to finished first floor ceiling, for all other floors the distance from finished floor to finished ceiling). The Appearance Review Officer may utilize alternative methods of calculating area for unique circumstances provided the intent of this Section is met. Once the area of the ground floor facade has been calculated, minimum transparency shall be determined using the percentages described in this Section.~~

3) Active Ground Floor Use Areas. Sites should be designed to maximize active space at the ground level adjacent to public streets in all transects. For the purposes of the ~~Orange/Michigan~~ SODO Special Plan, residential, commercial, office, and civic

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uses shall be considered active uses. Parking, mechanical equipment areas, and storage, including personal storage facilities, shall not be considered active use areas. Any portion of the building facing a public street that is not occupied by an active use shall be treated architecturally in such a way as to be indistinguishable from the active use portions of the building.

- 4) ~~Parking Garages. Parking garages shall be designed on the interior of buildings, or finished with materials and details in such a way that it appears to be a building from the street. Pedestrian scaled architectural features, such as punched openings representing windows and awnings or canopies are encouraged to blend in with the principal structure and surrounding properties. Where parking garages or covered parking areas are proposed as ground floor uses, active use areas should be incorporated into the ground floor areas adjacent to the public street in order to ensure that the parking areas do not dominant the street wall.~~
- 5) Site Development Requirements. Other site development requirements, including but not limited to landscaping, bufferyards, fences and walls, stormwater areas, courtyard design, treatment of elevation changes, and signage will also be reviewed during Appearance Review to ensure that the intent of the Special Plan design standards are met.

\*\*\*\*

**SECTION 2. CHAPTER 65, PART 1L, CREATED.** Chapter 65, Part 1L, Land Development Code of the City of Orlando, Florida, is created to read as follows:

### **Part 1L. - SODO Town Design Review Committee**

Sec. 65.250. - SODO Town Design Review Committee established; purpose.

Pursuant to section 2.113 of this Code, there is hereby established a SODO Town Design Review Committee (SODO TDRC). The primary purpose of the SODO TDRC is to review certain applications for land development orders and to make recommendations to Council on whether to approve, approve with conditions, or deny such applications.

Sec. 65.251 SODO TDRC Duties; Meetings.

- a) Review applications. The primary duty of the SODO TDRC is to review certain land development orders and to make recommendations to the City Council on whether to approve, approve with conditions, or deny such applications.
- b) Provide advice. At the request of the Council, the Municipal Planning Board, the planning official or other City official or board, the SODO TDRC should provide advice regarding the use and development of land within the SODO TDRC geographical jurisdiction.
- c) Meetings. The SODO TDRC should hold meetings as necessary to make timely decision on applications and requests for advice. The executive secretary is responsible for scheduling meetings and also for establishing deadlines for the submission of applications.

Sec 65.252 SODO TDRC Jurisdiction.

- a) Geographic jurisdiction. The geographic jurisdiction of the SODO TDRC is hereby made coterminous with the SODO Special Plan overlay zoning district (/SP).

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b) Development Review Procedures. All new development and redevelopment shall be subject to the following review processes.

1. Master Plan Review: Master Plan Review shall be required for a project that meets any one or more of the thresholds as detailed in LDC Chapter 65 Part 4H. Unless the project meets the criteria for an administrative master plan as detailed in LDC Sec. 65.331 (c) the master plan shall be reviewed through the (SODO TDRC) as described in LDC Sec. 65.220
2. Other Applications: All other applications shall be reviewed under the typical process as detailed in LDC Chapter 65 including Administrative and Board Reviews.
3. Additional Modification of Standards: The following standards detailed in the SODO Special Plan are also eligible for a Modification of Standards in addition to those modification of standards detailed in LDC Sec. 65.334-1 (Master Plan) and LDC Sec. 65.302 (Administrative Modifications).
  - i. Section H, Block & Lot Subdivision Standards
  - ii. Section I, Site and Building Design Standards
  - iii. Section J, Access, Circulation and Parking Requirements
  - iv. Section K, Landscape, Buffering and Screening
  - v. Section M, Signs

c) Each application shall be reviewed for conformance with the following:

1. Consistency with the Growth Management Plan, in particular the future land use category and any applicable subarea policies.
2. Conformance with this special plan and the applicable transect zone for the property.
3. Conformance with the Land Development Code and the applicable zoning district for the property. If there is any conflict between the other requirements of the LDC and this Special Plan, this Special Plan shall apply.

Applications heard by the SODO TDRC are made exempt from review by the Technical Review Committee, Board of Zoning Adjustment and Municipal Planning Board. Projects located within the Downtown CRA or are within an HP overlay district or which are a City designated Historic Landmark are still subject to the requirements of a Major or Minor Certificate of Appearance Approval or Certificate of Appropriateness.

### Sec. 65.253 SODO TDRC Membership and Staff Support

(a) Membership, Officers. A SODO Town Design Review Committee (SODO TDRC) consisting of the following members is hereby established of the following, or their designee:

1. Planning Official - Chair
2. Zoning Official
3. Public Works Director
4. Permitting Services Division Manager

(b) Staff Support.

1. Executive secretary. The City's zoning official, or his or her designee from City staff, shall be the executive secretary of the SODO TDRC. The executive secretary must attend each meeting of the SODO TDRC and is primarily



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- responsible for the effective operation of the SODO TDRC. The executive secretary is a nonvoting ex officio member of the SODO TDRC.
2. Recording secretary. The executive secretary shall appoint a member of City staff to be the recording secretary of the SODO TDRC. The recording secretary must attend each meeting of the SODO TDRC and is primarily responsible for keeping the records and papers of the SODO TDRC. The recording secretary must also perform other SODO TDRC duties as assigned by the executive secretary. The recording secretary is a nonvoting ex officio member of the SODO TDRC.
3. Development review official. The City's planning official shall appoint a professional planner from his or her staff to be the development review official. The official shall be responsible for accepting, reviewing, and processing applications for land development orders before the SODO TDRC and also for performing other duties as assigned.
4. Counsel. The city attorney may appoint one of his or her assistant attorneys to provide legal advice to the SODO TDRC.

(c) Application Review. The SODO TDRC shall review land development applications against the SODO Special Plan zoning overlay, relevant sections of the Land Development Code, and the policies of the SODO Development Standards and Design Guidelines and shall provide recommendations concerning these matters to the City Council. The SODO TDRC may establish time periods for review by City Council due to unique circumstances and phasing of projects.

(d) (e) Appeal of the SODO TDRC Recommendation. If an applicant disagrees with the SODO TDRC's recommendation, they may appeal the recommendation to the Municipal Planning Board (MPB). The MPB shall hold an informal public hearing with due public notice. The MPB shall consider the appeal and hear any concerned person or party. Following the hearing, the MPB shall render its decision. Should an affected person or party desire to appeal the MPB's determination, such appeal shall be in accordance with the procedures and requirements of Chapter 2, Article XXXII of the City Code: "Procedures for Quasi-Judicial Hearings."

(e) Pre-application Conference and Submittal. The applicant shall meet with the staff of the City Planning Division prior to submitting an application, to discuss the procedure, schedule and compliance with the relevant codes and standards. The applicant shall submit plans to the Planning Official according to a published schedule and application requirements, including any additional information reasonably required by the Planning Official at the time of the pre-application conference or otherwise communicated to the applicant.

**Secs. 65.224—65.249. - Reserved.**

\*\*\*\*

**SECTION 3. CHAPTER 66, SECTION 66.200, DEFINITIONS, AMENDED.** Chapter 66, Section 66.200, Definitions, Land Development Code of the City of Orlando, Florida, is amended as follows:

**Sec. 66.200. - Definitions.**

\*\*\*\*

*Accessory Use or Structure:*

\*\*\*\*

*Active Use* – A use that includes inhabited space, such as residential, commercial, office, or public benefit use. Service yards, parking garages, utility rooms, or similar un-occupied space are not active uses.

\*\*\*\*

*Sign:*

\*\*\*\*

*Sign, 3-D:* Three-dimensional (free-form, sculpture, or other non-planar shape) signs affixed to a building

\*\*\*\*

*Sign, Ground or Monument:*

\*\*\*\*

*Sign, Hanging:* a sign that is placed under a marquee, awning or arcade, perpendicular to the building façade, and primarily intended for display to pedestrians.

\*\*\*\*

**SECTION 4. REZONING.** Pursuant to the City’s Land Development Code, the land area described in Exhibit “A,” attached hereto and incorporated by reference herein, is hereby designated as the SODO Special Plan overlay district, denoted as “SP”, on the City’s official zoning map.

**SECTION 5. ZONING MAP AMENDED.** The City Zoning Official, or designee, is hereby directed to amend the City’s Official Zoning Map in accordance with the provisions of this ordinance.

**SECTION 6. APPLICABILITY.** In addition to the area shown in Exhibit A, property annexed into the City of Orlando located within the boundaries of the Orange/Michigan Vision Plan area shown on Figure UD-29 of the Urban Design Element of the City's Growth Management Plan shall be included in the Special Plan and be assigned "SP" overlay zoning designations for any initial zoning or re-zonings with the City, whether initiated by the applicant or the City of Orlando.

**SECTION 7. SEVERABILITY.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

**SECTION 8. CODIFICATION.** The City Clerk and the City Attorney shall cause the Code of the City of Orlando, Florida, to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

**SECTION 9. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

**SECTION 10. EFFECTIVE DATE.** This ordinance takes effect upon adoption.

\*\*|Remainder of page intentionally left blank.|\*\*



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**DONE, THE FIRST PUBLIC NOTICE**, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 27 day of OCTOBER, 2020.

**DONE, THE FIRST READING AND HEARING**, by the City Council of the City of Orlando, Florida, at a regular meeting, this 9 day of NOVEMBER, 2020.

**DONE, THE SECOND PUBLIC NOTICE**, in a newspaper of general circulation in the City of Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this 24 day of NOVEMBER, 2020.

**DONE, THE SECOND READING AND HEARING, AND ENACTED ON FINAL PASSAGE**, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, this 11 day of JANUARY, 2020.

BY THE MAYOR OF THE CITY OF ORLANDO,  
FLORIDA:

Mayor

ATTEST, BY THE CLERK OF THE  
CITY COUNCIL OF THE CITY OF  
ORLANDO, FLORIDA:

City Clerk

Print Name

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND RELIANCE OF THE  
CITY OF ORLANDO, FLORIDA:

Assistant City Attorney

Print Name

\*\*|Remainder of page intentionally left blank.\*\*|

City Council Meeting: 1-11-2021

Ord. 12-2 Documentary: 210111202

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

2020-58  
1ST AD

**Sold To:**

City of Orlando - CU00118969  
400 S Orange Ave, Fl 2  
Orlando, FL, 32801-3360

**Bill To:**

City of Orlando - CU00118969  
400 S Orange Ave, Fl 2  
Orlando, FL, 32801-3360

**State Of Illinois  
County Of Cook**

Before the undersigned authority personally appeared  
Jeremy Gates, who on oath says that he or she is an Advertising  
Representative of the ORLANDO SENTINEL, a DAILY newspaper  
published at the ORLANDO SENTINEL in ORANGE County, Florida;  
that the attached copy of advertisement, being a Legal Notice in the matter  
of 11150-Public Hearing Notice was published in said newspaper in the  
issues of Oct 27, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper  
Published in said ORANGE County, Florida, and that the said newspaper  
has heretofore been continuously published in said ORANGE County,  
Florida, each day and has been entered as periodicals matter at the post  
office in ORANGE County, Florida, in said ORANGE County, Florida, for  
a period of one year next preceding the first publication of the attached  
copy of advertisement; and affiant further says that he or she has neither  
paid nor promised any person, firm or corporation any discount, rebate,  
commission or refund for the purpose of securing this advertisement for  
publication in the said newspaper.

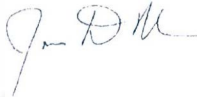


**Jeremy Gates**

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 29 day of October, 2020,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



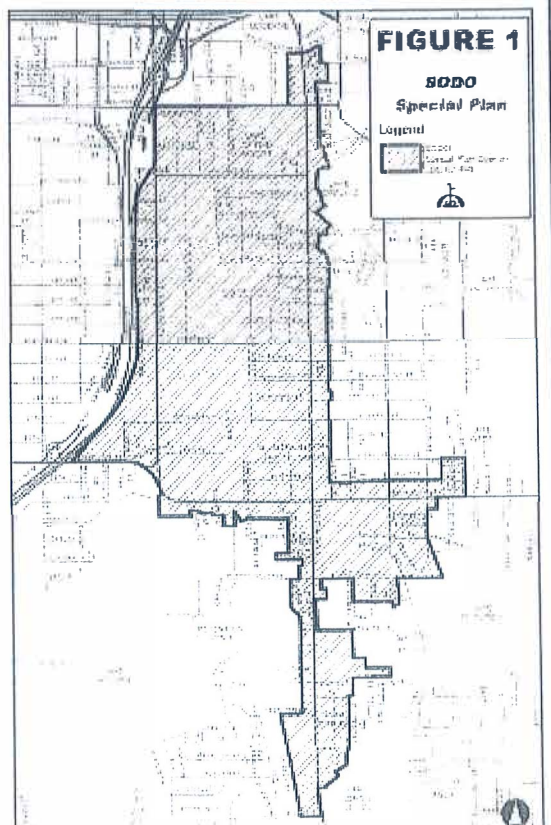
Signature of Notary Public



Name of Notary. Typed, Printed, or Stamped

6799173

On Monday November 9, 2020, the Orlando City Council will consider proposed ordinance **#2020-58**, entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING SECTION 62.499 OF THE LAND DEVELOPMENT CODE TO CREATE THE SODO SPECIAL PLAN AREA; CREATING PART 1L, CHAPTER 65 OF THE LAND DEVELOPMENT CODE TO ESTABLISH THE SODO TOWN DESIGN REVIEW COMMITTEE; AMENDING CHAPTER 66, SECTION 66.200, OF THE LAND DEVELOPMENT CODE TO PROVIDE DEFINITIONS RELATING TO THE SODO SPECIAL PLAN AREA; ESTABLISHING A SPECIAL PLAN OVERLAY ZONING CLASSIFICATION ON CERTAIN PROPERTIES GENERALLY LOCATED SOUTH OF LAKE LUCERNE, EAST OF INTERSTATE-4, WEST OF SUMMERLIN AVENUE, AND NORTH OF LAKE JENNIE JEWEL; AUTHORIZING AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING LEGISLATIVE FINDINGS, AND FOR APPLICABILITY, SEVERABILITY, CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. In response to the COVID-19 pandemic and social distancing efforts, members of the public are advised to check the city website for up-to-date information on any changes to the manner in which the meeting will be held and the location. All pertinent information about meeting access and participation instructions will be available on [orlando.gov/councilmeeting](http://orlando.gov/councilmeeting) at least 3 days prior to the meeting. Interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment on an ordinance is available until the designated public comment portion of the item is closed. This meeting may be viewed live on Orange TV channel 488, on the city's website at [orlando.gov/watchonline](http://orlando.gov/watchonline) or the city's YouTube page. Written public comment must include your name, address, phone number and topic. Comments are limited to a maximum of 700 words per item and may be submitted by one of the following: (1) online at [orlando.gov/councilcomment](http://orlando.gov/councilcomment); (2) email to [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov); (3) mail to City Clerk, Public Comment, City of Orlando, 400 S. Orange Ave., Orlando FL 32801; or (4) drop off to the 1st floor security station at City Hall. Written public comment received by 9 a.m. on Monday, November 9, 2020 are distributed to Council and attached to the related agenda item for public viewing. Appellants and Parties to Appeals and Quasi-Judicial Hearings must submit their documentary evidence and presentations to [orlando.gov/councilcomment](http://orlando.gov/councilcomment) by 5 p.m. on Wednesday, November 4, 2020. Documentary evidence and presentations received by 5 p.m. Wednesday, November 4, 2020 are distributed to Council and attached to the related agenda item for public viewing. Items received after the deadline will not be considered at the meeting. All items received are public record. The proposed ordinance may be inspected online at [orlando.gov](http://orlando.gov). Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the City Clerk's Office at 407.246.2251 or [cityclerk@orlando.gov](mailto:cityclerk@orlando.gov).





# Orlando Sentinel

Published Daily  
ORANGE County, Florida

2020-58  
2ND AD

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400 S Orange Ave, Fl 2  
Orlando, FL, 32801-3360

**Bill To:**

City of Orlando - CU00118969  
400 S Orange Ave, Fl 2  
Orlando, FL, 32801-3360

**State Of Illinois  
County Of Cook**

Before the undersigned authority personally appeared  
Amy Houser, who on oath says that he or she is an Advertising  
Representative of the ORLANDO SENTINEL, a DAILY newspaper  
published at the ORLANDO SENTINEL in ORANGE County, Florida;  
that the attached copy of advertisement, being a Legal Notice in the matter  
of 11150-Public Hearing Notice was published in said newspaper in the  
issues of Nov 24, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper  
Published in said ORANGE County, Florida, and that the said newspaper  
has heretofore been continuously published in said ORANGE County,  
Florida, each day and has been entered as periodicals matter at the post  
office in ORANGE County, Florida, in said ORANGE County, Florida, for  
a period of one year next preceding the first publication of the attached  
copy of advertisement; and affiant further says that he or she has neither  
paid nor promised any person, firm or corporation any discount, rebate,  
commission or refund for the purpose of securing this advertisement for  
publication in the said newspaper.

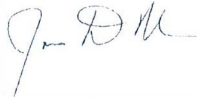


Signature of Affiant

**Amy Houser**

Name of Affiant

Sworn to and subscribed before me on this 24 day of November, 2020,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

\*Financing is available with approved credit. All prices include basic equipment replacement and permitting. If additional work is required for code additional cost may apply. Horizontal applications are an additional cost. This offer is available to residential homeowners only.