

District Classifications**ARTICLE 3 - ZONING REGULATING DISTRICTS**

The following Base Districts, Overlay Districts, and Planned Development Districts are established in the City of Punta Gorda, below in a hierarchy from “highest” to “lowest”. Under the hierarchy established by this Code, the Environmental Preserve District is the most restrictive base district, and the Public District is the least restrictive base district. The Overlay Districts and Planned Development Districts are not included in this hierarchy.

Section 3.1. District Classification

- (a) **Base Districts.** The following general base districts are hereby established, and are described in the sections that follow:

Form-Based Districts:

<u>TPG</u>	<u>Traditional Punta Gorda District</u>	<u>Mixed Use</u>
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Conventional Zoning Districts:

EP:	Environmental Preserve District	Residential
MP:	Marine Park District	Residential
GS:	General Single-Family District	Residential
GM:	General Multi-Family District	Residential
MH:	Manufactured Home District	Residential
NR:	Neighborhood Residential District	Residential
NC:	Neighborhood Center District	Mixed Use
CC:	City Center District	Mixed Use
HC:	Highway Commercial District	Commercial
SP:	Special Purpose District	Commercial
P:	Public District	Governmental

- (b) **Overlay Districts.** The following overlay districts are hereby established, and are described in Section 3.13. The overlays within the Traditional Punta Gorda zoning district are also described in detail in Subsection 3.2(c)(10).

SRO:	Special Residential Overlay District
HDLO: HQ:	Historic Overlay Districts and Landmarks Overlay
	<u>DHD: Downtown Historic District</u>
	<u>MSD: Main Street Historic District</u>
	<u>GHD: Grace Street Mid-Century Historic District</u>
	<u>NCD: Neighborhood Conservation District</u>
APO:	Airport Protection Overlay District
ICQ:	Interchange Commercial Overlay District
EPO:	Emerald Point Condominium Overlay District
MD:	Medical Overlay District

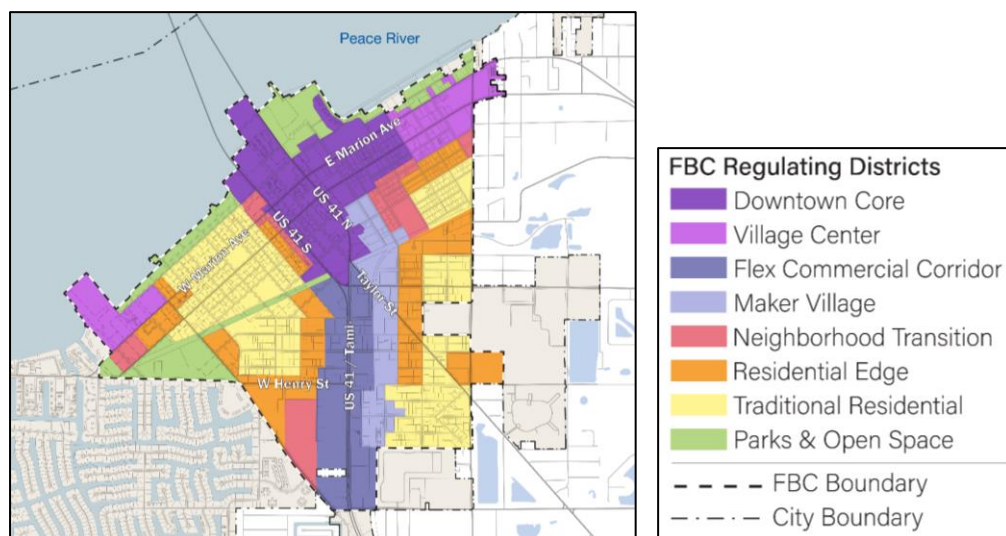
- (c) **Planned Development Districts.** The following planned development districts are hereby established. (See Article 5 for details of each planned development district.)

PDN:	Planned Development Neighborhood
PDV:	Planned Development Village
PEC:	Planned Employment Center
<u>PMU:</u>	<u>Planned Mixed Use</u>

Section 3.2. TPG, Traditional Punta Gorda District

(a) Purpose, Regulating Districts, and Organization.

- (1) The Traditional Punta Gorda (TPG) zoning district was created to implement portions of the 2019 Citywide Master Plan which called for a new form-based code for central portions of Punta Gorda. Master plan goals include improving walkability and bikeability to ensure community safety and economic vibrancy, promoting a greater variety of housing including Missing Middle housing types, creating new historic districts, enabling commercial and mixed-use infill development in certain locations, and ensuring high-quality growth that preserves and enhances community character.
- (2) The Traditional Punta Gorda (TPG) zoning district includes land identified on Figure 1, which is bounded generally by Charlotte Harbor to the north, Cooper Street on the east, by the northern edge of the Emerald Lake community and Airport Road on the south, and by Shreve Street and West Henry Street on the southwest.
 - a. All land in this zoning district is assigned to one of eight regulating districts:
 - i. Downtown Core
 - ii. Village Center
 - iii. Flex Commercial Corridor
 - iv. Maker Village
 - v. Neighborhood Transition
 - vi. Traditional Residential
 - vii. Residential Edge
 - viii. Parks & Open Space
 - b. Some land in this zoning district may be assigned to the following overlay districts, subdistricts, or may be indicated as a historic landmark:
 - i. Historic Districts and Landmarks Overlay
 1. Downtown Historic District
 2. Main Street Historic District
 2. Grace Street Mid-Century Modern Historic District
 3. Neighborhood Conservation District
 - iii. Medical Overlay District
 - c. The regulating districts are shown generally on Figure 1 below. The regulating districts and the overlay districts are shown in detail on the regulating plan for the TPG zoning district in Subsection 3.2(b).



TPG, Traditional Punta Gorda

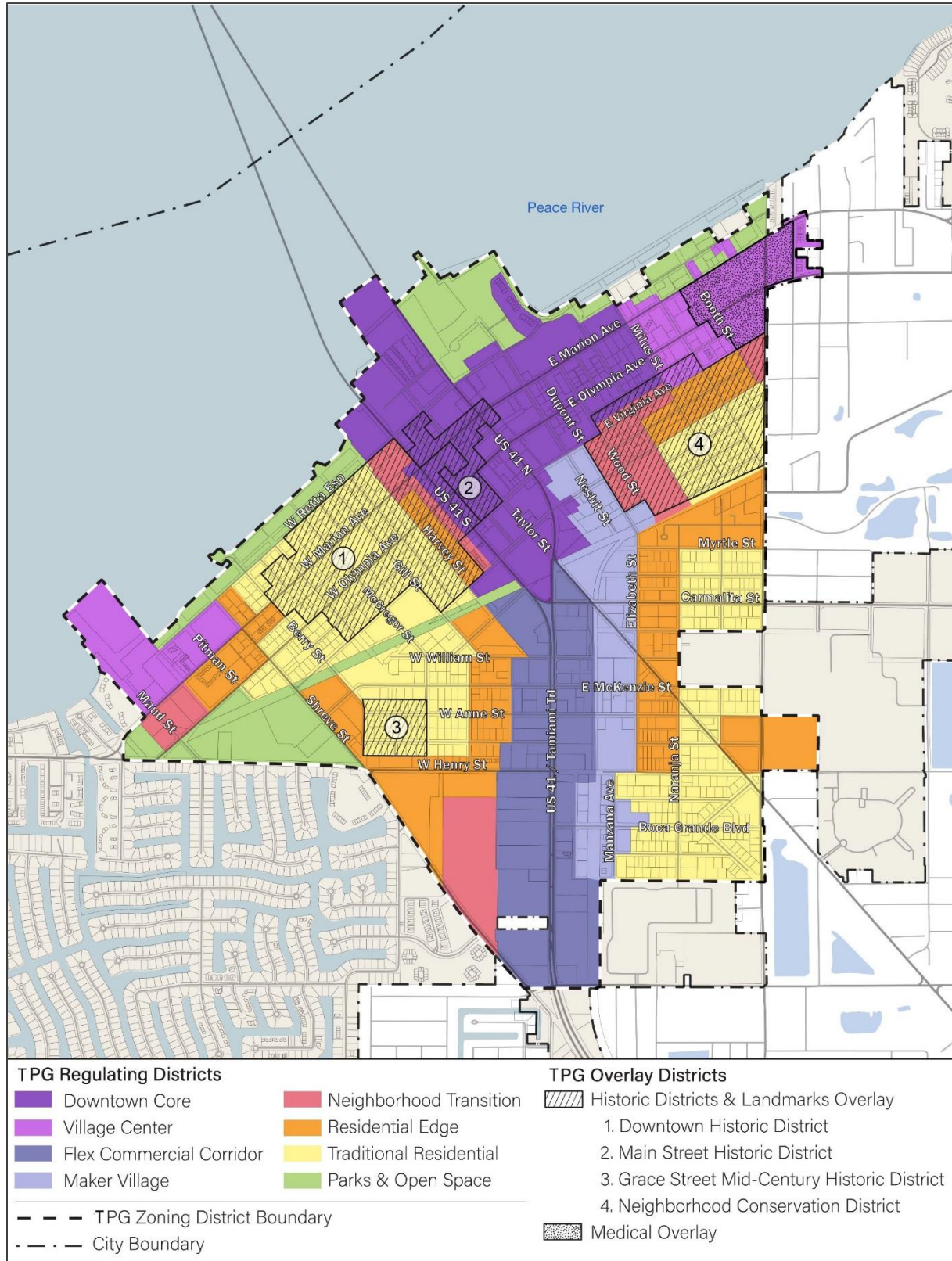
- (3) The TPG zoning district can be navigated in various ways. For instance:
- a. To determine the regulations for a particular property:
 - i. Locate the property on the detailed regulating plan in Subsection 3.2(b) and identify the property's regulating district, and any overlay districts that may also apply.
 - ii. Read about the basic regulations for property in each regulating district and overlay district in Subsection 3.2(c).
 - iii. Determine allowable building types in Table 1 in Subsection 3.2(d).
 - iv. Determine allowable uses in Table 4 in Subsection 3.2(e).
 - v. Review additional regulations that may apply beginning in Subsection 3.2(f).
 - b. To determine where a particular building type and/or particular use of land can be constructed:
 - i. Identify which regulating districts allow that building type in Table 1 of Subsection 3.2(d).
 - ii. Identify which regulating districts allow that use of land in Table 4 of Subsection 3.2(e).
 - iii. Determine what land in the TPG zoning district has the appropriate regulating districts using the detailed regulating plan in Subsection 3.2(b).
 - v. Review additional regulations that may apply beginning in Subsection 3.2(f).
- (4) The Traditional Punta Gorda (TPG) zoning district is organized in the following manner:
- 3.2(a) Purpose, Regulating Districts, and Organization
 - 3.2(b) Regulating Plan, Showing Regulating Districts and Overlay Districts
 - 3.2(c) Regulating Districts and Overlay Districts
 - 3.2(d) Building Types
 - 3.2(e) Allowable Uses
 - 3.2(f) Architectural Provisions
 - 3.2(g) Fences, Privacy Walls, and Hedges
 - 3.2(h) Parking and Loading Standards
 - 3.2(i) Landscaping Standards
 - 3.2(j) Review Process
 - 3.2(k) Community Benefit Program
 - 3.2(l) Street Standards
 - 3.2(m) Nonconformities

(b) Regulating Plan, Showing Regulating Districts and Overlay Districts.

- (1) The full regulating plan for the TPG zoning district is provided in Figure 2 and a zoomed-in map showing the TPG overlay districts and landmarks buildings is provided in Figure 3.
- (2) A summary of requirements for each regulating district and overlay district are provided in Tables 1 and 2 of Subsection 3.2(c). Allowable building types are described in Subsection 3.2(d); allowable uses of land are described in Subsection 3.2(e).

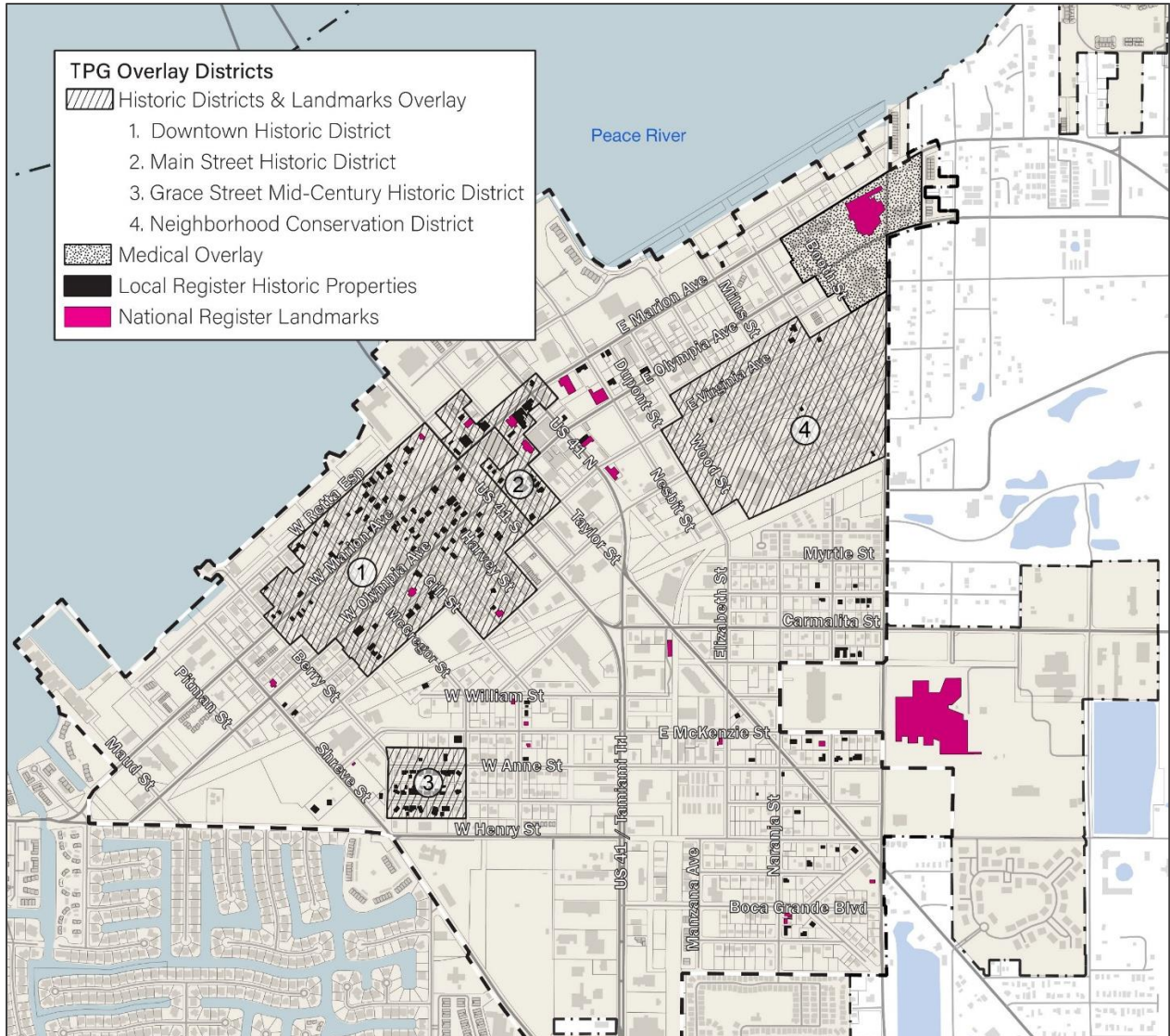
TPG Regulating Districts & Overlays Map

Figure 2 - TPG Regulating Districts & Overlays



TPG Regulating Districts & Overlays Map

Figure 3 - TPG Overlay Districts Map



(c) Regulating Districts and Overlay Districts.

(1) Introduction to regulating districts and overlay districts.

- a. To understand the applicable regulations for a particular property, refer to Subsection 3.2(b) to determine the regulating district for the property and whether an overlay district also applies.
- b. Most of the detailed regulations for each district are the same for all buildings in the district. Certain regulations vary depending on which building type is selected and which architectural style is selected for that building.
- c. Table 1 shows which building types and which architectural styles are allowed in each regulating district and overlay district. An “X” in the column for each district indicates that a particular building type or architectural style is allowed in that district; other types and styles are not allowed in that district. If a property is in an overlay district, the allowable building types for the overlay district apply instead of

TPG Regulating Districts & Overlays Map

those for the regulating district.

- d. Table 2 provides a summary of many of the development standards in each regulating district and overlay district. Table 2 is provided to allow a quick comparison of all the districts.
- e. Immediately after Table 2, each regulating district and overlay district is described in detail. Footnotes below the numerical development standards for each district indicate where a general regulation for that district would be modified if certain building types are selected. If a property is in an overlay, the relevant requirements for the overlay district apply instead of those for the regulating district.
- f. Within the Historic Districts and Landmarks Overlay, four (4) overlay subdistricts designate areas of historic significance:
 - i. The Downtown Historic District, which incorporates and updates the prior Downtown Commercial district and National Register (residential) district.
 - ii. The Main Street Historic District, which incorporates and updates the prior Downtown Commercial district
 - ii. The Grace Street Mid-Century Modern District
 - iii. The Neighborhood Conservation District, which incorporates and updates the prior Trabue Woods district and Bethel St. Mark district.

The TPG regulating plan also identifies designated historic landmarks that are outside these overlay districts. Additional landmarks and areas of historic significance may be designated in the future; see Section 8.1.

- g. Most standards in the historic overlays and subdistricts are the same as for the underlying regulating district; however, the palette of allowable architectural styles is smaller to maintain historic character. Some lots in these overlay districts have been designated as containing a contributing building or structure; alterations to them, and to historic landmarks, may require a Certificate of Appropriateness (see details in Sections 8.1 and 16.3). Proposed demolitions and relocations may also require a Certificate of Appropriateness; see Section 16.5.
- h. The Medical Overlay District also shares most standards with their underlying regulating districts but have slightly different density and building height standards to encourage medical uses and housing types suitable for a wide array of medical and other essential workers.
- i. Details for each building type are provided in Subsection 3.2(d). Details for allowable uses of land are provided in Subsection 3.2(e); allowable uses vary by regulating district, not by overlay district. Architectural provisions and details for each architectural style are provided in Article 7. Other requirements are provided beginning in Subsection 3.2(f).

Summary Tables

Table 1 - Permitted Building Types and Architectural Styles													
Permitted Building Type	Regulating Districts							Overlay Districts and Subdistricts					
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts and Landmarks Overlay			Main Street Overlay	Medical Overlay	
								Downtown	Grace Street Mid-Century	Neighborhood Conservation			
Accessory Cottage ¹	X	X		X	X	X	X				X	X	
House					X	X	X						
Cottage Court						X	X						
Duplex					X	X	X						
Rowhouse	X	X		X	X	X				<div style="border: 1px solid black; padding: 5px;"> Same As Underlying District- Except for Traditional Residential which shall also allow Rowhouse, Triplex/ Fourplex, Multiplex, Courtyard Apartment, Live/Work, Small Footprint Mixed-Use, Medium Footprint Mixed-Use, Main Street Shopfront, Neighborhood Shopfront, and Liner. </div>		X	
Triplex/Fourplex		X			X	X						X	
Multiplex	X	X	<div style="border: 1px solid black; padding: 5px;"> Building types not applicable for this district </div>	X	X	X						X	
Courtyard Apartment	X	X		X	X								X
Live/Work	X	X		X	X	X			Same As Underlying District		Same As Underlying District	X	X
Small Footprint Mixed-Use	X	X		X	X							X	X
Medium Footprint Mixed-Use	X	X											X
Main Street Shopfront	X	X		X	X							X	X
Neighborhood Shopfront	X	X				X						X	X
Liner	X	X										X	X
Loft					X								
Warehouse					X								
Civic/Institutional	X	X		X	X	X	X					X	
Permitted Architectural Styles²													
Florida Wood Frame	X	X		X	X	X	X	X		X	X	X	
Folk Victorian	X	X		X	X	X	X	X		X	X	X	
Craftsman	X	X		X	X	X	X	X		X	X	X	
Queen Anne Revival	X	X		X	X	X	X	X		X	X	X	
Colonial/Georgian Revival	X	X	<div style="border: 1px solid black; padding: 5px;"> Architectural styles not applicable for this district³ </div>	X	X	X	X	X		X	X	X	
Neo-Classical Revival	X	X		X	X	X	X	X		X		X	
Mission	X	X		X	X	X	X	X		X		X	
Mid-Century Modern					X	X	X		X				
Masonry Modern	X	X		X	X	X	X				X	X	
Main Street Vernacular	X	X		X	X			X		X	X	X	

¹ Accessory Cottages with dwelling units in them are only permitted in conjunction with the house, rowhouse, and live/work building types

² Compliance with architectural styles is not required for the Loft and Warehouse building types

³ Development in the Flex Commercial Corridor District must still comply with the General Architectural Standards and Frontage Standards in Article 7

Summary Tables

Table 2 -Development Standards Summary												
	Regulating Districts							Overlay Districts and Subdistricts				
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts & Landmarks Overlay			Main Street Overlay	Medical Overlay
								Downtown	Grace Street Mid-Century	Neighborhood Conservation		
Lot and Building Footprint												
Lot Width/Depth	<i>Defer to Building Type</i>		50' min./ 100' min.	<i>Defer to Building Type</i>				<i>Same as underlying</i>				
Lot Coverage	100% max.	100% max.	100% max.	90% max.	90% max.	80% max.	70% max.	<i>Same as underlying</i>				
Frontage Buildout												
Primary Street	70% min.	70% min.	70% min. ¹	70% min. ¹	60% min.	60% min.	60% min.	<i>Same as underlying</i>				
Secondary Street	50% min.	50% min.	50% min.	50% min.	50% min.	n/a	n/a	<i>Same as underlying</i>				
Density (Dwelling Units/Net Acre)												
Base	25	25	15	15	25	25	25	<i>Same as underlying</i>				
Missing Middle Types ²	30	30	30	30	30	30	n/a	<i>Same as underlying</i>				
Maximum w/ Benefit ³	40	35	35	n/a	n/a	n/a	n/a	<i>Same as underlying</i>				
Height (Base Flood Elevation to Parapet of Flat Roof or Highest Point of Pitched Roof)												
Base	50' max. (4 stories)	35' max. (3 stories)	35' max. (3 stories)	35' max. (3 stories)	40' max. (3 stories)	40' max. (3 stories)	35' max. (2 stories)	<i>Same as underlying</i>			35' max. (2 stories)	50' max. (4 stories)
Maximum w/ Benefit ³	80' max. (6 stories)	65' max. (5 stories)	65' max. (5 stories)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	80' max. (6 stories)
Accessory Structure(s)												
Dwelling	25' max. (2 stories)							<i>Same as underlying</i>				
Other	12' max. (1 story)							<i>Same as underlying</i>				
Building Setbacks (Distance from Property Line)												
Front	0' min., 10' max.	0' min., 10' max.	10' min., 25' max.	10' min., 25' max.	0' min., 20' max.	10' min., 25' max.	10' min., 25' max.	<i>Same as underlying</i>				
Side												
Street	0' min., 10' max.	0' min., 10' max.	10' min., 25' max.	10' min., 25' max.	5' min., 20' max.	10' min., 25' max.	10' min., 25' max.	<i>Same as underlying</i>				
Interior ⁴	0' min.	0' min.	5' min.	5' min.	5' min.	5' min.	5' min.	<i>Same as underlying</i>				
Rear												
Alley	0' min.	0' min.	10' min.	10' min.	10' min.	10' min.	10' min.	<i>Same as underlying</i>				
Interior	5' min.	5' min.	25' min.	15' min.	15' min.	15' min.	15' min.	<i>Same as underlying</i>				
Accessory Structure(s) ⁵	3' min. (rear ⁶)	3' min. (rear ⁶)	3' min. (side/rear)	3' min. (side/rear)	3' min. (side/rear)	3' min. (side/rear)	3' min. (side/rear)	<i>Same as underlying</i>				

¹ Lots less than 120' wide may have a reduced minimum frontage buildout of 60%

² Missing Middle Housing includes Live/Work, Rowhouse, Triplex/Fourplex, Multiplex, Courtyard Apartment, Small Footprint Mixed-Use, and Loft buildings, see Subsection 3.2(d)

³ See Subsection 3.2(j) regarding maximum density and height based on community benefits

⁴ Attached Rowhouse, Live/Work, and Main Street types are exempt from 5' interior side setbacks

⁵ Accessory structures, including detached garages, are permitted only in the rear yard and must comply with all primary building setbacks except as specified in this row

⁶ Refers to interior rear setback only, not rear alley

Summary Tables

Table 2 -Development Standards Summary Continued										
	Regulating Districts							Overlay Districts and Subdistricts		
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts and Landmarks Overlay		
								Downtown	Grace Street Mid-Century	Neighborhood Conservation
Parking (Setbacks from Property Line)										
Location	Behind Primary Building		Behind Primary Building and in the Side Yard ¹		Behind Primary Building or Within Attached Garage/Carport			<i>Same as underlying</i>		
Front Setback (Rear Yard/Side Yard)	40' min.	40' min.	40' min./ 15' min.	40' min./ 15' min.	40' min.	40' min.	40' min.	<i>Same as underlying</i>		
Side Setback										
Street	15' min.	15' min.	15' min.	15' min.	5' min.	5' min.	15' min.	<i>Same as underlying</i>		
Interior	0' min.	0' min.	0' min.	0' min.	0' min.	5' min.	5' min.	<i>Same as underlying</i>		
Rear Setback										
Alley	0' min.	0' min.	0' min.	0' min.	0' min.	0' min.	0' min.	<i>Same as underlying</i>		
Interior	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.	<i>Same as underlying</i>		
Attached Garage Setback from Front Façade ²	n/a	n/a	n/a	n/a	10' min.	10' min.	10' min.	<i>Same as underlying</i>		
Ground Level Encroachments³ (Distance from Min. Setback Line)										
Front	0' max. ⁴	0' max. ⁴	6' max.	6' max.	0' max. ⁴	6' max.	5' max.	<i>Same as underlying</i>		
Side Street	0' max. ⁴	0' max. ⁴	6' max.	6' max.	5' max. ⁴	6' max.	5' max.	<i>Same as underlying</i>		
Rear										
Alley	0' max.	0' max.	6' max.	6' max.	6' max.	6' max.	6' max.	<i>Same as underlying</i>		
Interior	0' max.	0' max.	4' max.	4' max.	4' max.	4' max.	4' max.	<i>Same as underlying</i>		
Upper Level Encroachments (Distance from Min. Setback Line)										
Front	6' max.	6' max.	6' max.	6' max.	6' max.	6' max.	5' max.	<i>Same as underlying</i>		
Side Street	6' max.	6' max.	6' max.	6' max.	6' max.	6' max.	5' max.	<i>Same as underlying</i>		
Rear										
Alley	2' max.	2' max.	6' max.	6' max.	6' max.	6' max.	6' max.	<i>Same as underlying</i>		
Interior	0' max.	0' max.	4' max.	4' max.	4' max.	4' max.	4' max.	<i>Same as underlying</i>		

¹ Side yard parking is only permitted along interior side yards, not abutting streets. Side yard parking cannot exceed 60' in width.

² Attached garage/carports are only permitted for the house

³ Ground level encroachments are permitted for frontage elements including porches, stoops, bay windows, porticos, and more. See Section 7.2(d) for additional frontage standards.

⁴ No ground level encroachments are permitted into the public right-of-way except for awnings, canopies, galleries, and arcades, which can encroach up to 10' provided a 6' minimum clear sidewalk zone and an 8' vertical clear zone beneath these elements is maintained.

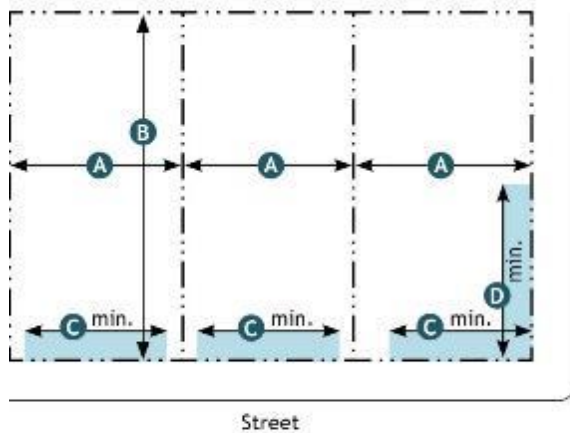
Downtown Core

(2) Downtown Core

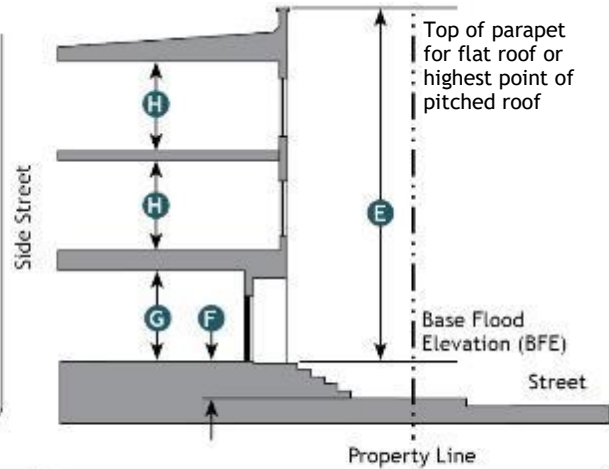


a. Intent	
Description	Primary Characteristics
<p>The Downtown Core is the traditional commercial center of Punta Gorda. This district accommodates the most intense urban development in the city, serving not only the residents of Punta Gorda, but also nearby communities and visitors. The area features mixed-use and multi-story buildings that actively engage streets and sidewalks to promote public gathering and support vibrant retail, dining, and commercial spaces.</p>	Attached or detached
	Small-to-medium footprint commercial and residential buildings
	Small-to-large footprint mixed-use
	Buildings at or near the ROW
	Small-to-no setbacks
	Up to 4 stories by right, or 6 stories with community benefits
Diverse mix of frontages	

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.



Key
- - - Property Line Frontage Buildout



Key
- - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
Rowhouse	18' min.	86' min.	3.2(d)(5)
Multiplex	80' min., 130' max.	86' min.	3.2(d)(8)
Courtyard Apartment	84' min., 150' max.	100' min.	3.2(d)(9)
Live/Work	18' min., 53' max.	86' min.	3.2(d)(10)
Small Footprint Mixed-Use	40' min.	86' min.	3.2(d)(11)
Medium Footprint Mixed-Use	180' min.	120' min.	3.2(d)(12)
Main Street Shopfront	25' min., 150' max.	86' min.	3.2(d)(13)
Neighborhood Shopfront	25' min., 84' max.	86' min.	3.2(d)(14)
Liner	n/a	n/a	3.2(d)(15)
Civic/Institutional	n/a	n/a	3.2(d)(18)

Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

¹ Permitted only with Rowhouse and Live/Work Building Types

c. Building Form

Footprint			
Lot Coverage ¹	100% max.		
Frontage Build-Out			
Primary Street	70% min.	C	
Secondary Street	50% min.	D	
Residential Density & Height			
	Base	Missing Middle ²	Maximum w/ Benefit ³
Density	25 du/a	30 du/a	40 du/a
Building Height ¹ E	35' max. (3 stories)	n/a	65' max. (5 stories)
Accessory Structure(s) Height			
Dwelling	2 stories, 25' max.		
Other	1 story, 12' max.		
Finish Ground Floor Level F			
Residential	24" min.		
Commercial ⁴	Max. 6" above grade or BFE + 1' freeboard		
Floor-to-Ceiling Height			
First Story: Commercial ⁴	14' min.	G	
Upper Stories	8' min.	H	
Habitable Half-Story/Attic ⁵	7' min.		

¹ May be lower for certain building types

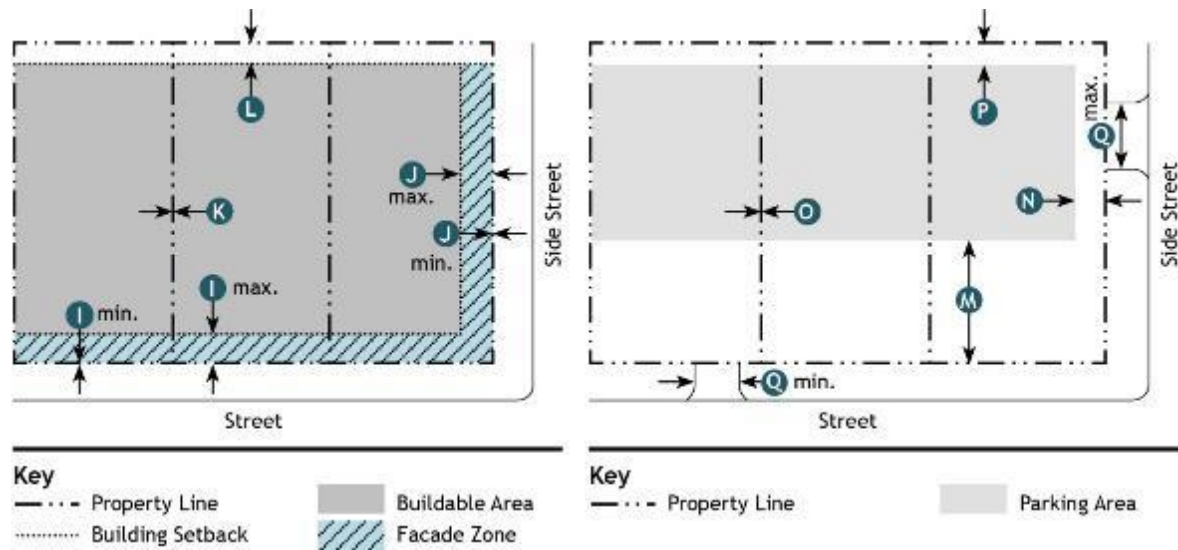
² Base Density for Live/Work, Rowhouse, Multiplex, Courtyard Apartments, and Small Footprint Mixed-Use, see Subsection 3.2(d)

³ See Subsection 3.2(j) for Community Benefits

⁴ Does not apply to Neighborhood Shopfront type

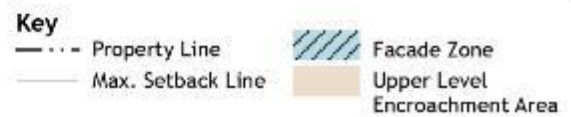
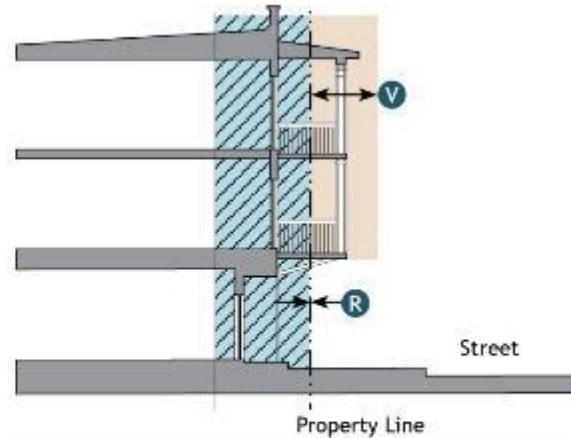
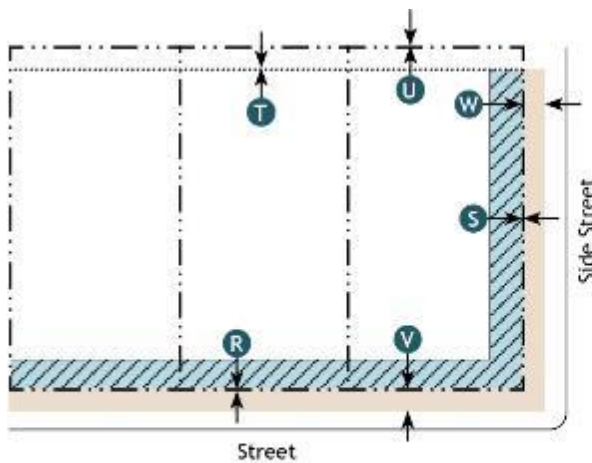
⁵ Minimum of 70 sq. ft. of floor area required half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Downtown Core



d. Building Placement	
Setback (Distance from Property Line)	
Front	0' min., 10' max. I
Side	
Street	0' min., 10' max. J
Interior	0' min. K
Rear	
Alley	0' min.
Interior	5' min. L
Garage Door/Carport (from front facade)	
Attached	Not permitted
Detached	See accessory building setbacks
Accessory Building Setback	
Front	50' min. (permitted in rear yard only)
Side	
Street	0' min.
Interior	0' min.
Rear	
Alley	0' min.
Interior	3' min.
Additional	
See Subsection 3.2(d) - Building Types	

e. Parking	
Location	
Parking shall be located behind the primary building in the rear yard and accessed from alleys or side streets wherever possible.	
Setback (Distance from Lot Line)	
Front Setback	40' or behind primary building, whichever is less M
Side Setback	
Street	15' min. N
Interior	0' min. O
Rear Setback	
Alley	0' min.
Interior	5' min. P
Additional requirements can be found in Section 3.2(d) - Building Type Standards	
Access	
Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d) Q
Additional parking and access standards and specifications can be found in Article 10	
Required Spaces	
Vehicle Parking	See requirements in Article 10, Section 10.6
Bicycle parking requirements can be found in Section 10.13	



f. Encroachments

Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and standards)

Ground Level Encroachment	Distance From	
	Min. Setback	Property Line
Front	n/a	0' max. ¹ R
Side Street	n/a	0' max. ¹ S
Rear		
Alley	n/a	0' max.
Interior	0' max. T	0' max. U
Upper Stories Encroachment	Distance From	
	Min. Setback	Property Line
Front	n/a	6' max. V
Side Street	n/a	6' max. W
Rear		
Alley	n/a	2' max.
Interior	0' max. T	0' max. U

¹ Does not include awnings, canopies, galleries, and arcades, which can encroach past the property line on front and side streets up to 10', provided a 6' minimum clear sidewalk zone and an 8' vertical clear zone beneath these elements is maintained.

g. Architectural Provisions

Allowed Architectural Styles	Standards
Florida Wood Frame	7.2(e)(3)
Folk Victorian	7.2(e)(4)
Craftsman	7.2(e)(5)
Queen Anne Revival	7.2(e)(6)
Colonial/Georgian Revival	7.2(e)(7)
Neo-Classical Revival	7.2(e)(8)
Mission	7.2(e)(9)
Masonry Modern	7.2(e)(11)
Main Street Vernacular	7.2(e)(12)
Other Architectural Provisions	Standards
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

Village Center

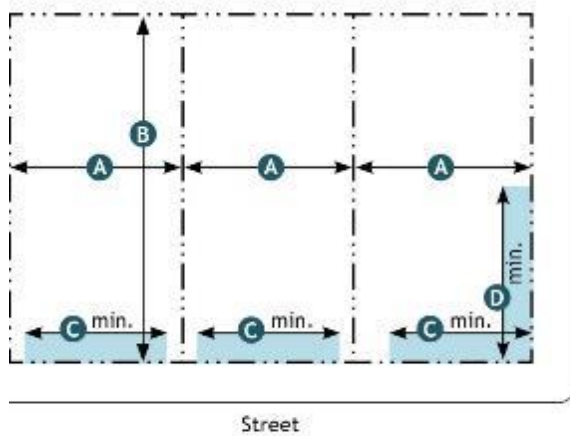
(3) Village Center



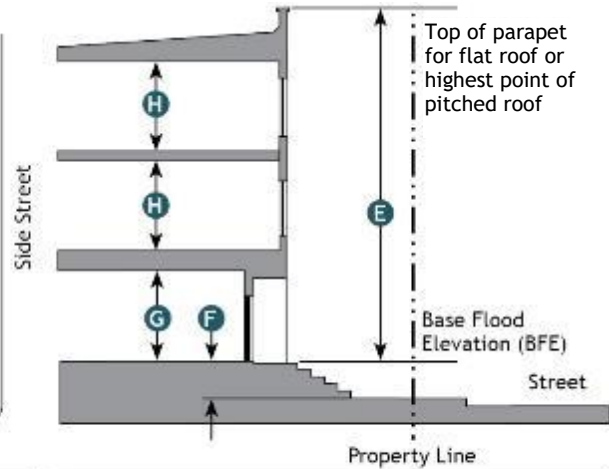
a. Intent	
Description	Primary Characteristics
<p>Village Centers are compact and mixed-use areas that provide a range of residential, commercial, and office uses which not only serve the needs of those living there, but also the needs of adjacent residential neighborhoods. Development patterns are intentionally urban, with street-oriented buildings that create a vibrant walkable environment, though at lower intensities to those permitted in the Downtown Core.</p>	Attached or detached
	Small-to-medium footprint commercial and residential
	Small-to-large footprint mixed-use
	Buildings at or near the ROW
	Small-to-no setbacks
	Up to 5 stories with benefits
	Diverse mix of frontages

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

Village Center



Key
 - - - - Property Line
 Frontage Buildout



Key
 - - - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
Rowhouse	18' min.	86' min.	3.2(d)(5)
Triplex/ Fourplex	50' min., 84' max.	86' min.	3.2(d)(7)
Multiplex	80' min., 130' max.	86' min.	3.2(d)(8)
Courtyard Apartment	84' min., 150' max.	100' min.	3.2(d)(9)
Live/Work	18' min., 53' max.	86' min.	3.2(d)(10)
Small Footprint Mixed-Use	40' min.	86' min.	3.2(d)(11)
Medium Footprint Mixed-Use	180' min.	120' min.	3.2(d)(12)
Main Street Shopfront	25' min., 150' max.	86' min.	3.2(d)(13)
Neighborhood Shopfront	25' min., 84' max.	86' min.	3.2(d)(14)
Liner	n/a	n/a	3.2(d)(15)
Civic/ Institutional	n/a	n/a	3.2(d)(18)

Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

¹ Permitted only with Rowhouse and Live/Work Building Types

c. Building Form

Footprint	
Lot Coverage ¹	100% max.
Frontage Build-Out	
Primary Street	70% min. C
Secondary Street	50% min. D

Residential Density & Height			
	Base	Missing Middle ²	Maximum w/ Benefit ³
Density	22 du/a	30 du/a	35 du/a
Building Height ¹ E	35' max. (3 stories)	n/a	65' max. (5 stories)

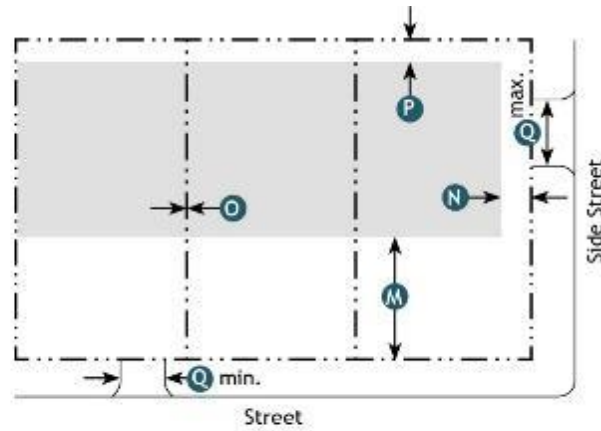
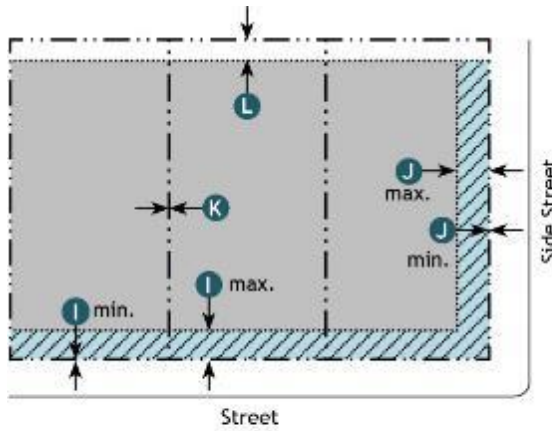
Accessory Structure(s) Height	
Dwelling	2 stories, 25' max.
Other	1 story, 12' max.

Finish Ground Floor Level F	
Residential	24" min.
Commercial ⁴	Max. 6" above grade or BFE + 1' freeboard

Floor-to-Ceiling Height	
First Story: Commercial ⁴	14' min. G
Upper Stories	8' min. H
Habitable Half-Story/Attic ⁵	7' min.

¹ May be lower for certain building types
² Base Density for Live/Work, Rowhouse, Multiplex, Courtyard Apartments, and Small Footprint Mixed-Use, see Subsection 3.2(d)
³ See Subsection 3.2(j) on Community Benefits
⁴ Does not apply to Neighborhood Shopfront type
⁵ Minimum of 70 sq. ft. of floor area required, half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Village Center



d. Building Placement

Setback (Distance from Property Line)

Front	0' min., 10' max.	I
Side		
Street	0' min., 10' max.	J
Interior	0' min.	K
Rear		
Alley	0' min.	
Interior	5' min.	L
Garage Door/Carport (from front facade)		
Attached	Not permitted	
Detached	See accessory building setbacks	

Accessory Building Setback

Front	50' min. (permitted in rear yard only)
Side	
Street	0' min.
Interior	0' min.
Rear	
Alley	0' min.
Interior	3' min.

Additional

See Subsection 3.2(d) - Building Types

e. Parking

Location

Parking shall be located behind the primary building in the rear yard and accessed from alleys or side streets wherever possible

Setback (Distance from Property Line)

Front Setback	40' or behind primary building, whichever is less	M
Side Setback		
Street	15' min.	N
Interior	0' min.	O
Rear Setback		
Alley	0' min.	
Interior	5' min.	P

Additional requirements can be found in Section 3.2(d) - Building Type Standards

Access

Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d)	Q
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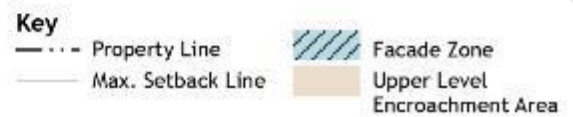
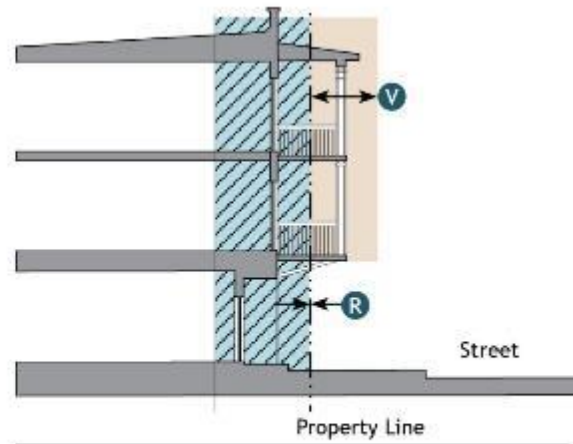
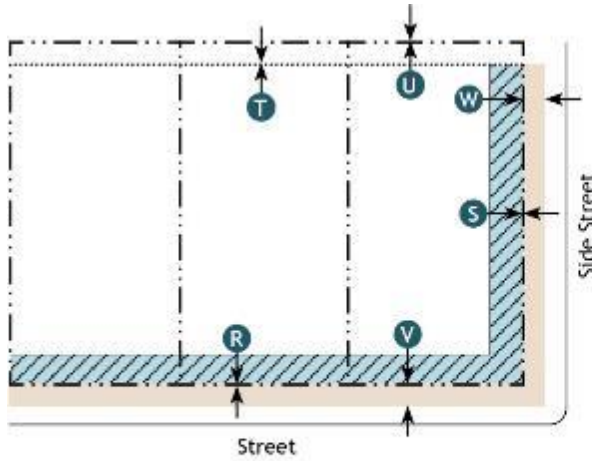
Additional parking and access standards and specifications can be found in Article 10

Required Spaces

Vehicle Parking	See requirements in Article 10, Section 10.6
-----------------	----------------------------------------------

Bicycle parking requirements can be found in Section 10.13

Village Center



f. Encroachments

Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and standards)

Ground Level Encroachment	Distance From	
	Min. Setback Line	Property Line
Front	n/a	0' max. ¹ R
Side Street	n/a	0' max. ¹ S
Rear		
Alley	n/a	0' max.
Interior	0' max. T	0' max. U
Upper Stories Encroachment	Distance From	
	Setback Line	Property Line
Front	n/a	6' max. V
Side Street	n/a	6' max. W
Rear		
Alley	n/a	2' max.
Interior	0' max. T	0' max. U

¹ Does not include awnings, canopies, galleries, and arcades, which can encroach past the property line on front and side streets up to 10', provided a 6' minimum clear sidewalk zone and an 8' vertical clear zone beneath these elements is maintained

g. Architectural Provisions

Allowed Architectural Styles	Standards
Florida Wood Frame	7.2(e)(3)
Folk Victorian	7.2(e)(4)
Craftsman	7.2(e)(5)
Queen Anne Revival	7.2(e)(6)
Colonial/Georgian Revival	7.2(e)(7)
Neo-Classical Revival	7.2(e)(8)
Mission	7.2(e)(9)
Masonry Modern	7.2(e)(11)
Main Street Vernacular	7.2(e)(12)
Other Architectural Provisions	Standards
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

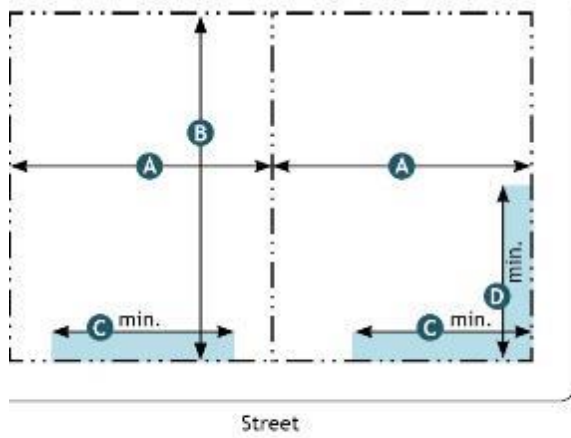
(4) Flex Commercial Corridor



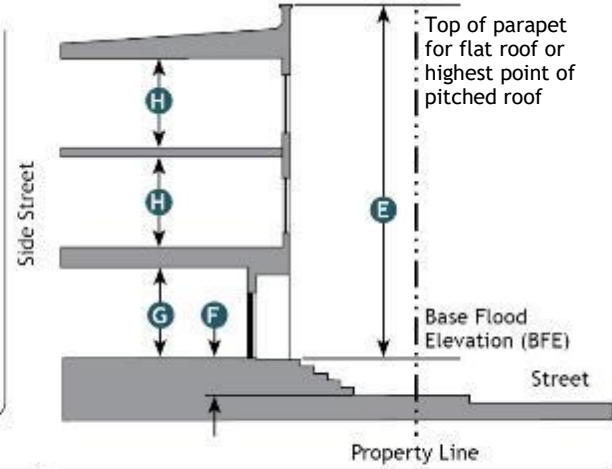
a. Intent	
Description	Primary Characteristics
The Flex Commercial Corridor is intended to accommodate the highest flexibility of uses in Punta Gorda, supplementing existing highway-oriented commercial development with as much new multi-family, office, and commercial development as the market demands. New street-oriented and mixed-use buildings will facilitate walkability and create a more welcoming gateway and seamless transition into the Downtown Core.	Primarily detached
	Medium-to-large footprint commercial and mixed-use buildings
	Small-to-medium setbacks
	Rear yard and limited side yard parking
	Up to 5 stories with benefits
	Primarily shopfront, awning, and dooryard frontages

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

Flex Commercial Corridor



Key
 - - - - Property Line Frontage Buildout



Key
 - - - - Property Line

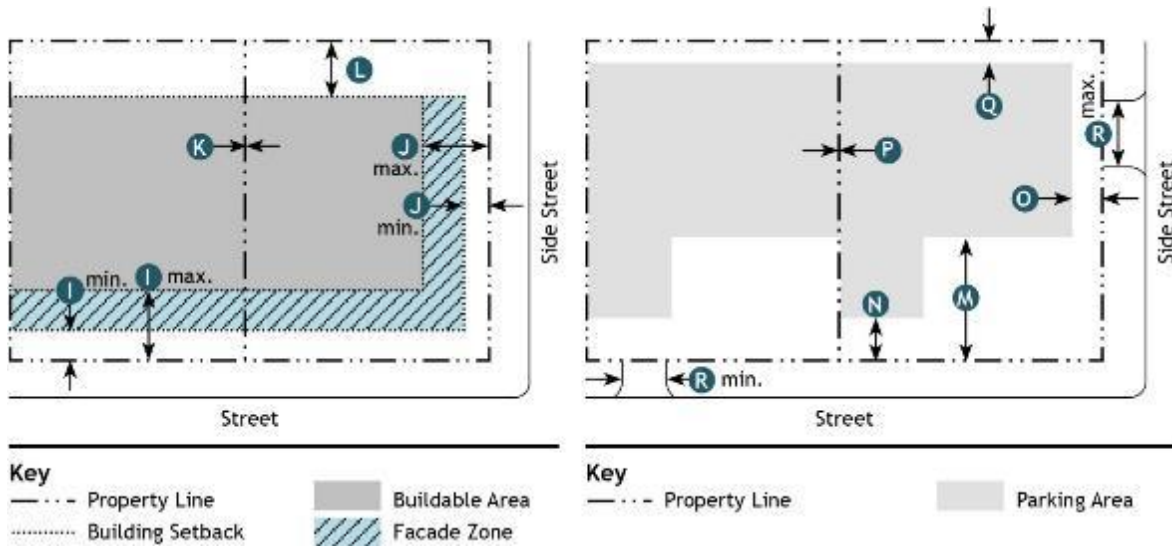
b. Allowed Building Types & Lot Size		
Building Type	Lot	
	Width A	Depth B
Not applicable for this district	50' min.	100' min.

c. Building Form		
Footprint		
Lot Coverage ¹	100% max.	
Frontage Build-Out		
Primary Street	70% min. ²	C
Secondary Street	50% min.	D

Residential Density & Height			
	Base	Missing Middle ³	Maximum w/ Benefit ⁴
Density	15 du/a	30 du/a	35 du/a
Building Height E (3 stories)	35' max.	n/a	65' max. (5 stories)
Accessory Structure(s) Height			
Dwelling	Not Permitted		
Other	1 story, 12' max.		
Finish Ground Floor Level F			
Residential	24" min.		
Commercial	Max. 6" above grade or BFE + 1' freeboard		
Floor-to-Ceiling Height			
First Story: Commercial	14' min.		G
Upper Stories	8' min.		H
Habitable Half-Story/Attic ⁵	7' min.		

¹ May be lower for certain building types
² May be 60% for lots less than 120' wide
³ Density for Live/Work, Rowhouse, Triplex/ Fourplex, Multiplex, Courtyard Apartments, Lofts, and Small Footprint Mixed-Use buildings, given the standards in Subsection 3.2(d)
⁴ See Subsection 3.2(j) on Community Benefits
⁵ Minimum of 70 sq. ft. of floor area required, half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Flex Commercial Corridor



d. Building Placement

Setback (Distance from Property Line)

Front	10' min., 25' max.	I
Side		
Street	10' min., 25' max.	J
Interior	5' min.	K
Rear		
Alley	10' min.	
Interior	25' min.	L
Garage Door/Carport (from front facade)		
Attached	Not permitted	
Detached	See accessory building setbacks	

Accessory Building Setback

Front	50' min. (permitted in rear yard only)
Side	
Street	3' min.
Interior	3' min.
Rear	
Alley	3' min.
Interior	3' min.

e. Parking

Location

Parking shall be located behind the primary building and accessed from alleys or side streets wherever possible, though side yard parking areas are permitted provided they do not exceed 60' in width.

Setback (Distance from Property Line)

Front Setback	
Rear Yard Parking	40' or behind primary building, whichever is less (M)
Side Yard Parking	15' min. (N)
Side Setback	
Street	15' min. (O)
Interior	0' min. (P)
Rear Setback	
Alley	0' min.
Interior	5' min. (Q)

Access

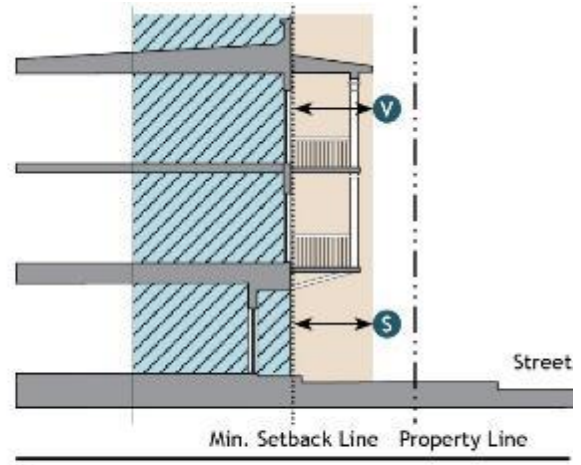
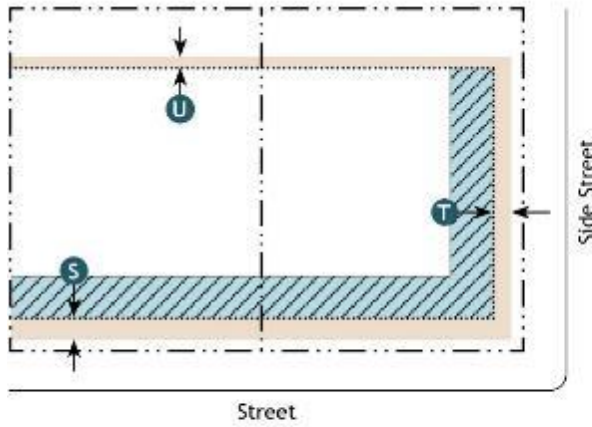
Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d) (R)
---------------------------------	-------------------------------------------

Additional parking and access standards and specifications can be found in Article 10

Required Spaces

Vehicle Parking	See requirements in Article 10, Section 10.6
Bicycle parking	requirements can be found in Section 10.13

Flex Commercial Corridor



f. Encroachments

Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and standards)

Ground Level Encroachment	Distance From Minimum Setback Line	
Front	6' max.	S
Side Street	6' max.	T
Rear		
Alley	6' max.	
Interior	4' max.	U
Upper Stories Encroachment	Distance From Minimum Setback Line	
Front	6' max.	V
Side Street	6' max.	T
Rear		
Alley	6' max.	
Interior	4' max.	U

g. Architectural Provisions

Allowed Architectural Styles **Standards**

Not applicable for this district N/A

Permitted & Required Frontage Types

At least one of the following is required:

Storefront	7.2(d)(4)
Lobby Entrance	7.2(d)(5)

Additionally, one of the following types is required in combination with the above:

Arcade	7.2(d)(3)
Awning	7.2(d)(6)
Entry Canopy: Large	7.2(d)(7)
Overhead Balcony: Large	7.2(d)(8)

The following types are also permitted:

Forecourt	7.2(d)(9)
Terrace	7.2(d)(10)
Portico	7.2(d)(11)
Stoop	7.2(d)(12)
Porch: Projecting	7.2(d)(13)
Porch: Engaged	7.2(d)(14)
Porch: Integral	7.2(d)(15)

Other Architectural Provisions **Standards**

General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

Maker Village

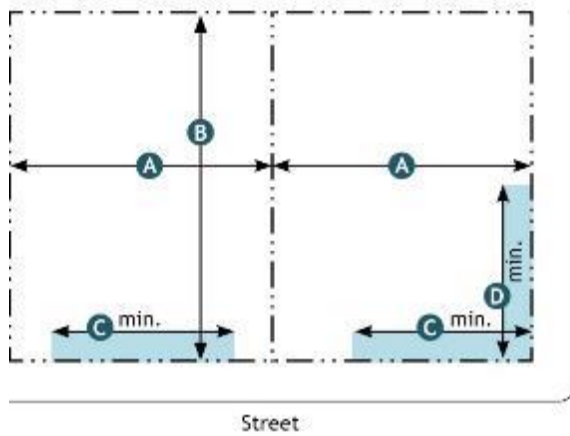
(5) Maker Village



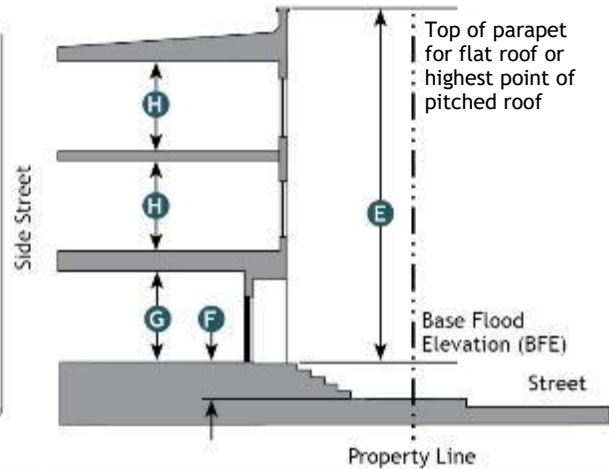
a. Intent	
Description	Primary Characteristics
<p>The Maker Village is an area that includes clusters of light industrial, artisan, and production, distribution, and repair (PDR) uses. New live/work, lofts, and small-scale shopfront and multifamily buildings complement existing one and two-story warehouses to create a unique and complete working neighborhood.</p>	Primarily detached
	Small-to-large footprint commercial, light industrial, and mixed-use buildings
	Small-to-medium setbacks
	Rear yard and limited side yard parking
	Up to 3 stories
	Diverse mix of frontages

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

Maker Village



Key
 - - - Property Line Frontage Buildout



Key
 - - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
Rowhouse	18' min.	86' min.	3.2(d)(5)
Multiplex	80' min., 130' max.	86' min.	3.2(d)(8)
Courtyard Apartment	84' min., 150' max.	100' min.	3.2(d)(9)
Live/Work	18' min., 53' max.	86' min.	3.2(d)(10)
Small Footprint Mixed-Use	40' min.	86' min.	3.2(d)(11)
Main Street Shopfront	25' min., 150' max.	86' min.	3.2(d)(13)
Loft	50' min.	90' min. ²	3.2(d)(16)
Warehouse	70' min.	90' min. ²	3.2(d)(17)
Civic/ Institutional	n/a	n/a	3.2(d)(18)

Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

¹ Permitted only with Rowhouse and Live/Work Building Types

² 120' min. lot depth preferred

c. Building Form

Footprint	
Lot Coverage ¹	90% max.
Frontage Build-Out	
Primary Street	70% min. ² C
Secondary Street	50% min. D

Residential Density & Height			
	Base	Missing Middle ³	Maximum w/ Benefit ⁴
Density	15 du/a	30 du/a	30 du/a
Building Height ¹ E	35' max. (3 stories)	n/a	n/a

Accessory Structure(s) Height	
Dwelling	2 stories, 25' max.
Other	1 story, 12' max.

Finish Ground Floor Level F	
Residential	24" min.
Commercial	Max. 6" above grade or BFE + 1' freeboard

Floor-to-Ceiling Height	
First Story: Commercial	14' min. G
Upper Stories	8' min. H
Habitable Half-Story/Attic ⁵ 7' min.	

¹ May be lower for certain building types

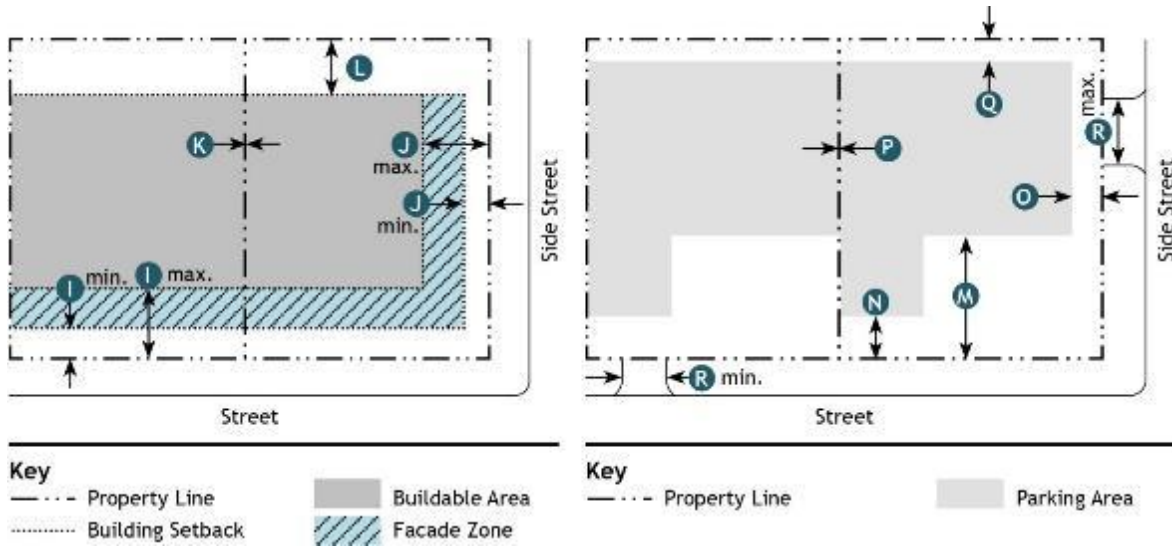
² May be 60% for lots less than 120' wide

³ Base Density for Live/Work, Rowhouse, Multiplex, Courtyard Apartments, Small Footprint Mixed-Use, and Loft, see Subsection 3.2(d)

⁴ See Subsection 3.2(j) on Community Benefits

⁵ Minimum of 70 sq. ft. of floor area required, half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Maker Village



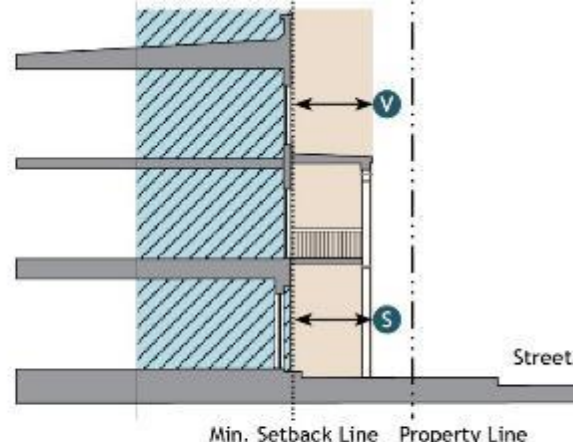
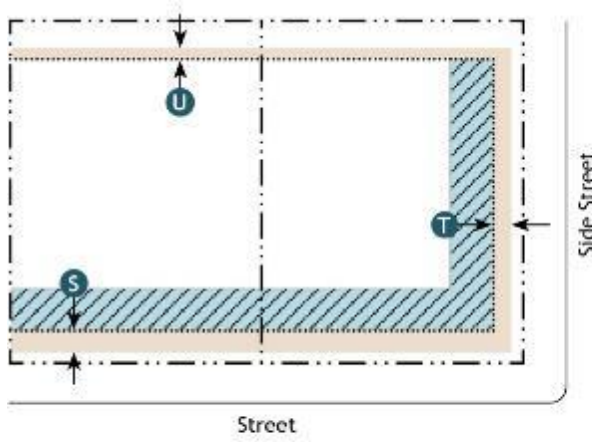
d. Building Placement

Setback (Distance from Property Line)	
Front	10' min., 25' max. (I)
Side	
Street	10' min., 25' max. (J)
Interior	5' min. (K)
Rear	
Alley	10' min.
Interior	15' min. (L)
Garage Door/Carport (from front façade)	
Attached	Not permitted along front façade
Detached	See accessory building setbacks
Accessory Building Setback	
Front	50' min. (permitted in rear yard only)
Side	
Street	3' min.
Interior	3' min.
Rear	
Alley	3' min.
Interior	3' min.
Additional	
See Subsection 3.2(d) - Building Types	

e. Parking

Location	
Parking shall be located behind the primary building and accessed from alleys or side streets wherever possible, though side yard parking areas are permitted provided they do not exceed 60'	
Setbacks (Distance from Property Line)	
Front Setback	
Rear Yard Parking	40' or behind primary building, whichever is less (M)
Side Yard Parking	15' min. (N)
Side Setback	
Street	15' min. (O)
Interior	0' min. (P)
Rear Setback	
Alley	0' min.
Interior	5' min. (Q)
Additional requirements can be found in Section 3.2(d) - Building Type Standards	
Access	
Curb Cut/Parking	See Building Types, Subsection 3.2(d) (R)
Driveway Width	See Building Types, Subsection 3.2(d)
Additional parking and access standards and specifications can be found in Article 10	
Required Spaces	
Vehicle Parking	See requirements in Article 10, Section 10.6
Bicycle parking requirements can be found in Section 10.13	

Maker Village



Key
 - - - Property Line
 Min. Setback Line
 Facade Zone
 Encroachment Area

Key
 - - - Property Line
 Min. Setback Line
 Facade Zone
 Encroachment Area

f. Encroachments

Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and standards)

Ground Level Encroachment	Distance From Minimum Setback Line	
Front	6' max.	S
Side Street	6' max.	T
Rear		
Alley	6' max.	
Interior	4' max.	U
Upper Stories Encroachment	Distance From Minimum Setback Line	
Front	6' max.	V
Side Street	6' max.	T
Rear		
Alley	6' max.	
Interior	4' max.	U

g. Architectural Provisions

Allowed Architectural Styles¹ Standards

Florida Wood Frame	7.2(e)(3)
Folk Victorian	7.2(e)(4)
Craftsman	7.2(e)(5)
Queen Anne Revival	7.2(e)(6)
Colonial/Georgian Revival	7.2(e)(7)
Neo-Classical Revival	7.2(e)(8)
Mission	7.2(e)(9)
Masonry Modern	7.2(e)(11)
Main Street Vernacular	7.2(e)(12)

Other Architectural Provisions Standards

General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

¹ The Loft and Warehouse Building Types are exempt from Architectural Style standards

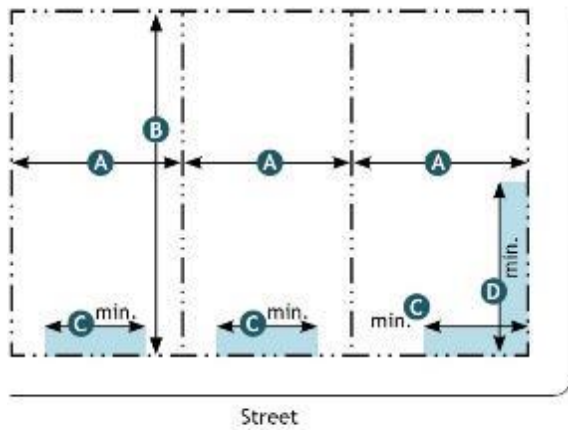
(6) Neighborhood Transition



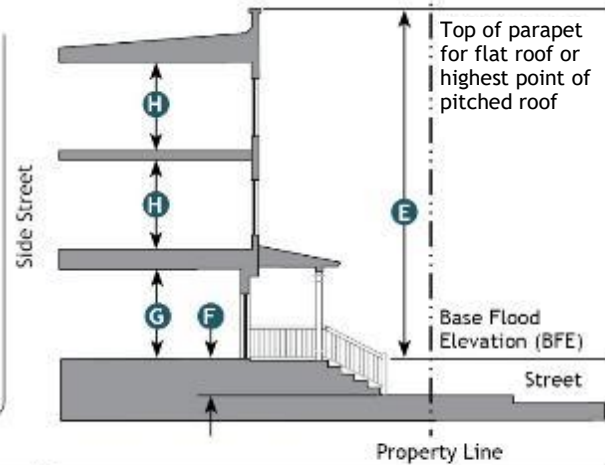
a. Intent	
Description	Primary Characteristics
Neighborhood Transition areas provide a similar variety of uses as the Downtown Core and Village Centers, though at scales more closely matching the surrounding residential neighborhoods. Buildings within this district range from shopfronts, to multiplexes, to single-family houses creating a deliberate transition between the highest intensity mixed-use districts and the lowest intensity residential districts.	Detached and attached residential
	Small footprint commercial & mixed-use
	Buildings at or close to ROW
	Small-to-medium side setbacks
	Up to 3 stories
	Primarily stoop, portico, porch, and shop front frontages

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

Neighborhood Transition



Key
 - - - Property Line Frontage Buildout



Key
 - - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
House	40 min., 150' max.	86' min.	3.2(d)(3)
Rowhouse	18' min., 25' max.	86' min.	3.2(d)(5)
Duplex	40' min., 100' max.	86' min.	3.2(d)(6)
Triplex/ Fourplex	50' min., 84' max.	86' min.	3.2(d)(7)
Multiplex	80' min., 130' max.	86' min.	3.2(d)(8)
Courtyard Apartment	84' min., 150' max.	100' min.	3.2(d)(9)
Live/Work	18' min., 53' max.	86' min.	3.2(d)(10)
Small Footprint Mixed-Use	40' min.	86' min.	3.2(d)(11)
Main Street Shopfront	25' min., 150' max.	86' min.	3.2(d)(13)
Neighborhood Shopfront	25' min., 84' max.	86' min.	3.2(d)(14)
Civic/ Institutional	n/a	n/a	3.2(d)(18)

Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

¹ Permitted only with House, Rowhouse, and Live/Work Building Types

c. Building Form

Footprint			
Lot Coverage ¹	90% max.		
Frontage Build-Out			
Primary Street	60% min.		C
Secondary Street	50% min.		D
Residential Density & Height			
	Base	Missing Middle ²	Maximum w/ Benefit ³
Density	25 du/a	30 du/a	30 du/a
Building Height ¹ E	40' max. (3 stories)	n/a	n/a
Accessory Structure(s) Height			
Dwelling	2 stories, 25' max.		
Other	1 story, 12' max.		
Finish Ground Floor Level F			
Residential	24" min.		
Commercial ⁴	Max. 6" above grade or BFE + 1' freeboard		
Floor-to-Ceiling Height			
First Story: Commercial ⁴	14' min.		G
Upper Stories	8' min.		H
Habitable Half-Story/Attic ⁵ 7' min.			

¹ May be lower for certain building types

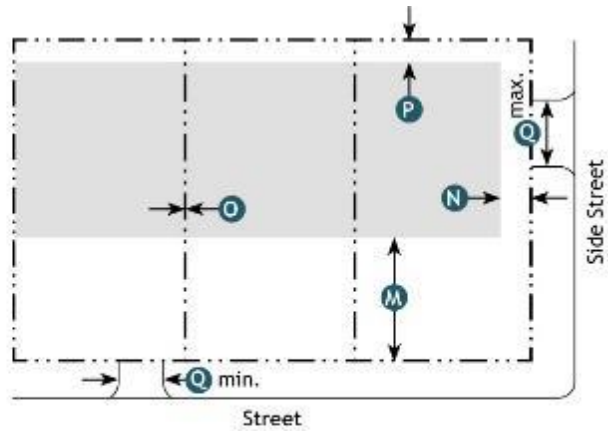
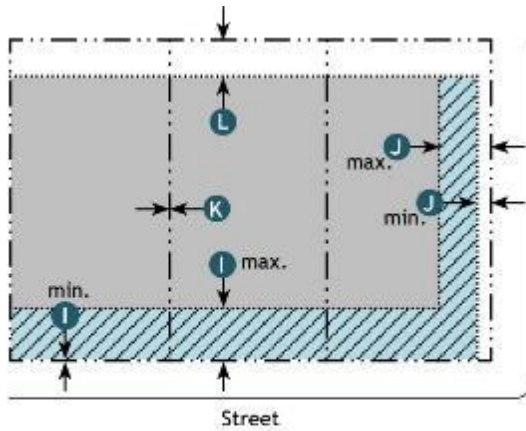
² Base Density for Rowhouse, Triplex/Fourplex, Multiplex, Courtyard Apartments, Live/Work, & Small Footprint Mixed-Use, see Subsection 3.2(d)

³ See Subsection 3.2(j) on Community Benefits

⁴ Does not apply to Neighborhood Shopfront type

⁵ Minimum of 70 sq. ft. of floor area required, half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Neighborhood Transition



d. Building Placement

Setback (Distance from Property Line)

Front	0' min., 20' max.	I
Side		
Street	5' min., 20' max.	J
Interior	5' min.	K
Rear		
Alley	10' min.	
Interior	15' min.	L

Garage Door/Carport (from front façade)

Attached ¹	10' min.
Detached	See accessory building setbacks

Accessory Building Setback

Front	50' min. (permitted in rear yard only)
Side	
Street	3' min.
Interior	3' min.
Rear	
Alley	3' min.
Interior	3' min.

Additional

See Subsection 3.2(d) - Building Types

¹ Attached garages and carports along the primary street frontage are only permitted for the House Building Type

e. Parking

Location

Except for the House building type, which may include attached garages/carports along the primary street frontage, parking shall be located behind the primary building in the rear yard, and accessed from alleys or side streets wherever possible

Setbacks (Distance from Property Line)

Front Setback	40' or behind primary building, whichever is less	M
Side Setback		
Street	5' min.	N
Interior	0' min.	O
Rear Setback		
Alley	0' min.	
Interior	5' min.	P

Additional requirements can be found in Section 3.2(d) - Building Type Standards

Access

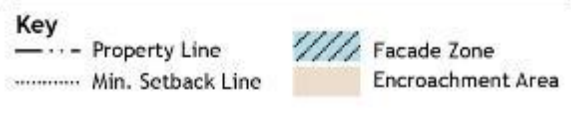
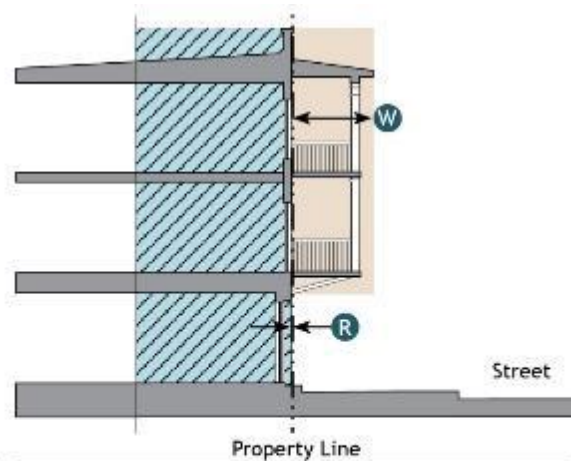
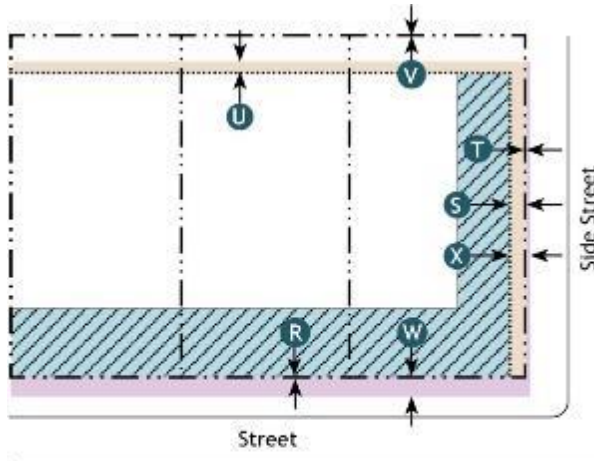
Curb Cut/Parking	See Building Types, Subsection 3.2(d)	Q
Driveway Width		

Additional parking and access standards and specifications can be found in Article 10

Required Spaces

Vehicle Parking	See requirements in Article 10, Section 10.6
Bicycle parking requirements	can be found in Section 10.13

Neighborhood Transition



f. Encroachments

Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and standards)

Ground Level Encroachment	Distance From	
	Min. Setback	Property Line ¹
Front	n/a	0' max. R
Side Street	5' max. S	0' max. T
Rear		
Alley	6' max.	0' max.
Interior	4' max. U	0' max. V
Upper Level(s) Encroachment	Distance From	
	Min. Setback	Property Line
Front	n/a	6' max. W
Side Street	6' max. X	1' max.
Rear		
Alley	6' max.	0' max.
Interior	4' max. U	0' max. V

¹ Does not include awnings, canopies, galleries, and arcades, which can encroach past the property line on front and side streets up to 10', provided a 6' minimum clear sidewalk zone and an 8' vertical clear zone beneath these elements is maintained

g. Architectural Provisions

Allowed Architectural Styles Standards

Florida Wood Frame	7.2(e)(3)
Folk Victorian	7.2(e)(4)
Craftsman	7.2(e)(5)
Queen Anne Revival	7.2(e)(6)
Colonial/Georgian Revival	7.2(e)(7)
Neo-Classical Revival	7.2(e)(8)
Mission	7.2(e)(9)
Mid-Century Modern	7.2(e)(10)
Masonry Modern	7.2(e)(11)
Main Street Vernacular	7.2(e)(12)

Other Architectural Provisions Standards

General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

Residential Edge

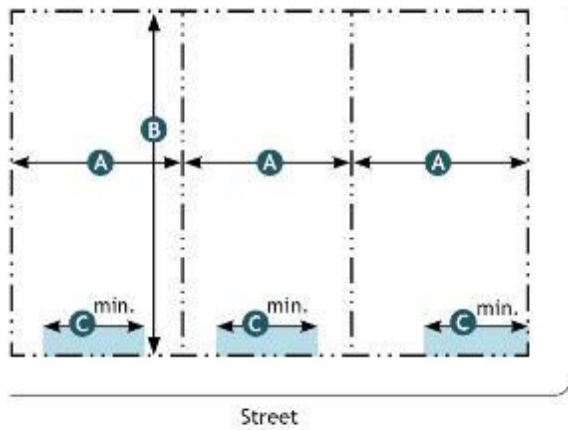
(7) Residential Edge



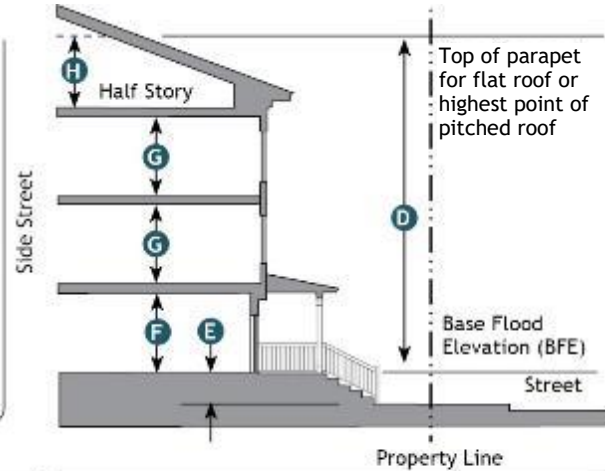
a. Intent	
Description	Primary Characteristics
Along the borders of the Traditional Residential neighborhoods are Residential Edge areas that accommodate a more diverse range of residential building types, including rowhouses, triplexes, fourplexes, and multiplexes buildings. While these areas allow for slightly higher density residential, the overall scale of the buildings still blend with those of the adjacent Traditional Residential areas.	Detached & attached residential Narrow-to-average lot widths Small-to-medium setbacks Up to 3 stories Elevated ground floor Primarily stoop, portico, and porch frontages

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

Residential Edge



Key
 - - - Property Line Frontage Buildout



Key
 - - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
House	40 min., 150' max.	86' min.	3.2(d)(3)
Cottage Court	100' min., 160' max.	120' min.	3.2(d)(4)
Rowhouse	18' min.	86' min.	3.2(d)(5)
Duplex	40' min., 100' max.	86' min.	3.2(d)(6)
Triplex/ Fourplex	50' min., 84' max.	86' min.	3.2(d)(7)
Multiplex	80' min., 130' max.	86' min.	3.2(d)(8)
Live/Work	18' min., 53' max.	86' min.	3.2(d)(10)
Civic/ Institutional	n/a	n/a	3.2(d)(18)

Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

¹ Permitted only with House, Rowhouse, and Live/Work Building Types

c. Building Form

Footprint	
Lot Coverage ¹	80% max.
Frontage Build-Out	
Primary Street	60% min. C
Secondary Street	n/a

Residential Density & Height			
	Base	Missing Middle ²	Maximum w/ Benefit
Density ²	25 du/a	30 du/a	n/a
Building Height ¹ D	40' max. (3 stories)	n/a	n/a

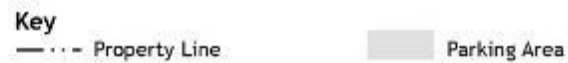
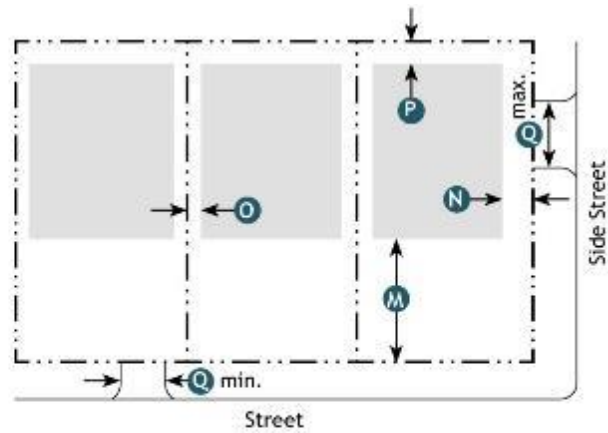
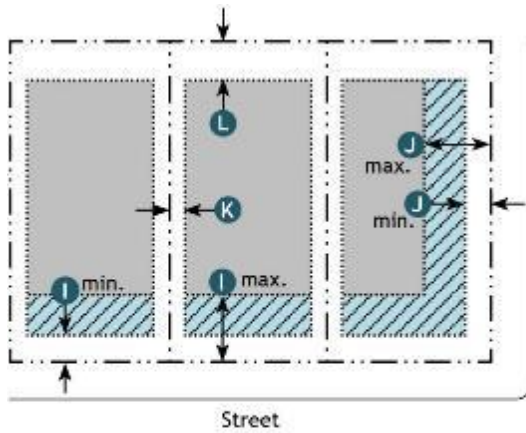
Accessory Structure(s) Height	
Dwelling	2 stories, 25' max.
Other	1 story, 12' max.

Finish Ground Floor Level E	
Residential	24" min.
Live/Work ³	Max. 6" above grade or BFE + 1' freeboard

Floor-to-Ceiling Height	
First Story: Live/Work	14' / 12' min.
First Story: Residential	8' min. F
Upper Stories	8' min. G
Habitable Half-Story/Attic ⁴	7' min. H

¹ May be lower for certain building types
² Base Density for Rowhouse, Triplex/Fourplex, Multiplex, and Live/Work, see Subsection 3.2(d)
³ Applies only to live/work buildings with ground floor Storefront frontage types
⁴ Minimum of 70 sq. ft. of floor area required, half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Residential Edge



d. Building Placement

Setback (Distance from Property Line)

Front	10' min., 25' max.	I
Side		
Street	10' min., 25' max.	J
Interior ¹	5' min.	K
Rear		
Alley	10' min.	
Interior	15' min.	L

Garage Door/Carport (from front façade)

Attached ²	10' min.
Detached	See accessory building setbacks

Accessory Building Setback

Front	50' min. (permitted in rear yard only)
Side	
Street	3' min.
Interior	3' min.
Rear	
Alley	3' min.
Interior	3' min.

Additional

See Subsection 3.2(d) - Building Types

¹ Rowhouses & attached Live/Work buildings can be built up to the interior side lot line, except for those that bookend a run or grouping of these building types, which must still comply with the 5' minimum interior side setback

² Attached garages and carports along the primary street frontage are only permitted for the House Building Type

e. Parking

Location

Except for the House building type, which may include attached garages/carports along the primary street frontage, parking shall be located behind the primary building in the rear yard, and accessed from alleys or side streets wherever possible

Setbacks (Distance from Property Line)

Front Setback	40' or behind primary building, whichever is greater	M
Side Setback		
Street	5' min.	N
Interior	5' min.	O
Rear Setback		
Alley	0' min.	
Interior	5' min.	P

Additional requirements can be found in Section 3.2(d) - Building Type Standards

Access

Curb Cut/Parking	See Building Types, Subsection 3.2(d)	Q
Driveway Width	See Building Types, Subsection 3.2(d)	

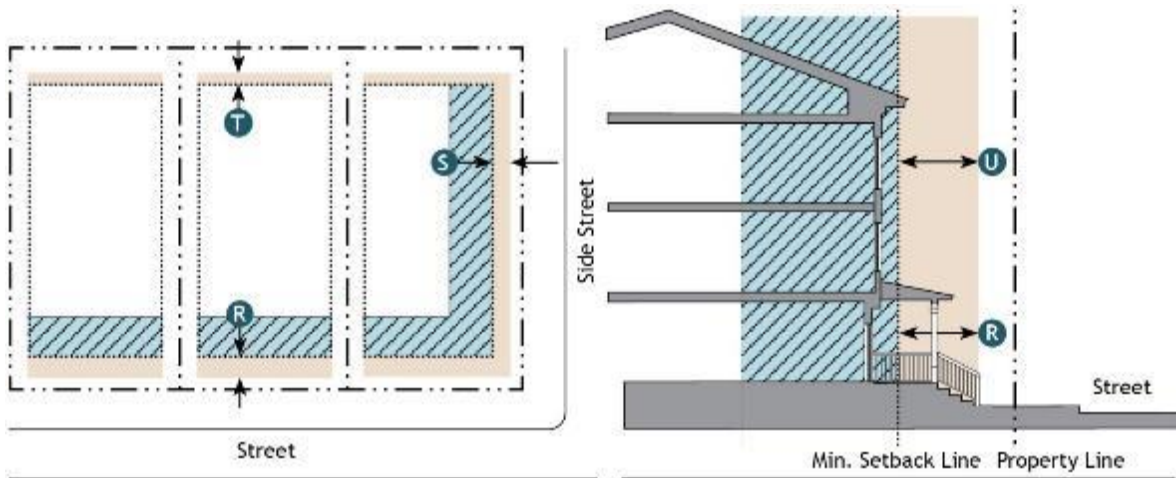
Additional parking and access standards and specifications can be found in Article 10

Required Spaces

Vehicle Parking	See requirements in Article 10, Section 10.6
-----------------	----------------------------------------------

Bicycle parking requirements can be found in Section 10.13

Residential Edge



f. Encroachments

Allowed Encroachments

Balconies, Bay Windows, Entry Canopies, Porches, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and standards)

Ground Level Encroachment	Distance From Minimum Setback Line	
Front	6' max.	R
Side Street	6' max.	S
Rear		
Alley	6' max.	
Interior	4' max.	T
Upper Stories Encroachment	Distance From Minimum Setback Line	
Front	6' max.	U
Side Street	6' max.	S
Rear		
Alley	6' max.	T
Interior	4' max.	

g. Architectural Provisions

Allowed Architectural Styles Standards

Florida Wood Frame	7.2(e)(3)
Folk Victorian	7.2(e)(4)
Craftsman	7.2(e)(5)
Queen Anne Revival	7.2(e)(6)
Colonial/Georgian Revival	7.2(e)(7)
Neo-Classical Revival	7.2(e)(8)
Mission	7.2(e)(9)
Mediterranean Revival	7.2(e)(10)
Masonry Modern	7.2(e)(11)

Other Architectural Provisions Standards

General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

Traditional Residential

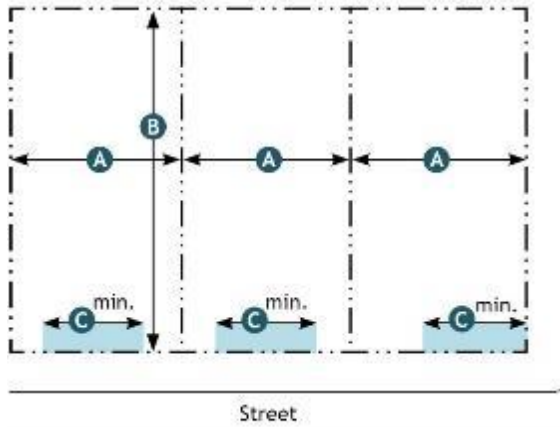
(8) Traditional Residential



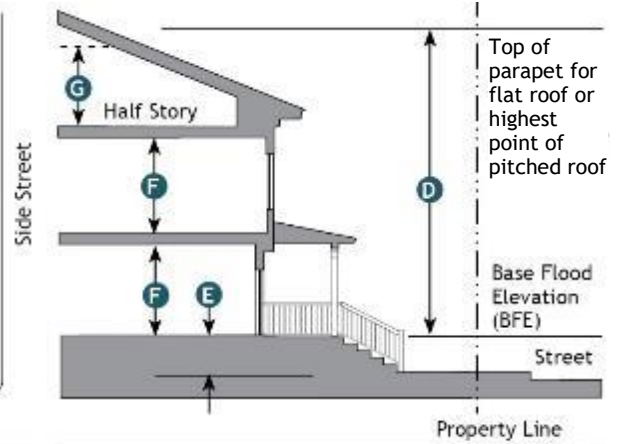
a. Intent	
Description	Primary Characteristics
<p>Traditional Residential areas are the one and two-family home neighborhoods of Traditional Punta Gorda. These areas are characterized by detached single-family houses and duplexes on compact and regular-sized lots that feature traditional elements like porches and porticos which enhance the quaint and walkable character of the city.</p>	<p>Detached residential Narrow-to-average lot width Small-to-medium setbacks Up to 2 stories Elevated ground floor Primarily stoop, portico, and porch frontages</p>

Note: The drawing above is intended to provide a brief overview of this regulating district and should be used for illustrative purposes only.

Traditional Residential



Key
 - - - Property Line Frontage Buildout



Key
 - - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
Accessory Cottage ¹	n/a	n/a	3.2(d)(2)
House	40 min., 150' max.	86' min.	3.2(d)(3)
Cottage Court	100' min., 160' max.	120' min.	3.2(d)(4)
Duplex	40' min., 100' max.	86' min.	3.2(d)(6)
Civic/ Institutional	n/a	n/a	3.2(d)(18)

Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

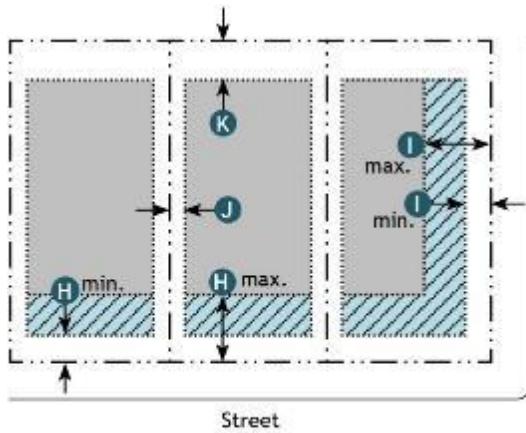
¹ Permitted only with the House Building Type

c. Building Form

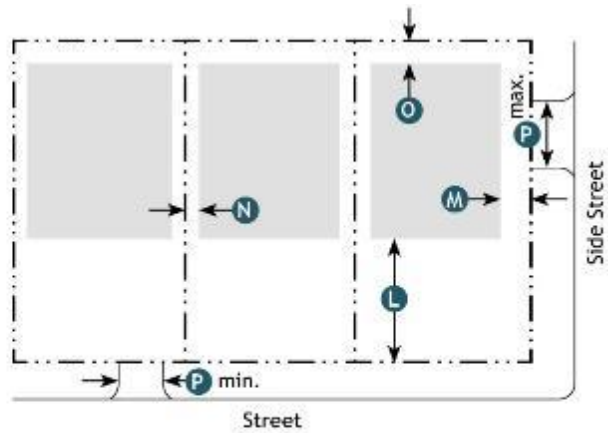
Footprint			
Lot Coverage ¹	70% max.		
Frontage Build-Out			
Primary Street	60% min.		C
Secondary Street	n/a		
Residential Density & Height			
	Base	Missing Middle	Maximum w/ Benefit
Density	25 dua	n/a	n/a
Building Height ¹ D	35' max. (2 stories)	n/a	n/a
Accessory Structure(s) Height			
Dwelling	2 stories, 25' max.		
Other	1 story, 12' max.		
Finish Ground Floor Level E			
Residential	24" min.		
Floor-to-Ceiling Height			
Full Story	8' min.		F
Habitable Half-Story/Attic ²	7' min.		G

¹ A habitable half-story/attic may be added above the second story, for a 2.5-story building
² Minimum of 70 sq. ft. of floor area required half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

Traditional Residential



Key
 - - - Property Line
 Building Setback
 [Grey Box] Buildable Area
 [Hatched Box] Facade Zone



Key
 - - - Property Line
 [Grey Box] Parking Area

d. Building Placement

Setback (Distance from Property Line)

Front	10' min., 25' max.	H
Side		
Street	10' min., 25' max.	I
Interior	5' min.	J
Rear		
Alley	10' min.	
Interior	15' min.	K
Garage Door/Carport (from front façade)		
Attached ¹	10' min.	
Detached	See accessory building setbacks	

Accessory Building Setback

Front	50' min. (permitted in rear yard only)
Side	
Street	3' min.
Interior	3' min.
Rear	
Alley	3' min.
Interior	3' min.

Additional

See Subsection 3.2(d) - Building Types

¹ Attached garages and carports along the primary street frontage are only permitted for the House Building Type

e. Parking

Location

Except for the House building type, which may include attached garages/carports along the primary street frontage, parking shall be located behind the primary building in the rear yard, and accessed from alleys or side streets wherever possible

Setbacks (Distance from Property Line)

Front Setback	40' or behind primary building, whichever is greater
Side Setback	
Street	5' min. M
Interior	5' min. N
Rear Setback	
Alley	0' min.
Interior	5' min. O

Additional requirements can be found in Section 3.2(d) - Building Type Standards

Access

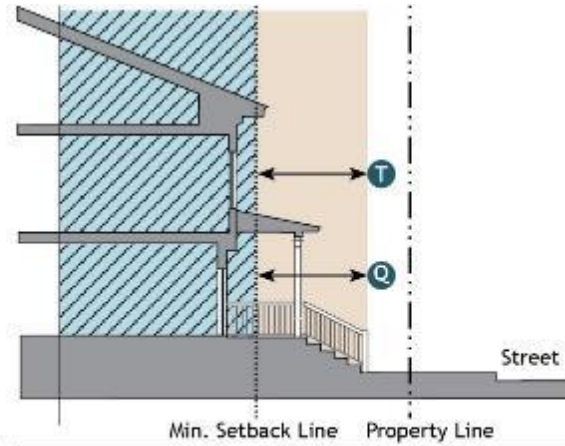
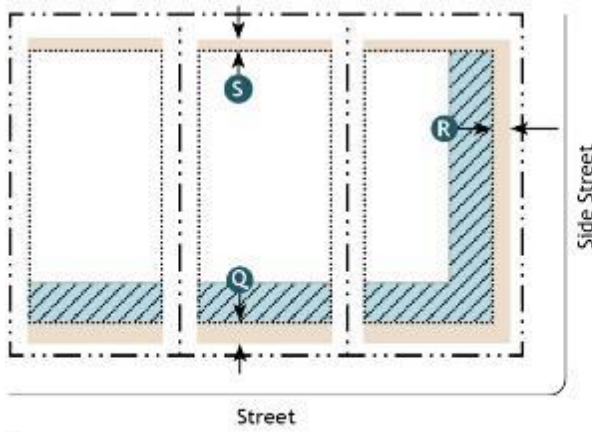
Curb Cut/Parking	See Building Types, Subsection 3.2(d)	P
Driveway Width	See Building Types, Subsection 3.2(d)	

Additional parking and access standards and specifications can be found in Article 10

Required Spaces

Vehicle Parking	See requirements in Article 10, Section 10.6
Bicycle parking requirements	can be found in Section 10.13

Traditional Residential



Key
 - - - - Property Line
 Min. Setback Line
 Facade Zone
 Encroachment Area

Key
 - - - - Property Line
 Min. Setback Line
 Facade Zone
 Encroachment Area

f. Encroachments

Allowed Encroachments

Ground Level Stairs, Ramps, Bay Windows, Porticos, Stoops, and Entry Canopies only

Upper Stories Balconies and Bay Windows

See Article 7 for a full list of permitted frontage types with additional details and standards

Ground Level Encroachment	Distance From Minimum Setback Line	
---------------------------	------------------------------------	--

Front ¹	5' max.	Q
--------------------	---------	---

Side Street ¹	5' max.	R
--------------------------	---------	---

Rear		
Alley	6' max.	
Interior	4' max.	S

Upper Stories Encroachment	Distance From Minimum Setback Line	
----------------------------	------------------------------------	--

Front	5' max.	T
-------	---------	---

Side Street	5' max.	R
-------------	---------	---

Rear		
Alley	6' max.	
Interior	4' max.	

¹ Stairs, ramps, and other vertical circulation elements needed to access the entry at or above BFE may extend all the way to the property line

g. Architectural Provisions

Allowed Architectural Styles	Standards
------------------------------	-----------

Florida Wood Frame	7.2(e)(3)
--------------------	-----------

Folk Victorian	7.2(e)(4)
----------------	-----------

Craftsman	7.2(e)(5)
-----------	-----------

Queen Anne Revival	7.2(e)(6)
--------------------	-----------

Colonial/Georgian Revival	7.2(e)(7)
---------------------------	-----------

Neo-Classical Revival	7.2(e)(8)
-----------------------	-----------

Mission	7.2(e)(9)
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Mid-Century Modern	7.2(e)(10)
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Masonry Modern	7.2(e)(11)
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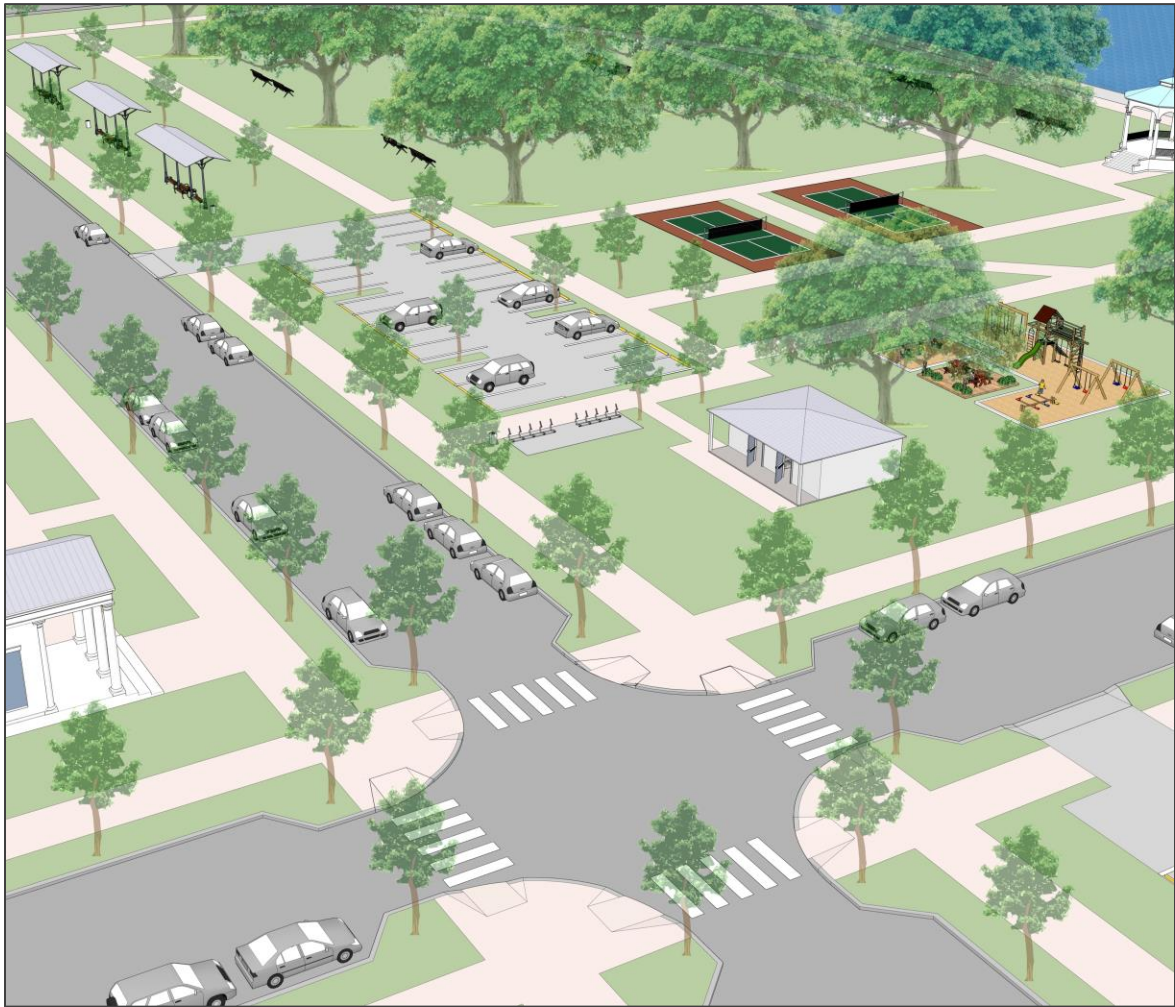
Other Architectural Provisions	Standards
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General Building Standards	7.2(a)
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Elevated Building Standards	7.2(c)
-----------------------------	--------

Frontage Standards	7.2(d)
--------------------	--------

(9) Parks & Open Space



a. Intent

Description	Primary Characteristics
Parks and Open Space encompasses those lands owned by the City with a primary purpose of providing park facilities and public open spaces for the benefit of the community. City Council will set development standards for these areas on a project-by-project basis through the City’s Capital Improvements Program in alignment with the adopted Comprehensive Plan and Parks and Recreation Master Plan.	Serves recreational and civic uses Accessible to the public Limited buildings permitted Limited impervious surface areas Development standards subject to design review and Council approval

b. Development Standards

Permitted Building Types	Buildings, not including public bathrooms, storage structures, kiosks, or other open-air structures such as gazebos, shall comply with the standards for Civic/Institutional Buildings as defined in Subsection 3.2(d)(18) and will be subject to design review
Lot Standards	None
Maximum Building Height	Subject to design review and approval by City Council

Overlay Districts(10) Historic Districts and Landmark Overlay

- a. **Intent:** The purpose of the Historic Districts and Landmark Overlay is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic, or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic Districts and Landmark Overlay contains four subdistricts, the Downtown Historic District, the Main Street Historic District, the Grace Street Mid-Century Modern Historic District, and the Neighborhood Conservation District, which are described as follows:
- i. **Downtown Historic District:** This subdistrict preserves and enhances the largest remaining cluster of historic commercial and residential buildings in Punta Gorda. In addition to stricter regulations regarding the demolition and renovation of historic structures (Section 16.3), development in this district must comply with a more select range of architectural styles that directly reflect the character of past and existing historic structures.
- iii. **Main Street Historic District:** This subdistrict preserves and enhances the historic low-rise commercial buildings in Downtown Punta Gorda's, ensuring that new development on both sides of these streets is compatible and create a more complete and cohesive traditional main street district. In addition to stricter regulations regarding the demolition and renovation of historic structures (Section 16.3), development in this district is limited to two (2) stories and must comply with a more select range of architectural styles that directly reflect the character of past and existing historic structures.
- ii. **Grace Street Mid-Century Modern District:** This subdistrict preserves and enhances the unique cluster of ranch-style homes built in the 1950s and 1960s along W Ann and W Grace Street between Berry and McGregor Street. New residential development and renovations in this district must comply with architectural standards that preserve the mid-century modern architectural style of the existing historic structures.
- iii. **Neighborhood Conservation District:** This subdistrict enhances the historically platted neighborhoods East of US 41 by encouraging new traditional development that will restore this once vibrant and bustling historic neighborhood. Development in this district must comply with a more select range of architectural styles that directly reflect the historic structures that were once located here.
- b. **Applicability:** Properties within the Historic Districts and Landmark Overlay are subject to specific standards found in this section, and to the review procedures of the Historic Preservation Advisory Board (HPAB) as described in Sections 8.1 and 16.3.
- c. **Historic Districts and Landmark Overlay Designated:** For the purposes of this section, the Historic Districts and Landmark Overlay is hereby established as a series of areas which overlap and overlay existing regulating districts. The boundaries of this overlay shall be designated on the official Regulating Plan for the Traditional Punta Gorda Zoning District. The Historic Districts and Landmark Overlay may be applied in combination with any underlying base regulating district, and none shall be established or implemented unless deemed and found by the Historic Preservation Advisory Board (HPAB) to be of special significance according to the procedures outlined in Section 16.3.
- d. **Subdistricts Established:** The Historic Districts and Landmark Overlay shall be composed of four (4) local register historic subdistricts identified as the Downtown District, the Main Street District, the Grace Street Mid-Century Modern District, and the Neighborhood Conservation District, which are hereby established. The boundaries of these subdistricts shall be designated on the official Regulating Plan for the Traditional Punta Gorda Zoning District. Where the term Punta Gorda Historic District (or a similar reference) is used in

Overlay Districts

this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Historic Districts and Landmark Overlay.

e. Specific Standards: Development within the Historic Districts and Landmark Overlay shall comply with all underlying Regulating Districts standards established in Subsection 3.2(c), except as otherwise noted below:

i. Permitted Architectural Styles: Buildings in this district must comply with the Architectural Style Standards in Article 7, Section 7.2(e) for the following styles:

1. Downtown Historic District:

- Florida Wood Frame Vernacular
- Folk Victorian
- Craftsman
- Queen Anne Revival
- Colonial/Georgian Revival
- Neo-Classical Revival
- Mission
- Main Street Vernacular

2. Main Street Historic District:

- Florida Wood Frame Vernacular
- Folk Victorian
- Craftsman
- Queen Anne Revival
- Colonial/Georgian Revival
- Main Street Vernacular
- Masonry Modern

2. Grace Street Mid-Century Modern Historic District:

- Mid-Century Modern

3. Neighborhood Conservation Subdistrict

- Florida Wood Frame Vernacular
- Folk Victorian
- Craftsman
- Queen Anne Revival
- Colonial/Georgian Revival
- Neo-Classical Revival
- Mission
- Main Street Vernacular

ii. Exterior Building Materials: The application of artificial siding, including aluminum and vinyl siding, shall not be permitted on historically significant structures listed on

Overlay Districts

the local register due to its potential to damage wood frame buildings. However, vinyl siding may be replaced on historic structures which, as of January 1, 2005, already had it. Vinyl siding may also be used in new buildings within the Historic Overlay, provided it is of high quality and is designed to match the plank sizes and patterns found in historic wood siding for the chosen architectural style.

iii. Building Height

1. Main Street Historic District: Buildings in this district shall not exceed 35' max. (2 stories) and shall not be eligible for any additional height allowance through the Community Benefit Program outlined in Subsection 3.2(j).

(11) Medical Overlay District

- a. Intent: The Medical Overlay District provides additional development intensity for development in and around the hospital. As communities grow and change, hospitals must expand and evolve to meet the needs of region. This overlay is intended to support the needs of hospital today and in the future while also encouraging a vibrant medical-focused mixed-use district that brings new jobs, medical and other essential workers as residents to this area.
- b. Applicability: Properties within the Medical Overlay District are subject to specific standards found in this section.
- c. Specific Standards: Development within the Medical Overlay District shall comply with all underlying Regulating Districts standards established in Subsection 3.2(c), except as otherwise noted below:
 - i. Building Height: Buildings in this district may exceed those of the underlying regulating district up to a base height of 50 feet (4 stories) and a maximum height with community benefits of 100 feet (8 stories). Additional height may be achieved based on the provision of community benefits outlined in Subsection 3.2(j).