

Article 3

Zoning Regulating Districts

The following Base Districts, Overlay Districts, and Planned Development Districts are established in the City of Punta Gorda.

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:

TPG	Traditional Punta Gorda District	Mixed Use
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Conventional Zoning Districts:

EP:	Environmental Preserve 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
HC:	Highway Commercial 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
HDO:	Historic Districts Overlay
	DHD: Downtown Historic District
	MSD: Main Street Historic District
	GHD: Grace Street Mid-Century Historic District
	NCD: Neighborhood Conservation District
APO:	Airport Protection Overlay District
ICO:	Interchange Commercial Overlay District
EPO:	Emerald Point Condominium Overlay District
MD:	Medical Overlay District
WD:	Waterfront Overlay District

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

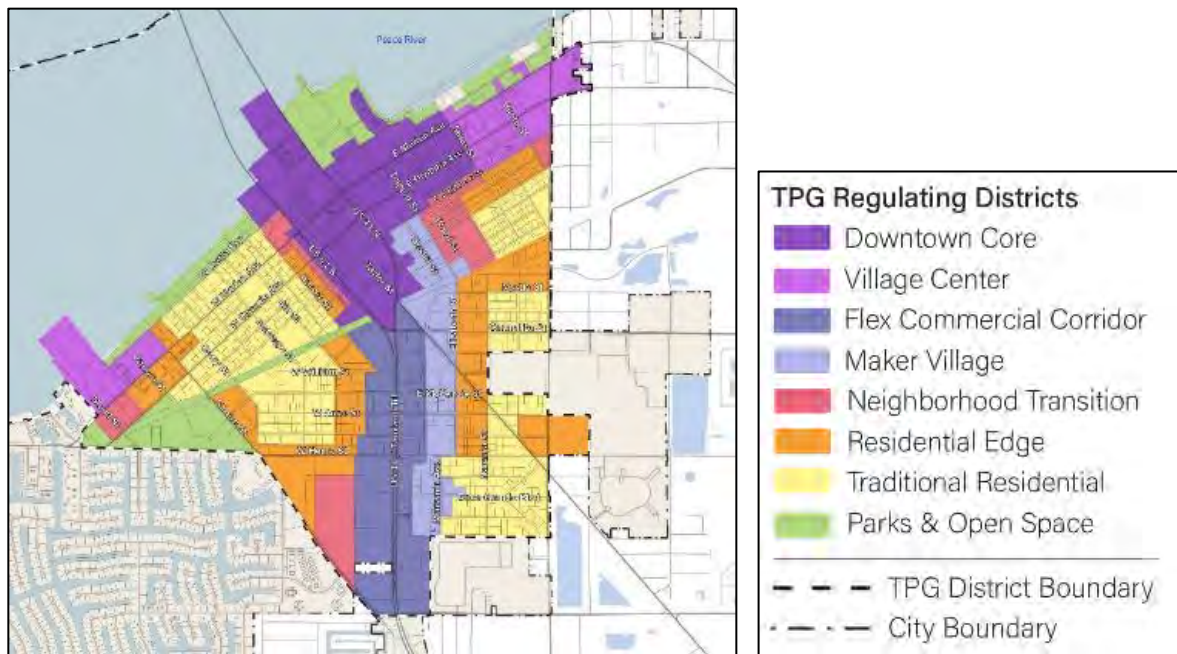
PDN:	Planned Development Neighborhood
PDV:	Planned Development Village
PEC:	Planned Employment Center
PMU:	Planned Mixed Use

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:
 1. Downtown Core
 2. Village Center
 3. Flex Commercial Corridor
 4. Maker Village
 5. Neighborhood Transition
 6. Traditional Residential
 7. Residential Edge
 8. Parks & Open Space
 - a. Some land in this zoning district may be assigned to the following overlay districts, sub-districts, or may be indicated as Local Register historic properties:
 1. Historic Districts Overlay
 - i. Downtown Historic District
 - ii. Main Street Historic District
 - iii. Grace Street Mid-Century Modern Historic District
 - iv. Neighborhood Conservation District
 2. Medical Overlay District
 3. Waterfront Overlay District
 - b. 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).



- (3). The TPG zoning district can be navigated in various ways. For instance:
 - a. To determine the regulations for a particular property:
 1. 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.
 2. Read about the basic regulations for property in each regulating district and overlay district in Subsection 3.2(c).
 3. Determine allowable building types in Table 1 in Subsection 3.2(d).
 4. Determine allowable uses in Table 4 in Subsection 3.2(e).
 5. 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:
 1. Identify which regulating districts allow that building type in Table 1 of Subsection 3.2(d).
 2. Identify which regulating districts allow that use of land in Table 4 of Subsection 3.2(e).

3. Determine what land in the TPG zoning district has the appropriate regulating districts using the detailed regulating plan in Subsection 3.2(b).
 4. Review additional regulations that may apply beginning in Subsection 3.2(f).
- c. 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) | Fences, Privacy Walls, and Hedges |
| 3.2(g) | Parking and Loading Standards |
| 3.2(h) | Landscaping Standards |
| 3.2(i) | Review Process |
| 3.2(j) | Developer Mitigation |
| 3.2(k) | Neighborhood Flooding |
| 3.2(l) | 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 Local Register 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).

(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 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 Overlay, four (4) overlay sub-districts designate areas of historic significance:
 1. The Downtown Historic District, which incorporates and updates the prior Downtown Commercial district and National Register (residential) district.
 2. The Main Street Historic District, which incorporates and updates the prior Downtown Commercial district
 3. The Grace Street Mid-Century Modern District
 4. The Neighborhood Conservation District, which incorporates and updates the prior Trabue Woods district and Bethel St. Mark district.
 - g. The TPG regulating plan also identifies designated historic buildings and sites listed in the Local Register of Historic Places that are outside these overlay districts. Additional historic districts and Local Register sites and buildings may be designated in the future; see Section 8.1.
 - h. Most standards in the historic overlays and sub-districts are the same as for the underlying regulating district; however, the palette of allowable architectural styles is limited 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 any historic building on the Local Register, 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.

- i. 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.
- j. 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).

Table 1 – Permitted Building Types and Architectural Styles

	Regulating Districts							Overlay Districts and Sub-districts						
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts Overlay				Medical Overlay	Waterfront Overlay	
								Downtown	Grace Street Mid-Century	Neighborhood Conservation	Main Street Overlay			
Permitted Building Type. The black dot signifies that the building type is allowed within the district(s).														
Accessory Cottage ¹	•	•		•	•	•	•					•	•	
House					•	•	•							
Cottage Court						•	•							
Duplex					•	•	•							
Rowhouse	•	•		•	•	•							•	
Triplex/Fourplex		•			•	•							•	
Multiplex	•	•		•	•	•							•	
Courtyard Apartment	•	•	Building types not applicable for this district	•	•								•	
Live/Work	•	•		•	•	•		Same as Underlying District	Same as Underlying District				•	•
Small Footprint Mixed-Use	•	•		•	•								•	•
Medium Footprint Mixed-Use	•	•												•
Main Street Shopfront	•	•		•	•							•	•	
Neighborhood Shopfront	•	•			•							•	•	
Liner	•	•										•	•	
Loft				•										
Warehouse				•										
Civic/Institutional	•	•		•	•	•	•						•	
Permitted Architectural Styles²														
Florida Wood Frame	•	•		•	•	•	•	•		•	•	•	•	
Folk Victorian	•	•		•	•	•	•	•		•	•	•	•	
Craftsman	•	•		•	•	•	•	•		•	•	•	•	
Queen Anne Revival	•	•	Architectural styles not applicable for this district ³	•	•	•	•	•		•	•	•	•	
Colonial/Georgian Revival	•	•		•	•	•	•	•		•	•	•	•	
Neo-Classical Revival	•	•		•	•	•	•	•		•	•	•	•	
Mission	•	•		•	•	•	•	•		•	•	•	•	
Mid-Century Modern					•	•	•		•					
Masonry Modern	•	•		•	•	•	•					•	•	
Main Street Vernacular	•	•		•	•					•	•	•	•	

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.

Table 2 –Development Standards Summary

	Regulating Districts							Overlay Districts and Sub-districts					
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts Overlay				Medical Overlay	Waterfront Overlay
								Downtown	Grace Street Mid-Century	Neighborhood Conservation	Main Street Overlay		
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 (Individual Lot)													
Base	25	25	0	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/ Mitigation ³	60	45	40	n/a	n/a	n/a	n/a	<i>Same as underlying</i>		N/A	45	60	
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>		50' max. (4 stories)	50' max. (4 stories)	<i>Same as underlying</i>	
Maximum w/ Mitigation 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	100' max. (7 stories)	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>					

¹ Lots less than 150' 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 except in Flex Commercial Corridor where only Small Footprint Mixed Use, Medium Footprint Mixed Use, and Liner as accessory to either Mixed Use Building Type are permitted with this residential density allowance, see Subsection 3.2(d)

³ See Section 3.2(j) regarding maximum density and height based on development mitigation requirements

Table 2 –Development Standards Summary Continued

	Regulating Districts							Overlay Districts and Sub-districts				
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts Overlay			Medical Overlay	Waterfront Overlay
								Downtown	Grace Street Mid-Century	Neighborhood Conservation		
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 ¹	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) ²	3' min. (rear ³)	3' min. (rear ³)	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 Attached Rowhouse, Live/Work, and Main Street types are exempt from 5' interior side setbacks

² 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

³ Refers to interior rear setback only, not rear alley

Table 2 –Development Standards Summary Continued

	Regulating Districts							Overlay Districts and Sub-districts					
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts Overlay				Medical Overlay	Waterfront Overlay
								Downtown	Grace Street Mid-Century	Neighborhood Conservation	Main Street Overlay		
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 ¹													
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>					

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

² Attached garage/carports are only permitted for the house

Table 2 –Development Standards Summary Continued

	Regulating Districts							Overlay Districts and Sub-districts					
	Downtown Core	Village Center	Flex Commercial Corridor	Maker Village	Neighborhood Transition	Residential Edge	Traditional Residential	Historic Districts Overlay				Medical Overlay	Waterfront Overlay
								Downtown	Grace Street Mid-Century	Neighborhood Conservation	Main Street Overlay		
Ground Level Encroachments¹ (Distance from Min. Setback Line)													
Front	0' max. ²	0' max. ²	6' max.	6' max.	0' max. ²	6' max.	5' max.	<i>Same as underlying</i>					
Side Street	0' max. ²	0' max. ²	6' max.	6' max.	5' max. ²	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	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>					

¹ Ground level encroachments are permitted for frontage elements including porches, stoops, bay windows, porticos, and more based on the requirements of Section 7.4 Frontage Standards.

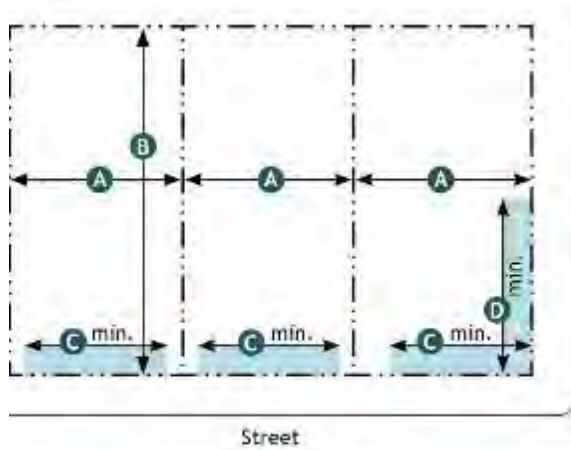
² No ground level encroachments are permitted into the public right-of-way except for awnings, canopies, galleries, and arcades, which can encroach up to 10' provided a 6' minimum clear sidewalk zone and an 8' vertical clear zone beneath these elements is maintained.

(2). Downtown Core

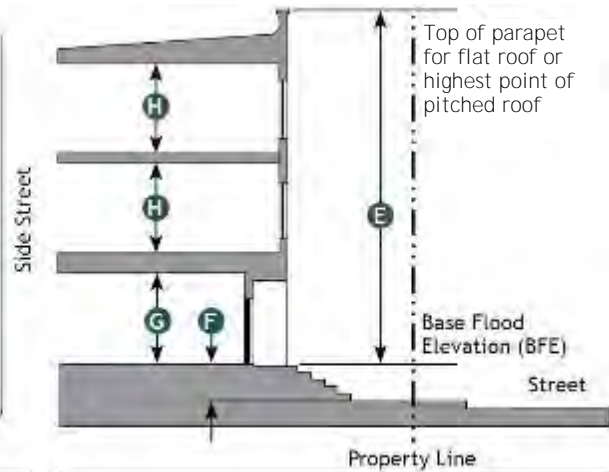


a. Intent	
Description	Primary Characteristics
<p>The Downtown Core is the traditional commercial center of Punta Gorda. This district accommodates the most intense urban development in the city, serving not only the residents of Punta Gorda, but also nearby communities and visitors. The area features 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 development mitigation
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	
Density (Individual Lot) & Height			
	Base	Missing Middle ²	Maximum w/ Mitigation ³
Density	25 du/a	30 du/a	40 du/a
Building Height ¹	E 50' max. (4 stories)	n/a	80' max. (6 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 Table d. Maximum Building Development Mitigation. Also, Development Mitigation is only applicable to (continued next page)

the Medium Footprint Mixed Use Building Type and the Liner Building Type as an accessory to the Mixed-Use (MFMU) building type. Excludes development sites under 20,000 square feet or any development site or portion of a development site within the Main Street Historic District.

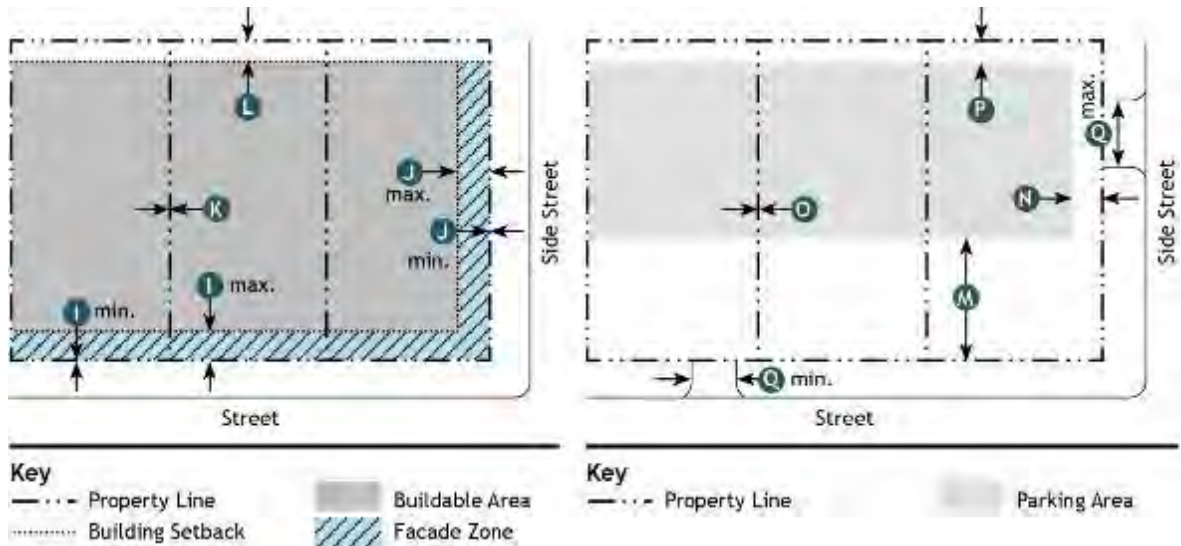
⁴ Does not apply to Neighborhood Shopfront type

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.

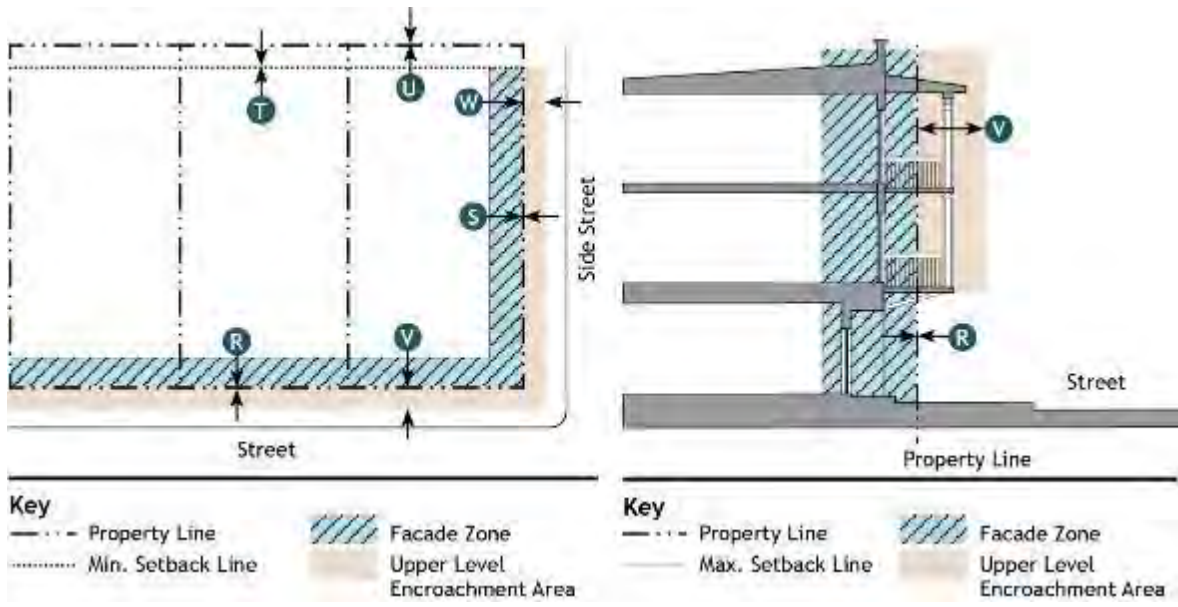
d. Maximum Building Height and Residential Density with development mitigation requirements						
Maximum allowable		Additional Requirements for Downtown Core properties including those within the Waterfront Overlay				Within Waterfront Overlay
Building Height	Residential Density	Minimum non-residential floor to area ratio (FAR)	Minimum street setback	Extra public open space	Public parking requirement ¹	Public Day Dock ²
65 feet (5 stories)	45 du/a	0.25	5 feet	2.5 percent of site	0.25 spaces per dwelling unit	10 percent of total slips permitted by the regulatory agency
80 feet (6 stories)	60 du/a	0.25	10 feet	5 percent of site	0.5 spaces per dwelling unit	12.5 percent of total slips permitted by the regulatory agency

¹ The Public Parking requirement may be fulfilled on-site, off-site, or by a fee in-lieu payment. Public Parking requires an agreement to be reviewed by City staff and approved by City Council per the process spelled out in Section 3.2.

² The Public Day Dock requirement must be fulfilled on-site. Public Day Dock required an agreement to be reviewed by City staff and approved by City Council per the process spelled out in Section 3.2.



e. Building Placement		f. Parking	
Setback (Distance from Property Line)		Location	
Front	0' min., 10' max. I	Parking shall be located behind the primary building in the rear yard and accessed from alleys or side streets wherever possible.	
Side		Setback (Distance from Lot Line)	
Street	0' min., 10' max. J	Front Setback	40' or behind primary building, whichever is less M
Interior	0' min. K	Side Setback	
Rear		Street	15' min. N
Alley	0' min.	Interior	0' min. O
Interior	5' min. L	Rear Setback	
Garage Door/Carport (from front facade)		Alley	0' min.
Attached	Not permitted	Interior	5' min.
Detached	See accessory building setbacks	Additional requirements can be found in Section 3.2(d) - Building Type Standards	
Accessory Building Setback		Access	
Front	50' min. (permitted in rear yard only)	Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d) Q
Side		Additional parking and access standards and specifications can be found in Article 10	
Street	0' min.	Required Spaces	
Interior	0' min.	Vehicle Parking	See requirements in Article 10, Section 10.6
Rear		Bicycle parking requirements can be found in Section 10.13	
Alley	0' min.		
Interior	3' min.		
Additional			
See Subsection 3.2(d) - Building Types			



g. 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			U
Alley	n/a	0' max.	T
Interior	0' max.	0' max.	

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

h. Architectural Provisions

Allowed Architectural Styles

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

Other Architectural Provisions	Standards
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

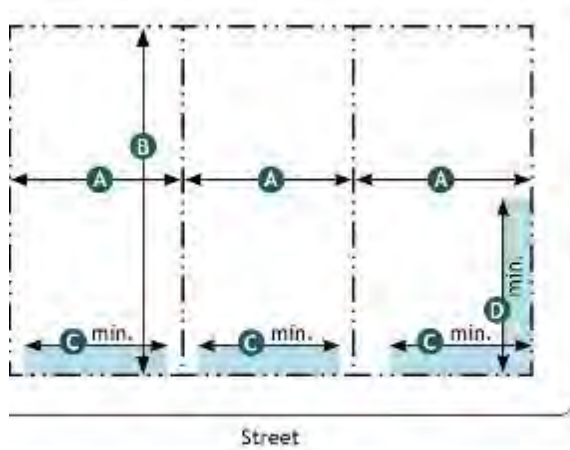
¹ Does not include awnings, canopies, galleries, and arcades, which can encroach past the property line on front and side streets up to 10', provided a 6' minimum clear sidewalk zone and an 8' vertical clear zone beneath these elements is maintained.

(3). Village Center

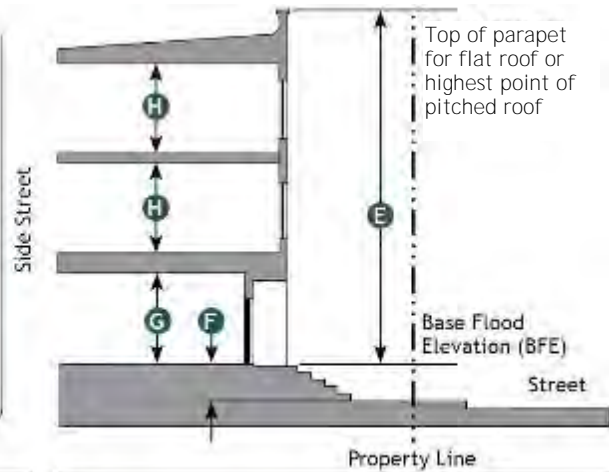


a. Intent	
Description	Primary Characteristics
<p>Village Centers are compact and mixed-use areas that provide a range of residential, commercial, and office uses which not only serve the needs of those living there, but also the needs of adjacent residential neighborhoods. Development patterns are intentionally urban, with street-oriented buildings that create a vibrant walkable environment, though at lower intensities to those permitted in the Downtown Core.</p>	<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 mitigations Diverse mix of 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.



Key
 - - - Property Line Frontage Buildout



Key
 - - - Property Line

b. Allowed Building Types & Lot Size

Building Type	Lot		Standards
	Width A	Depth B	
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)

c. Building Form

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

Density (Individual Lot) & Height			
	Base	Missing Middle ²	Maximum w/ Mitigation ³
Density	22 du/a	30 du/a	45 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 Table d. (continued on next page)

Maximum Building Development Mitigation. Also, Development Mitigation is only applicable to the Medium Footprint Mixed Use Building Type and the Liner Building Type as an accessory to the Mixed-Use (MFMU) building type.

⁴ Does not apply to Neighborhood Shopfront type

⁵ Minimum of 70 sq. ft. of floor area

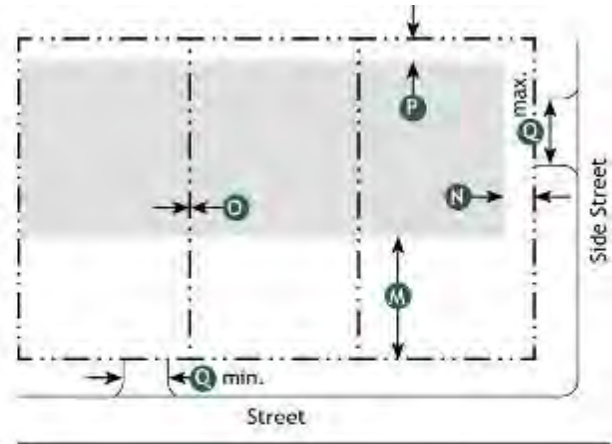
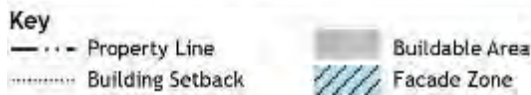
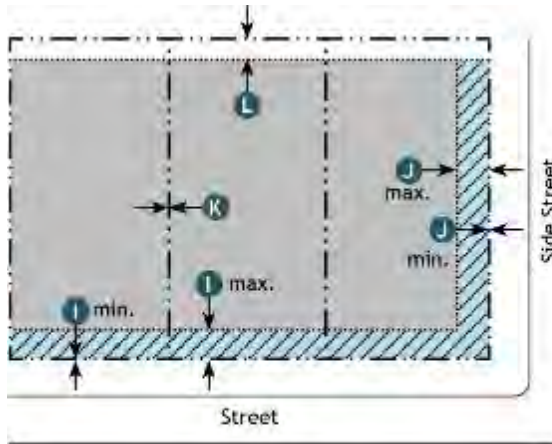
required, half of which must have at least 7' high ceilings and the other half at least 5' high ceilings

d. Maximum Building Height with development mitigation requirements						
Maximums		Additional Requirements for all Village Center properties including those within the Medical Overlay or Waterfront Overlay			Within Waterfront Overlay	
Building Height	Residential Density	Minimum non-residential floor to area ratio (FAR)	minimum street setback	Public open space	Public parking requirement ¹	Public Day Docks ²
50 feet (4 stories)	35 du/a	0.25	5 feet	2.5 percent of site	0.25 spaces per dwelling unit	5 percent of total slips permitted by the regulatory agency
65 feet (5 stories)	45 du/a	0.25	10 feet	5 percent of site	0.5 spaces per dwelling unit	10 percent of total slips permitted by the regulatory agency
Waterfront Overlay Only						
80 feet (6 stories)	60 du/a	0.25	15 feet	7.5 percent of site	0.75 spaces per dwelling unit	12.5 percent of total slips permitted by the regulatory agency
Medical Overlay Only ³						
100 feet (7 stories)	45 du/a	0.25	15 feet	7.5 percent of site	N/A	N/A

¹ The Public Parking requirement may be fulfilled on-site, off-site, or by a fee in-lieu payment. Public Parking requires an agreement to be reviewed by City staff and approved by City Council per the process spelled out in Section 3.2.

² The Public Day Dock requirement must be fulfilled on-site. Public Day Dock required an agreement

³ To achieve additional height above 65 feet, a minimum of 80% of the total gross floor area of all buildings on the development site must be dedicated to medical uses.



e. 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

f. 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		P
Alley	0' min.	
Interior	5' min.	

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

Access

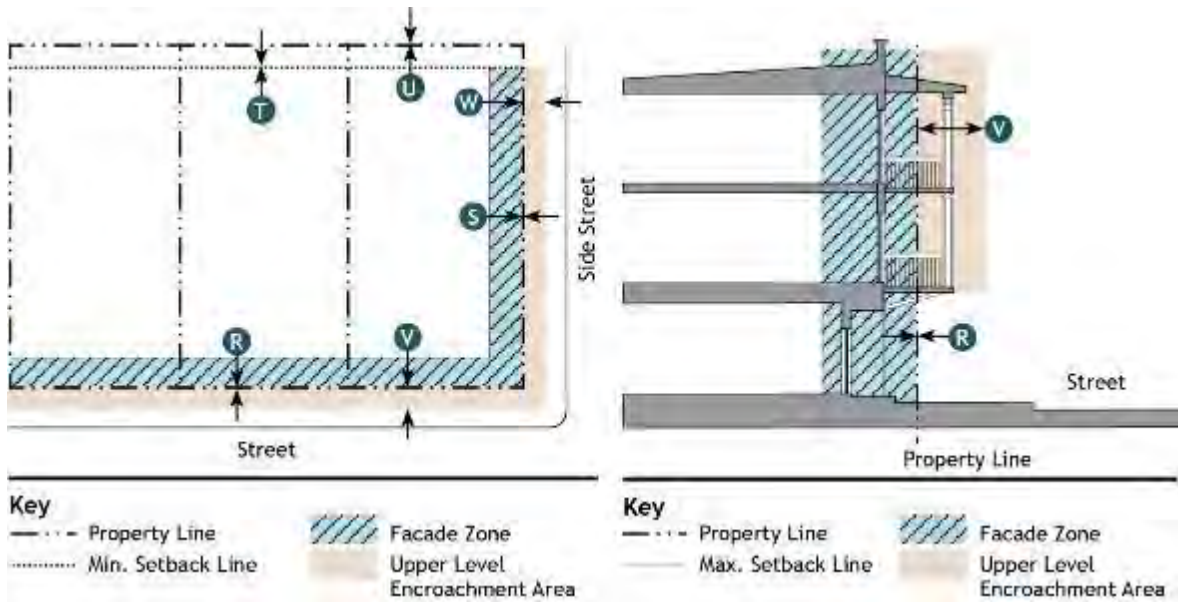
Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d)	Q
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Additional parking and access standards and specifications can be found in Article 10

Required Spaces

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



g. 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	0' 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

h. Architectural Provisions

Allowed Architectural Styles

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

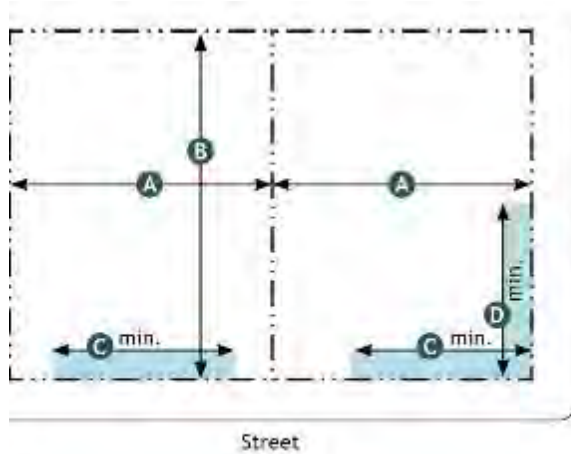
Other Architectural Provisions	Standards
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

(4). Flex Commercial Corridor

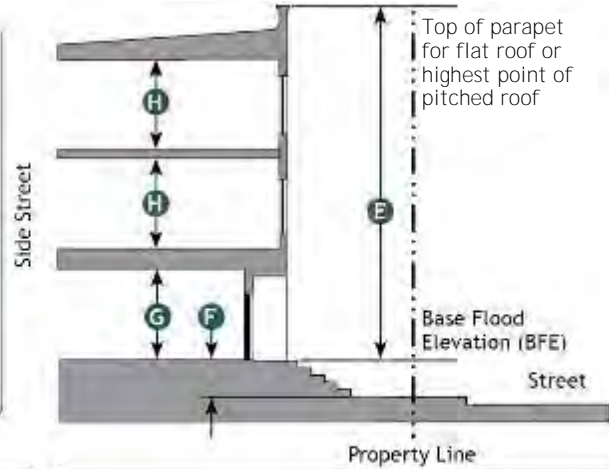


a. Intent	
Description	Primary Characteristics
<p>The Flex Commercial Corridor is intended to accommodate the highest flexibility of uses in Punta Gorda, supplementing existing highway-oriented commercial development with as much new multi-family, office, and commercial development as the market demands.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



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

Density (Individual Lot) & Height

	Base	Missing Middle ³	Maximum w/ Mitigation ⁴
Density	0	30 du/a	45 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 is only applicable to the Small Footprint Mixed-Use, Medium Footprint Mixed-Use Building Types, and the Liner Building Type as an accessory to the Small or Medium Footprint Mixed-Use building type for development sites with a minimum non-residential floor to area

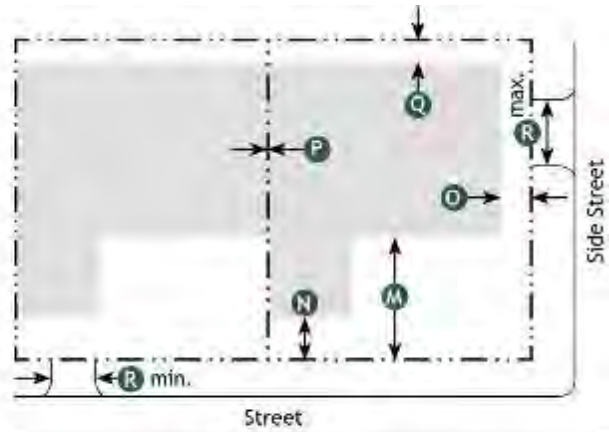
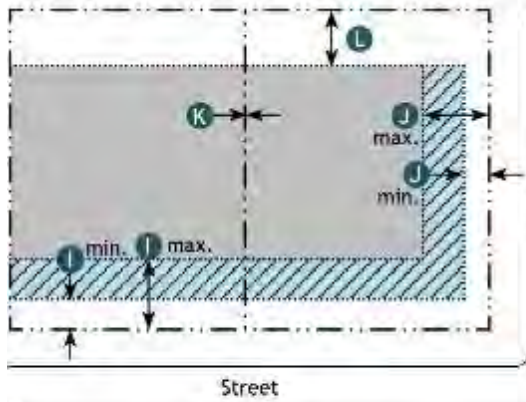
ratio (FAR) of 0.25.

⁴See Subsection 3.2(j) on Community Mitigations. (Continued on next page) Also, Development Mitigation is only applicable to the Medium Footprint Mixed Use Building Type and the Liner Building Type as an accessory to the Medium Footprint Mixed-Use (MFMU) building 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

d. Maximum Building Height with development mitigation requirements				
Maximums		Additional Requirements for Flex Commercial Corridor properties		
Building Height	Residential Density	Minimum non-residential floor to area ratio (FAR)	minimum street setback	<u>Extra</u> public open space
50 feet (4 stories)	35 du/a	0.25	5 feet	2.5 percent of site
65 feet (5 stories)	45 du/a	0.25	10 feet	5 percent of site



e. 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		L
Alley	10' min.	
Interior	25' min.	
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.

f. 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
Side Yard Parking	15' min.
Side Setback	
Street	15' min.
Interior	0' min.
Rear Setback	
Alley	0' min.
Interior	5' min.

Access

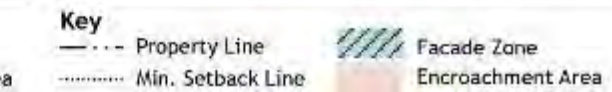
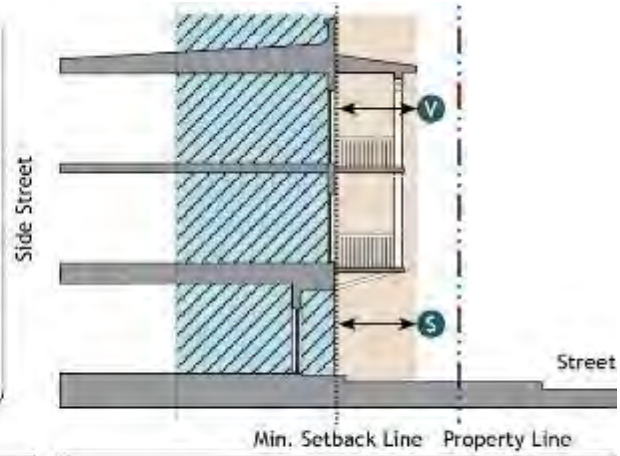
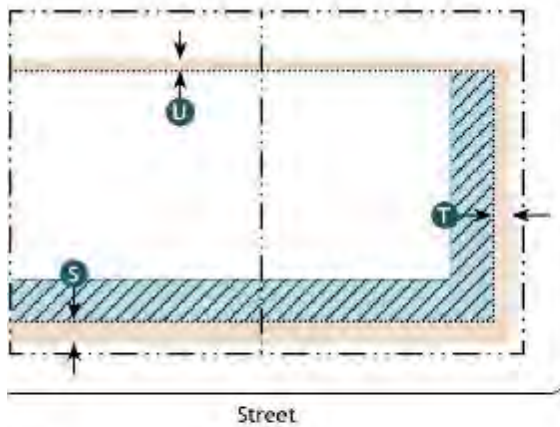
Curb Cut/Parking Driveway Width See Building Types, Subsection 3.2(d) R

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



g. 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	U
Alley	6' max.
Interior	4' max.

h. Architectural Provisions

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

Not applicable for this district	N/A
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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
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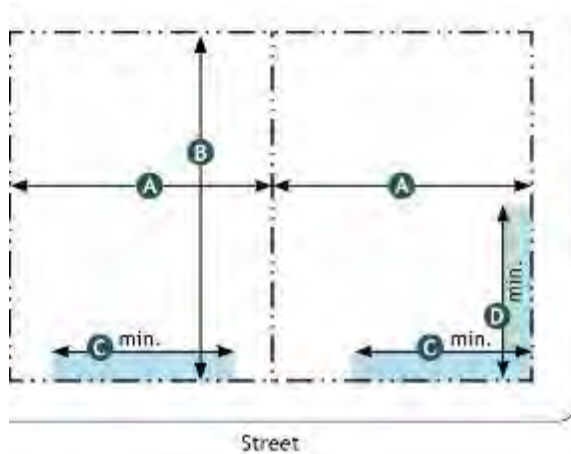
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

(5). **Maker Village**

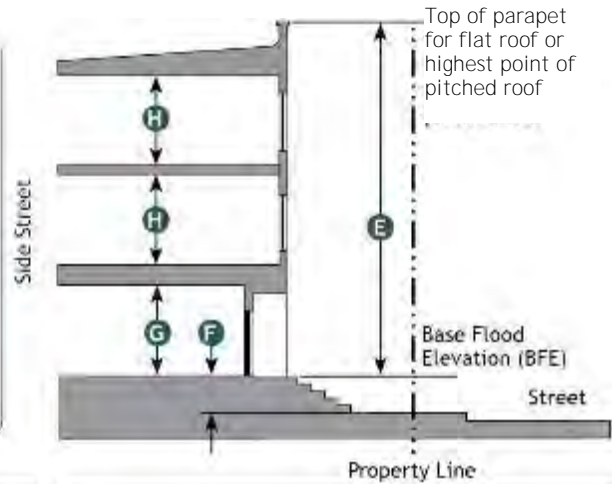


a. Intent	
Description	Primary Characteristics
<p>The Maker Village is an area that includes clusters of light industrial, artisan, and production, distribution, and repair (PDR) uses. New live/work, lofts, and small-scale shopfront and multifamily buildings complement existing one and two-story warehouses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



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

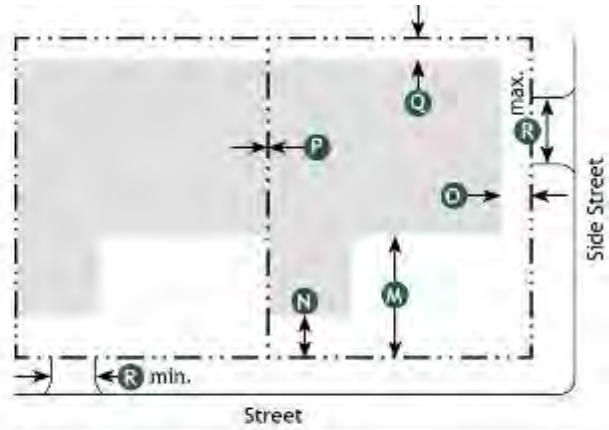
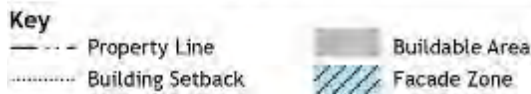
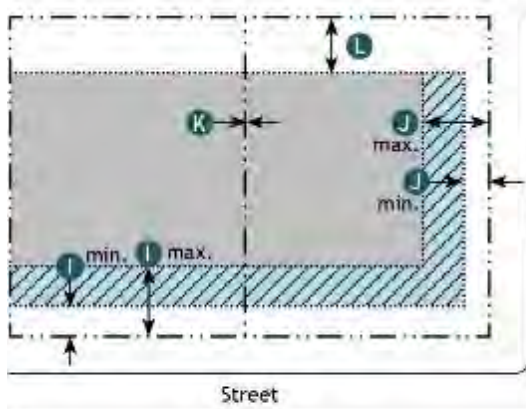
c. Building Form

Footprint			
Lot Coverage ¹	90% max.		
Frontage Build-Out			
Primary Street	70% min. ²	C	
Secondary Street	50% min.	D	
Density (Individual Lot) & Height			
	Base	Missing Middle ³	Mitigation ⁶
Density	15 du/a	30 du/a	45 du/a
Building Height ¹ E	35' max. (3 stories)	N/A	50' max. (4 stories)
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 Development Mitigations
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.
⁶ Development Mitigation is only applicable to the Medium Footprint Mixed Use Building Type and the Liner Building Type as an accessory to the Multi-Family Mixed-Use (MFMU) building type.

d. Maximum Building Height with development mitigation requirements				
Maximums		Additional Requirements for Maker Village properties		
Building Height	Residential Density	Minimum non-residential floor to area ratio (FAR)	minimum street setback	<u>Extra</u> public open space
50 feet (4 stories)	45 du/a	0.25	10 feet	5 percent of site



e. 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

f. 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.	

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

Access

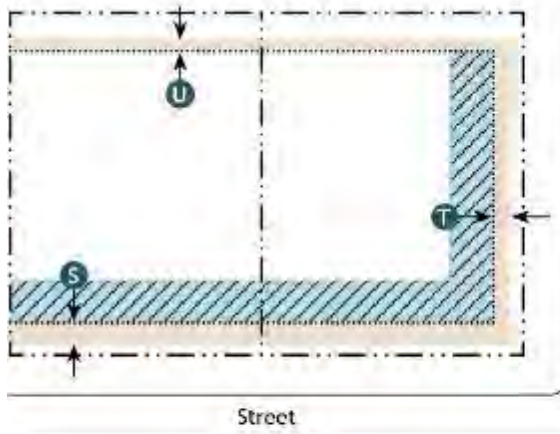
Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d)	R
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Additional parking and access standards and specifications can be found in Article 10

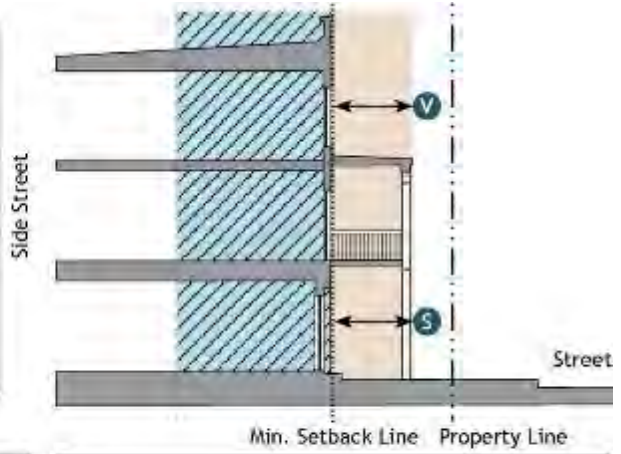
Required Spaces

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



Key
 - - - - - Property Line
 Min. Setback Line
 [Hatched Box] Facade Zone
 [Orange Box] Encroachment Area



Key
 - - - - - Property Line
 Min. Setback Line
 [Hatched Box] Facade Zone
 [Orange Box] Encroachment Area

g. Encroachments		h. Architectural Provisions	
Allowed Encroachments		Allowed Architectural Styles¹	Standards
Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements (see Article 7 for a full list with additional details and 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)
Ground Level Encroachment	Distance From Minimum Setback Line	Other Architectural Provisions	Standards
Front	6' max. (S)	General Building Standards	7.2(a)
Side Street	6' max. (T)	Elevated Building Standards	7.2(c)
Rear	(U)	Frontage Standards	7.2(d)
Alley	6' max.	¹ The Loft and Warehouse Building Types are exempt from Architectural Style standards	
Interior	4' max.		
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)		

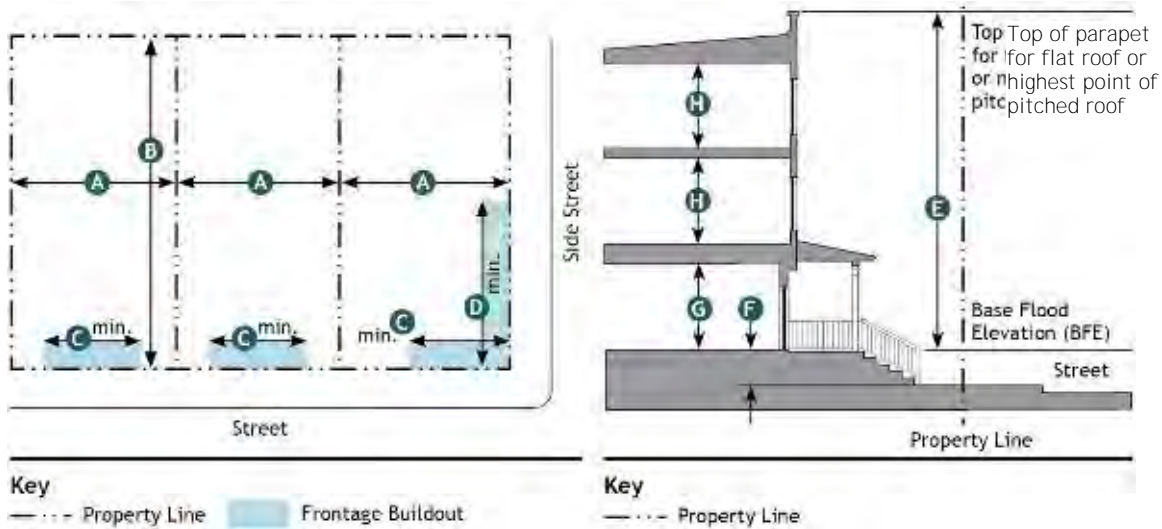
(6). Neighborhood Transition



a. Intent

Description	Primary Characteristics
<p>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.</p>	<p>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</p>

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



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

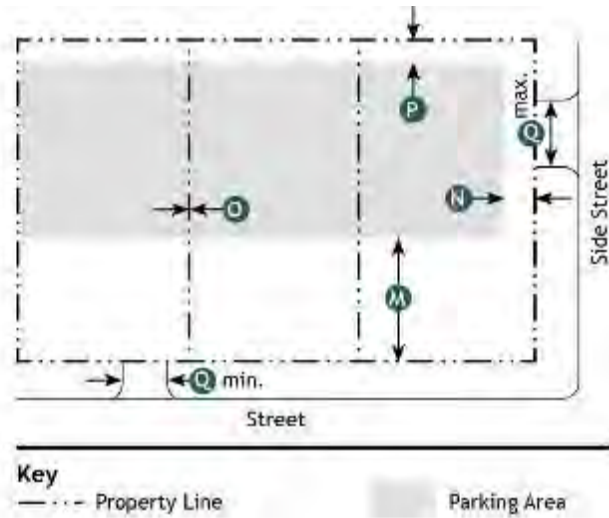
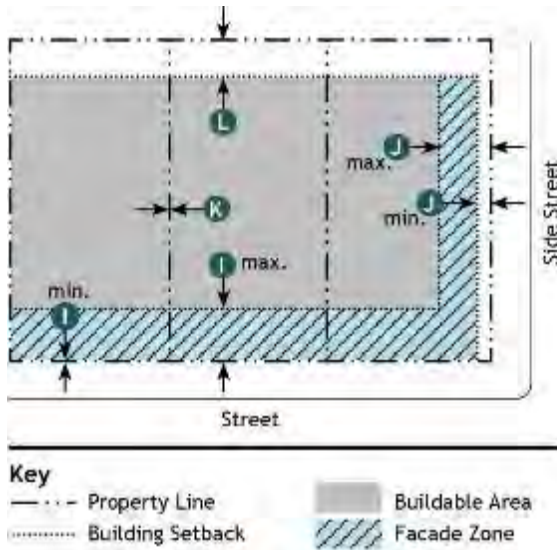
Footprint	
Lot Coverage ¹	90% max.
Frontage Build-Out	
Primary Street	60% min. C
Secondary Street	50% min. D
Density (Individual Lot) & Height	
Base Density	Missing Middle ²
Density	25 du/a
Building Height ¹ E	40' max. (3 stories)
Accessory Structure(s) Height	
Dwelling	2 stories, 25' max.
Other	1 story, 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 Rowhouse, Triplex/Fourplex, Multiplex, Courtyard Apartments, Live/Work, & Small Footprint Mixed-Use, see Subsection 3.2(d)

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



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		P
Alley	0' min.	
Interior	5' min.	

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

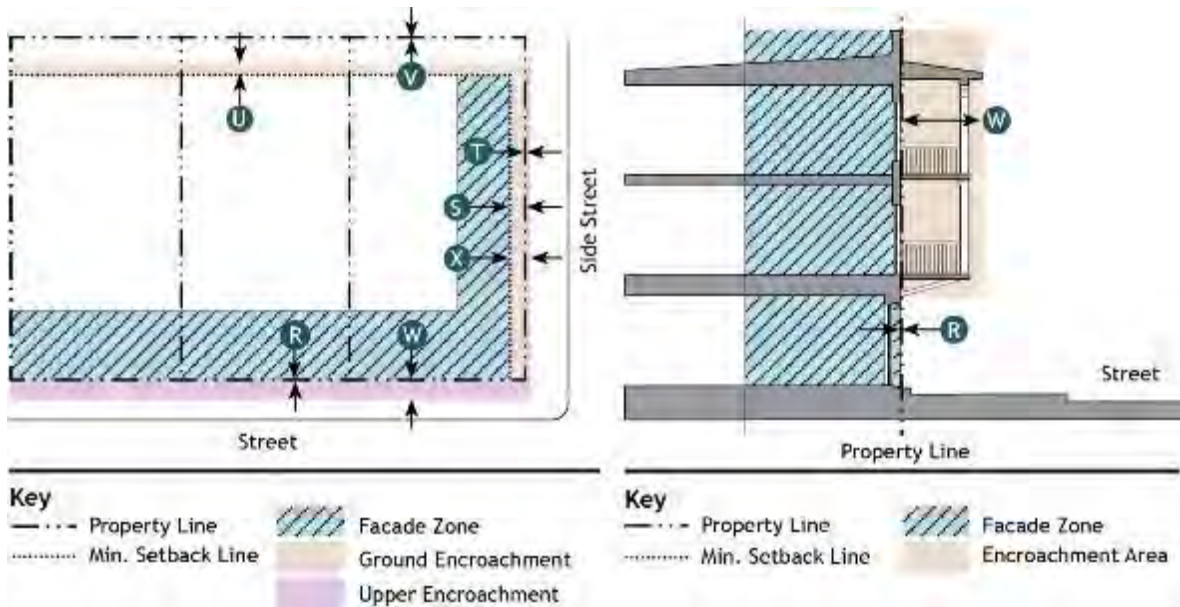
Access

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



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

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

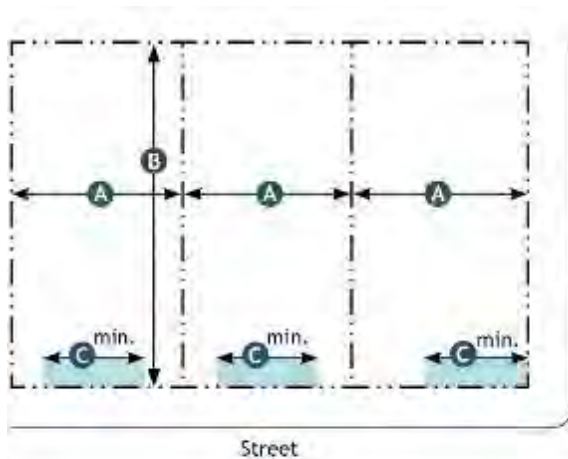
Other Architectural Provisions	Standards
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

(7). Residential Edge

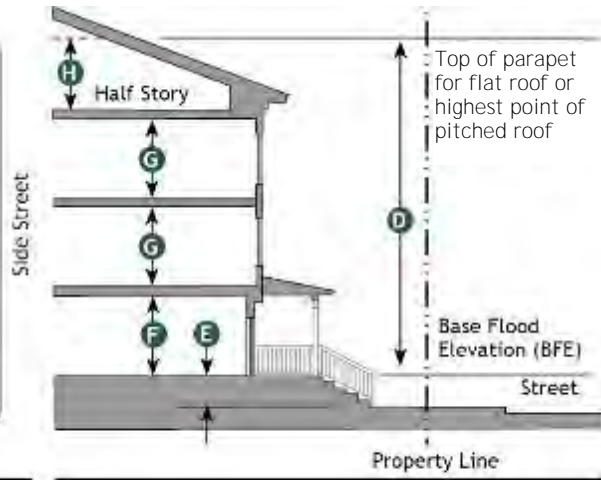


a. Intent	
Description	Primary Characteristics
Along the borders of the Traditional Residential neighborhoods are Residential Edge areas that accommodate a more diverse range of residential building types, including rowhouses, triplexes, fourplexes, and multiplexes buildings. While these areas allow for slightly higher density residential, the overall scale of the buildings still blend with those of the adjacent Traditional Residential areas.	<ul style="list-style-type: none"> Detached & attached residential <hr/> Narrow-to-average lot widths <hr/> Small-to-medium setbacks <hr/> Up to 3 stories <hr/> Elevated ground floor <hr/> 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.



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)

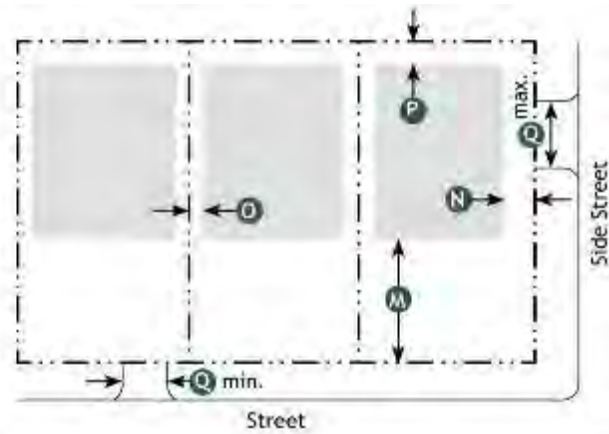
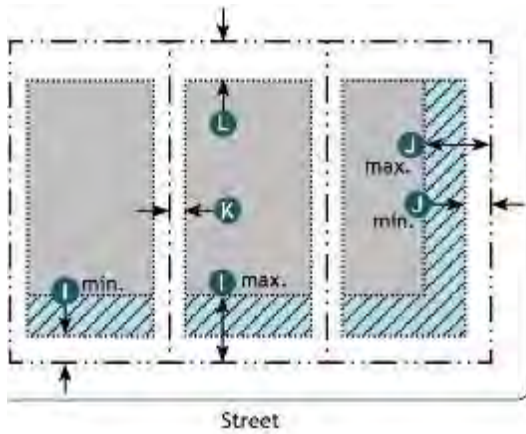
Note: Minimum and maximum lot sizes can also be found in the Building Types Subsection 3.2(d)

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
Density (Individual Lot) & Height	
	Base
Density ²	25 du/a
Building Height ¹ D	40' max. (3 stories)
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



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		L
Alley	10' min.	
Interior	15' min.	
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		P
Alley	0' min.	
Interior	5' min.	

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

Access

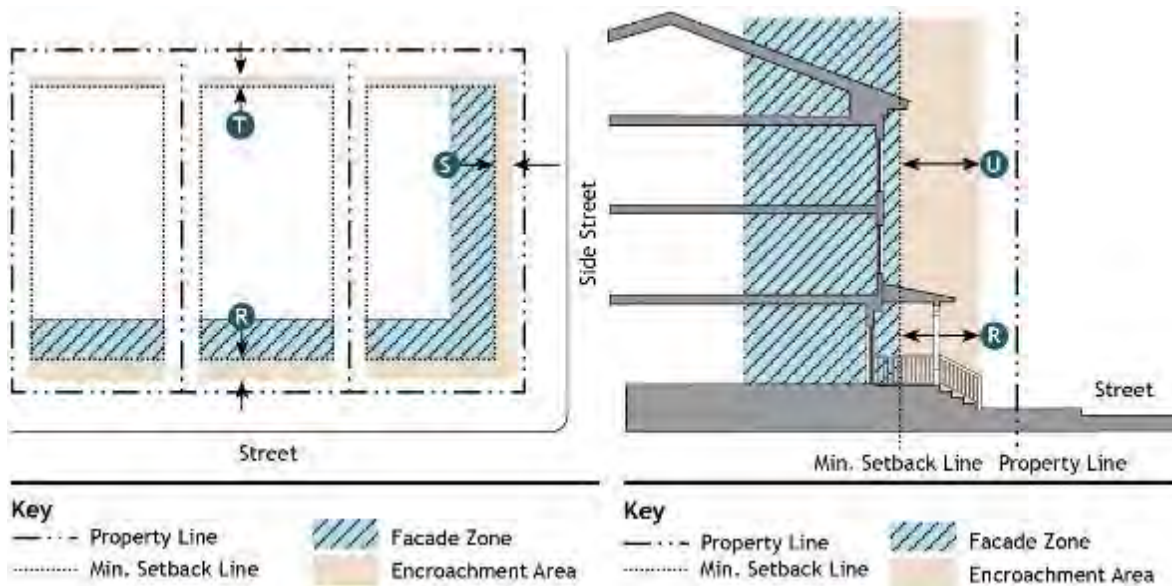
Curb Cut/Parking Driveway Width	See Building Types, Subsection 3.2(d)	Q
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Additional parking and access standards and specifications can be found in Article 10

Required Spaces

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



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 ¹	5' max.	R
Side Street ¹	5' max.	S
Rear		T
Alley	6' max.	
Interior	4' max.	

Upper Stories Encroachment	Distance From Minimum Setback Line	
Front	6' max.	U
Side Street	6' max.	S
Rear		T
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

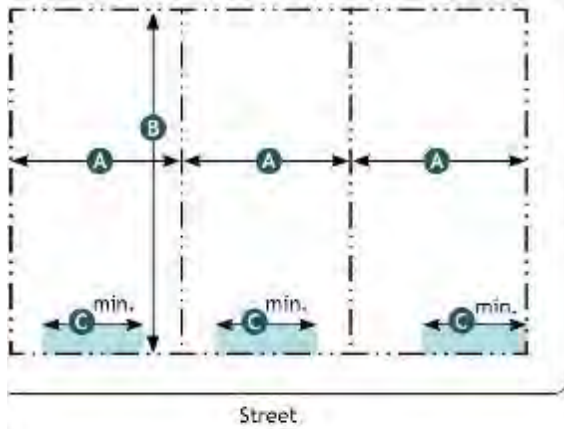
Allowed Architectural Styles	Standards
Florida Wood Frame	7.2(e)(3)
Folk Victorian	7.2(e)(4)
Craftsman	7.2(e)(5)
Queen Anne Revival	7.2(e)(6)
Colonial/Georgian Revival	7.2(e)(7)
Neo-Classical Revival	7.2(e)(8)
Mission	7.2(e)(9)
Mediterranean Revival	7.2(e)(10)
Masonry Modern	7.2(e)(11)
Other Architectural Provisions	Standards
General Building Standards	7.2(a)
Elevated Building Standards	7.2(c)
Frontage Standards	7.2(d)

(8). Traditional Residential

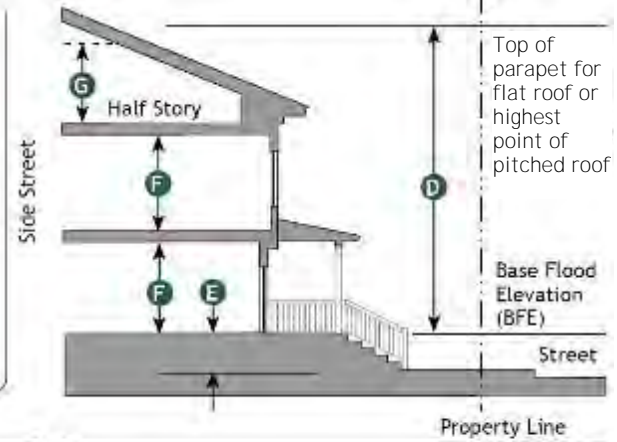


a. Intent	
Description	Primary Characteristics
<p>Traditional Residential areas are the one and two-family home neighborhoods of Traditional Punta Gorda. These areas are characterized by detached single-family houses and duplexes on compact and regular-sized lots that feature traditional elements like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



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)

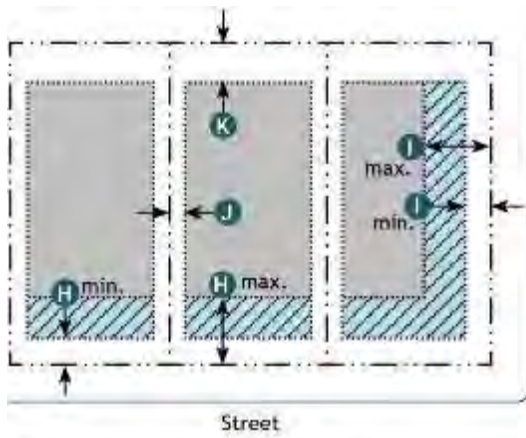
¹ Permitted only with the House Building Type

c. Building Form

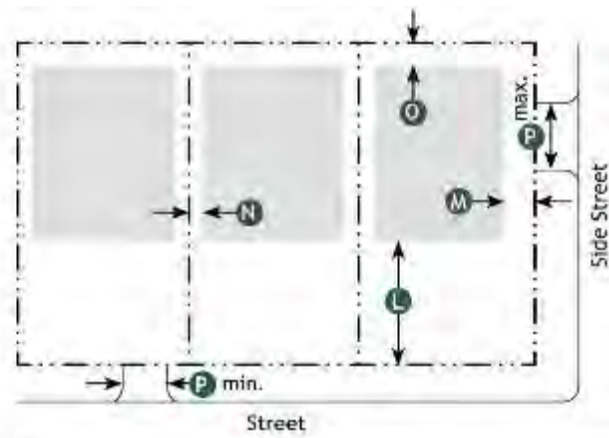
Footprint	
Lot Coverage ¹	70% max.
Frontage Build-Out	
Primary Street	60% min. C
Secondary Street	n/a
Density (Individual Lot) & Height	
Base	
Density	25 dua
Building Height ¹ D	35' max. (2 stories)
Accessory Structure(s) Height	
Dwelling	2 stories, 25' max.
Other	1 story, 12' max.
Finish Ground Floor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

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



Key
 - - - Property Line
 - - - Building Setback
 Buildable Area
 Facade Zone



Key
 - - - Property Line
 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		K
Alley	10' min.	
Interior	15' min.	
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	O
Alley	0' min.
Interior	5' min.

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

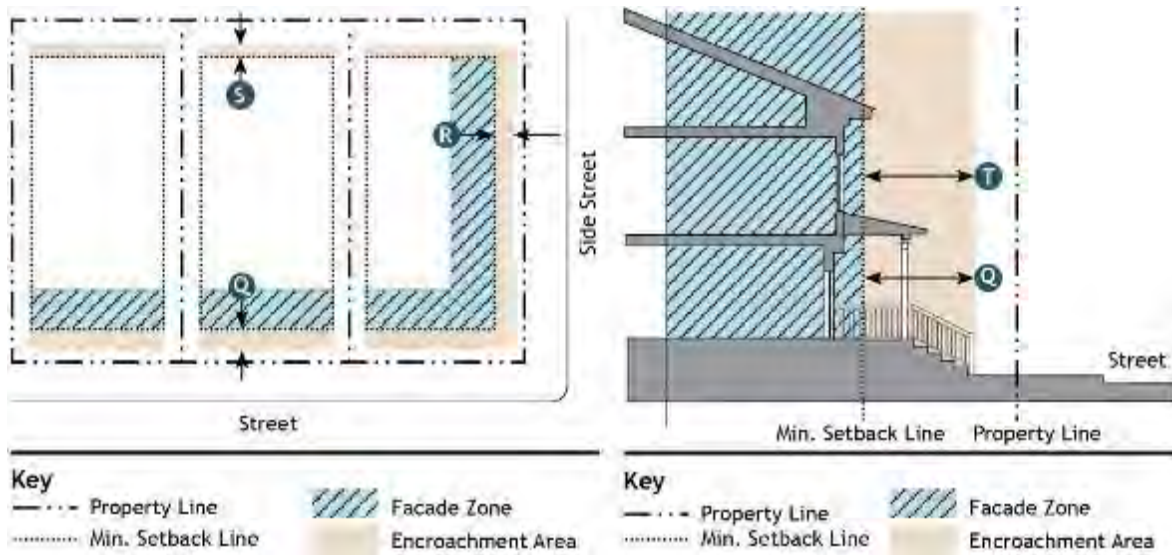
Access

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



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		S
Alley	6' max.	
Interior	4' max.	

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)
Mid-Century Modern	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)

(9). Parks & Open Space



a. Intent	
Description	Primary Characteristics
<p>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 mitigation 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.</p>	Serves recreational and civic uses
	Accessible to the public
	Limited buildings permitted
	Limited impervious surface areas
<p>Development standards subject to design review and Council approval</p>	
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

(10). Historic Districts Overlay

a. **Intent:** The purpose of the Historic Districts 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 Overlay contains four sub-districts, 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:

1. **Downtown Historic District:** This sub-district 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.
2. **Main Street Historic District:** This sub-district 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 ineligible for Development Mitigation allowances for residential density and building and must comply with a more select range of architectural styles that directly reflect the character of past and existing historic structures.
3. **Grace Street Mid-Century Modern District:** This sub-district 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.
4. **Neighborhood Conservation District:** This sub-district 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 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 Overlay Designated:** For the purposes of this section, the Historic Districts 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 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. **Sub-districts Established:** The Historic Districts Overlay shall be composed of four (4) Local Register historic sub-districts 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 sub-districts 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 this section or in any supplementary materials, it shall apply to both sub-districts. However, where there is a specific reference to a sub-district, that specific reference shall apply and supersede any reference to the Historic Districts Overlay.
- e. **Specific Standards:** Development within the Historic Districts Overlay shall comply with all underlying Regulating Districts standards established in Subsection 3.2(c), except as otherwise noted below:
 1. 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:
 - i. Downtown Historic District:
 - Florida Wood Frame Vernacular
 - Folk Victorian
 - Craftsman
 - Queen Anne Revival
 - Colonial/Georgian Revival
 - Neo-Classical Revival
 - Mission
 - Main Street Vernacular
 - ii. Main Street Historic District:

- Florida Wood Frame Vernacular
 - Folk Victorian
 - Craftsman
 - Queen Anne Revival
 - Colonial/Georgian Revival
 - Main Street Vernacular
 - Masonry Modern
- iii. Grace Street Mid-Century Modern Historic District:
- Mid-Century Modern
- iv. Neighborhood Conservation Sub-district
- Florida Wood Frame Vernacular
 - Folk Victorian
 - Craftsman
 - Queen Anne Revival
 - Colonial/Georgian Revival
 - Neo-Classical Revival
 - Mission
 - Main Street Vernacular
- f. Exterior Building Materials: The application of artificial siding, including aluminum and vinyl siding, shall not be permitted on structures listed on 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.
- g. 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 Mitigation 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 the region. This overlay is intended to support the needs of hospitals 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 development mitigation requirements of 100 feet (7 stories).
- d. **Development Mitigation** allowances/requirements are available in the Medical Overlay District and are shown below in Table 3.2-11
 - i. Building types available for Development Mitigation are limited to Medium Footprint Mixed Use (MFMU) and Liner (as accessory to MFMU) Building Types.
 - ii. A minimum of 25 percent of the development total floor to area ratio must be non-residential (FAR should be clearly defined as total building area (cubical content /impact fees charged excludes parking, outdoor plaza/dining/pavilion, or any other unenclosed space) by total land area.

Table 3.2-11: Allowances/requirements for Development Mitigation in the Medical Overlay District.

Maximums		Additional Requirements for all properties within the Medical Overlay District		
Building Height	Residential Density	minimum non-residential floor to area ratio (FAR)	minimum street setback	Public open space
50 feet (4 stories)	35 du/a	0.25	5 feet	2.5 percent of site
65 feet (5 stories)	45 du/a	0.25	10 feet	5 percent of site
100 feet ¹ (7 stories)	45 du/a	0.25	15 feet	7.5 percent of site

¹ To achieve additional height above 65 feet, a minimum of 80% of the total gross floor area of all buildings on the development site must be dedicated to medical uses.

(12). **Waterfront Overlay District**

- a. **Intent:** The Waterfront Overlay District provides additional development intensity for development on waterfront parcels to encourage continued water dependent economic activities and greater public access to the waterfront.
- b. **Applicability:** Properties within the Waterfront Overlay District are subject to the specific standards found in this section.
- c. **Specific Standards:** Development within the Waterfront Overlay District shall comply with all underlying Regulating Districts standards established in Subsection 3.2(c).
- d. **Permitted Uses:** In addition to the uses permitted by the underlying regulating district the following maritime and non-maritime uses are also permissible:
 - i. Marinas, including industrial marinas and sports marinas.
 - ii. Boat ramps including unimproved launch facilities for non-motorized vessels.
 - iii. Ferry or water taxi terminals.
 - iv. Excursion and charter boat facilities.
 - v. Offshore mooring facilities.
 - vi. Rental facilities for water-oriented sports equipment.
 - vii. Parks.
 - viii. Public esplanades, bike paths and boardwalks.
 - ix. Environmental educational facilities.
 - x. Recreational fishing piers.
 - xi. Transit and pedestrian/bicycle facilities.
 - xii. Mixed use facilities when greater than 50% non-residential.
 - xiii. Event/civic centers (public).
 - xiv. Marine dry storage facility.
- e. **Permitted Accessory Uses and Structures:**
 - i. Uses and structures which are customarily incidental and subordinate to permitted uses.
 - ii. Such other uses as determined by the Zoning Official or his/her designee to be:
 - Appropriate by reasonable implication and intent of the district.
 - Similar to another use either explicitly permitted in the district or allowed by special exception.

f. **Development Mitigation** allowances/requirements are available in the Waterfront Overlay District and are shown below in Table 3.2-12

- i. The Public Day Dock requirement must be fulfilled on-site. Public Day Docks require an agreement between the City and property owner.
- ii. Building types available for Development Mitigation are limited to Medium Footprint mixed use and liner (as accessory to MFMU) Building Types.
- iii. A minimum of 25 percent of the development total floor to area ratio must be non-residential (FAR should be clearly defined as total building area (cubical content /impact fees charged excludes parking, outdoor plaza/dining/pavilion, or any other unenclosed space) by total land area.

Table 3.2-12: Allowances/requirements for Development Mitigation in the Waterfront Overlay District.						
Maximums, all districts		Within Waterfront Overlay only				
Building Height	Residential Density	Minimum non-residential floor to area ratio (FAR)	minimum street setback	Public open space	Public parking requirement ¹	Public Day Docks
50 feet (4 stories)	35 du/a	0.25	5 feet	2.5 percent of site	0.25 spaces per dwelling unit	5 percent of total slips permitted by the regulatory agency
65 feet (5 stories)	45 du/a	0.25	10 feet	5 percent of site	0.5 spaces per dwelling unit	10 percent of total slips permitted by the regulatory agency
80 feet (6 stories)	60 du/a	0.25	15 feet	7.5 percent of site	0.75 spaces per dwelling unit	12.5 percent of total slips permitted by the regulatory agency

¹ The Public Parking requirement may be fulfilled on-site, off-site, or by a fee in-lieu payment. Public Parking requires an agreement to be reviewed by City staff and approved by City Council per the process spelled out in Section 3.2.