

Sec. 94-119. - Quadrille business district (QBD).

- a. *Intent.* The Quadrille business district is intended to be the main office core for downtown, and a link between the city's two main retail centers: CityPlace and Clematis Street. It includes the greatest capacity for commercial development and building heights in the downtown and focuses the most intense development along Quadrille Boulevard to create a signature office corridor. The city will enhance Quadrille Boulevard as an urban parkway through streetscape improvements. Incentives are offered for the dedication of right-of-way (ROW) which will allow for the construction of a new road adjacent to the west side of the FEC ROW between Gardenia Street and Clematis Street. The new road will create a frontage for the QBD and promote an active urban environment. Proposed development in the QBD should consist of iconic buildings which respect the scale of Clematis Street and Rosemary Avenue by stepping down building heights along those corridors. Rosemary shall be the main pedestrian street with active use liners and ground floor active uses. Additionally, this district shall create a strong connection with the Northwest Neighborhood by extending Douglass Avenue and Division Avenue as either full vehicular use streets or pedestrian passageways from 2nd Street to Banyan Boulevard.
- b. *Development characteristics.* Building frontages adjacent to Rosemary Avenue shall reinforce the pedestrian character and activity of the street.
- c.
 1. *Class A office uses* are encouraged.
 2. Architectural design should be reflective of a signature office district through the use of iconic forms to promote a unique skyline and to help brand downtown as an office core.
 3. High quality buildings materials are encouraged, such as generous glass panels, shading devices or sunscreens, stone, and metal panels.
 4. *Transparency* in the form of generous glass openings and/or innovative curtain wall systems that range from transparent to opaque are encouraged to maximize daylighting and views into occupied areas of the buildings to improve indoor environmental quality (IEQ).
- d. *QBD subdistricts shall include:* QBD-10, QBD-8, QBD-5, and QBD-3.
- e. *Subdistrict requirements.* Developments shall comply with the following:
 - a. Table IV-17: QBD-10.
 - b. Table IV-18: QBD-8.
 - c. Table IV-19: QBD-5.
 - d. Table IV-20: QBD-3.
- f. *Additional subdistrict requirements.*
 1. *Uses.*
 - a. *Ground floor residential*, if provided, shall be raised a minimum of 18 inches above the sidewalk elevation.
 - b. For all building frontages, except those adjacent to Rosemary Avenue, buildings that have a class A office primary use greater than or equal to 60 percent of the total gross building area shall not be required to provide active use liners above the ground floor, but shall be required to provide architectural treatment to extend the facade of the office tower such that the office tower is perceived as having one continuous uninterrupted facade from the ground floor to the top of the building for 100 percent of the tower building frontage
 2. *Special requirements.*
 - a. Proposed developments fronting the FEC ROW utilizing any incentive program shall accommodate the new FEC Road pursuant to section 94-133 to create a street frontage for the proposed development.
 - b. Proposed developments utilizing any incentive program shall accommodate the extension of Division and Douglas Avenues north of Banyan Boulevard to enhance connectivity to the Northwest Neighborhood. Division Avenue and Douglass Avenue may be extended as full vehicular use streets or as pedestrian passageways.
 - c. Towers should be articulated to extend to the ground floor to accentuate the vertical proportion and the appearance of a slender tower.
 - d. Between Banyan Boulevard and Clematis Street, proposed developments shall accommodate pedestrian cross-block walkways aligned with the Division and Douglas Avenue extensions to enhance pedestrian circulation.
 - e. *Main building entrances* to lobbies and common areas shall have a high quality design entrance canopy. Double height space lobbies and common areas should be incorporated for class A office uses.
 - f. *Tower orientation* shall be toward Quadrille Boulevard. When more than one tower is provided, this provision shall apply to the tower with the greatest height and floorplate area.
 - g. *Colonnades.* Colonnades shall be limited to Rosemary Avenue building frontages only and shall comply with section 94-109 and Table IV-5.

TABLE IV-17: BUILDING REQUIREMENTS — QBD-10					
(a) FAR					
Lot Frontage > 55'	2.75				
Lot Frontage ≤ 55'	3.50				
(b) HEIGHT					
10 stories or 155' whichever is less; 10 (155')					
(c) SETBACKS					
STREET DESIGNATION/SIDE/REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
	GROUND TO 10 (155')		ABOVE 3 (50')	ABOVE 5 (80')	ABOVE 7 (110')
	MINIMUM	MAXIMUM	PARKING USES ONLY MINIMUM	MINIMUM	MINIMUM
Avenue	16'	30'	31'	—	—
Primary Pedestrian	16'	30'	31'	—	—
Rosemary Avenue					
South of Banyan Blvd	16'	30'	31'	—	66'
North of Banyan Blvd	12'	30'	27'	—	62'
Secondary	12'	35'	27'	—	—
Side Interior	0' or NFPA	—	—	20*	—
Abutting FEC ROW	10'	—	25'	—	—
Rear	5'	—	—	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.					
(d) MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	<50,000SF	50,000SF—80,000SF	>80,000SF		
Podium: Ground	87%	84%	82%		
Podium: 2 to 3 (50')	90%	87%	85%		
Podium: 4 to 5 (80')*	90%	60%	55%		
Tower: 6 to 10 (155')	90%	55%	50%		
*Parking uses may exceed maximum building footprint in compliance with conditional setback.					
(e) MINIMUM OPEN SPACE					
TYPE	LOT AREA				
	<50,000SF	50,000SF—80,000SF	>80,000SF		
Public	—	3%	5%		
Private	25%	25%	25%		
(f) MINIMUM ACTIVE USES					
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (50')		
Avenue	60%		60%		
Primary Pedestrian	80%*		60%		
Secondary	30%		—		
*65% for lots with buildable lot frontage ≤ 250' except on Rosemary Avenue					
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR					
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY				
Avenue	50%				
Primary Pedestrian	50%				
Secondary	30%				
(h) MINIMUM ACTIVE USE LINER DEPTH					
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 3 STORIES (50')		
Commercial	25'		20'		
Residential	15' when permitted		15'		

TABLE IV-18: BUILDING REQUIREMENTS — QBD-8	
(a) FAR	
Lot Frontage > 55'	1.75
Lot Frontage ≤ 55'	2.50
(b) HEIGHT	
8 stories or 125' whichever is less; 8 (125')	

**TABLE IV-18:
BUILDING REQUIREMENTS — QBD-8**

(c) SETBACKS

STREET DESIGNATION/SIDE/REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
	GROUND TO 8 (125')		ABOVE 3 (50')	ABOVE 5 (80')	ABOVE 7 (110')
	MINIMUM	MAXIMUM	PARKING USES ONLY MINIMUM	MINIMUM	MINIMUM
Avenue	16'	30'	31'	—	—
Primary Pedestrian	16'	30'	31'	—	—
Rosemary Avenue	16'	30'	31'	—	66'
Secondary	12'	35'	27'	—	—
Side Interior	0' or NFPA	—	—	20*	—
Abutting FEC ROW	10'	—	25'	—	—
Rear	5'	—	—	—	—

*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.

(d) MAXIMUM BUILDING FOOTPRINT

STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (50')	90%	87%	85%
Podium: 4 to 5 (80)*	90%	60%	55%
Tower: 6 to 8 (125')	90%	55%	50%

*Parking uses may exceed maximum building footprint in compliance with conditional setback.

(e) MINIMUM OPEN SPACE

TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	3%	5%
Private	25%	25%	25%

(f) MINIMUM ACTIVE USES

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—

*65% for lots with buildable lot frontage ≤ 250' except on Rosemary Avenue

(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Pedestrian	50%
Secondary	30%

(h) MINIMUM ACTIVE USE LINER DEPTH

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Commercial	25'	20'
Residential	15' when permitted	15'

**TABLE IV-19:
BUILDING REQUIREMENTS — QBD-5**

(a) FAR

Lot Frontage > 55'	2.75
Lot Frontage ≤ 55'	3.50

(b) HEIGHT

5 stories or 80' whichever is less; 5 (80')

(c) SETBACKS

STREET DESIGNATION/SIDE/REAR	STORIES	
	TYPICAL SETBACKS	
	GROUND TO 5 (80')	
	MINIMUM	MAXIMUM
Avenue	16'	30'
Primary Pedestrian	16'	30'
Rosemary Avenue	12'	30'

TABLE IV-19: BUILDING REQUIREMENTS — QBD-5		
Secondary	12'	35'
Side Interior	0' or NFPA	—
Rear	5'	—
(d)MAXIMUM BUILDING FOOTPRINT		
STORIES	LOT AREA	
	<50,000SF	
Podium: Ground	87%	
Podium: 2 to 3 (50')	90%	
Tower: 4 to 5 (80')	90%	
(e)MINIMUM OPEN SPACE		
TYPE	LOT AREA	
	<50,000SF	
Private	25%	
(f)MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—
*65% for lots with buildable lot frontage ≤ 250'		
(g)MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
Secondary	30%	
(h)MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Commercial	25'	20'
Residential	Not Permitted	15'

TABLE IV-20: BUILDING REQUIREMENTS — QBD-3			
(a)FAR			
Lot Frontage > 55'	1.00		
Lot Frontage ≤ 55'	1.75		
(b)HEIGHT			
3 stories or 50' whichever is less; 3 (50')			
(c)SETBACKS			
STREET DESIGNATION/SIDE/REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 3 (50')		GROUND TO 3 (50')
	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR MINIMUM
Avenue	16'	30'	23'
Primary Pedestrian	16'	30'	23'
Secondary	12'	35'	19'
Side Interior	0' or NFPA	—	—
Rear	5'	—	—
(d)MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	80%
Podium: 2 to 3 (50')	90%	87%	85%
(e)MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	3%	5%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	25%	25%

**TABLE IV-20:
BUILDING REQUIREMENTS — QBD-3**

(f)MINIMUM ACTIVE USES

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—

*65% for lots with buildable lot frontage ≤ 250'

(g)MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Pedestrian	50%
Secondary	30%

(h)MINIMUM ACTIVE USE LINER DEPTH

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Commercial	25'	20'
Residential	15'	15'

(Ord. No. 4213-09, § 6 (Exh. A), 6-29-2009; Ord. No. 4448-13, § 2, 2-4-2013; Ord. No. [4904-20](#), § 1 (Exh. A), 09-21-2020)