

Such off-street parking spaces shall be within 500 feet, by normal pedestrian routes of entrances to the buildings they are intended to serve or of covered walkways leading to such entrances. Spaces need not be on the building site or lot of said building but shall be within the distance indicated above.

7. *Minimum off-street loading space requirement.* Spaces for truck loading/unloading and for parking of owned or leased trucks used by operator of principal uses shall be provided on the basis of anticipated traffic and vehicle types. Spaces for such truck parking shall be separated and distinct from required off-street parking for employees and visitors and shall be so arranged as not to interfere with internal or external traffic circulation related to the district or building site or lot.

H. *Additional materials required.* In addition to other materials as may be required, the below information shall accompany an IPUD amendment petition.

Calculations of land area, floor area, land coverage by structures and impervious surface areas shall be submitted as part of the initial petition and as the petition may be revised to final plans.

The development plan shall be accompanied by information showing existing conditions and present development of an additional area within at least 300 feet of the tract boundaries; such information shall include, but not limited to, a sketch, not necessarily to scale, showing existing land use within the 300-foot area. Aerial photographs at a minimum scale of 100 feet to the inch shall be submitted to illustrate and substantiate the site plans and other information as required above.

Sec. 6.1.7. MUPUD—Mixed use planned unit development.

1. *General requirements:*

***Statement of intent.* The following regulations and requirements apply to planned unit developments established primarily to encourage and promote well planned, suitable and appropriate mixed use developments. The focus is to allow a more balanced mix of uses in a mixed-use development, and to provide for the diverse needs of the residents of the city and to allow developers the flexibility to accomplish such goals without sacrificing the existing image and character of the surrounding neighborhoods. The focus also intends to encourage efficient land use by facilitating compact, medium to high-intensity development and minimizing the amount of traffic impacting the area, as well as support public transit where applicable. A mixed-use development shall be safe, comfortable and attractive to pedestrians, patrons, and residents. There are general requirements applied to the overall site as it is being designed, as well as requirements for the individual components (residential and nonresidential, to be known as a town center district). The city has the ability to modify with the application of planning and site development design standards for quality projects. A MUPUD may be developed in association with existing or proposed residential planned developments (RPUDs). When a MUPUD is developed in conjunction with an RPUD the MUPUD shall be designed as

either a town or a village center addressing the needs of the guests and residents of the RPUD. The application of the MUPUD and the RPUD shall be considered as one application to allow for the comprehensive review of the proposed development.

****MUPUD-Mixed use planned unit development defined:* A mixed use planned unit development (MUPUD) is defined for the purposes of these regulations as a planned unit development (as defined generally in 6.1.1.3) primarily for a mix of uses containing both nonresidential and residential uses either occupying a single building or multiple buildings. The city has the

ability to modify with the application of planning and site development design standards for quality projects. A MUPUD may be developed in association with an existing or proposed residential planned unit development (RPUD). When a MUPUD is developed in conjunction with an RPUD the MUPUD shall be designed as either a town or village center addressing the needs of the guests and residents of the RPUD. The applications for the MUPUD and RPUD shall be considered as one application to allow for the comprehensive review of the proposed development.

***MUPUD districts, where permitted:* MUPUD districts may hereafter be established within areas classified commercial and professional institutional center on the future land use map of the city comprehensive plan by amendments to the official zoning map in accordance with the provisions set forth generally for PUD in 6.1.1.6.

A. *Permitted uses and structures.*

In order to preserve the essential character of the district and to protect adjoining and nearby property, certain uses are permitted in the town center districts and must be operated in a completely enclosed building. Retail and service uses are permitted as follows:

1. Residential:
 - a. Single family.
 - b. Town homes.
 - c. Apartments/condominiums
2. Retail and service center (see town center section).

B. *Prohibited uses and structures.*

1. Adult-oriented businesses.
2. Agricultural and commercial nurseries.
3. Assisted living facilities.
4. Astrology, palmistry, and similar services.
5. Commercial cleaning plant.
6. Boat, trailer, and vehicle (including parts) sales, service, storage and garages.
7. Camp and trailer parks.
8. Car wash.
9. Drive-in/drive-through restaurants.
10. Equipment rental and sales yards.
11. Firearm dealers and gunsmith shops.
12. Fuel dealers.
13. Hospitals.
14. Pawn shops.

15. Probation offices.
16. Real estate offices.
17. Day-labor offices.
18. Recycling center and recyclable material collection facilities.
19. Service station.
20. Coin-operated laundries/laundromat.
21. Uses involving hazardous material or generate high level of noise incompatible with residential uses.
22. The administrative official may deem additional uses to be prohibited based on a finding that the use is similar in nature, function and operation to the prohibited uses listed in this section.

C. *Site development standards.*

1. *Minimum lot requirements (area and width).*
To be determined during project review.
2. *Maximum lot coverage by all buildings (includes accessory buildings).*
To be determined during project review.
3. *Maximum impervious surface coverage.*
Ninety percent.
4. *Maximum residential density.*
To be determined during project review, not to exceed future land use designation.
5. *Minimum yard requirements.* (Depth of front and rear yard, width of side yards).
 - a. Residential: To be determined during project review.
6. *Town center:*
 - a. Front setback: 0-5 feet maximum.
 - b. Side setback: 0-5 feet maximum.
 - c. Rear setback. None, except where rear loaded garages for residential is available.
7. *Maximum height of structures.* (No portion shall exceed).
 - a. Residential: 35 feet for single family and town homes. 100 feet for condominiums and apartments.
 - b. Commercial: 40 feet, and set back one-half horizontal feet for each one vertical foot in excess of 40 feet on all sides.
8. *Landscaping.*
 - a. Shall be designed to enhance and complement the architectural design of the mixed-use development.

- b. Provide visual interest year-round through the use of evergreen and deciduous plants.
- c. For additional requirements refer to landscaping chapter 10.

9. *Signage.*

- a. Refer to signage chapter 7. Use CBD zoning district standards as a reference.
- b. Signage standards shall be developed as part of the project review.
- c. Signage for the entire development shall be uniform, consisting of size, style and design.

D. *Recreation/open space and amenities.*

1. Residential:

Six hundred forty square feet per residential unit of active park and recreational space, with amenities and landscaping, shall be provided. (For mixed use developments associated with a planned residential development this recreation space may be located anywhere within the aggregated development, however there shall be access to a recreational facility, examples include trail system, tennis courts, or community pool, etc within a five minute walk of all residences.)

2. Commercial:

- a. Interior pedestrian amenities such as patios and plazas, landscaped mini-parks, court yards, shall be provided as amenities and may include seating, lighting, special paving (brick pavers, etc.) planting, and flowers.
- b. The scale of the patios, plazas, mini-parks, lighting and court yards shall be proportionate to the size of the development.
- c. In order to serve as a focal point, the features shall be visible and easily recognizable as an area that encourages outdoor assembly. Examples are noted as follows: place in framed corridor, place on a high point in the subdivision, or be visually related to a multi-use trail or walkway.
- d. Building design placement must respond to key view corridors and to open spaces with landmarks and focal points that terminate visual axis and/or vistas.

2. *Town center requirements:*

****Statement of intent.** A town center is a commercial, business, and social center with the characteristics of a traditional downtown. Its primary focus is serving residents in the surrounding residential area through it may have businesses that attract patrons from the larger community. Buildings shall be arranged in a compact configuration with a pedestrian orientation. Town centers are designed to serve the pedestrian rather than the vehicle. The town center shall contain a variety of uses catering to residents such as but not limited to convenience stores, barber shops/hair salons, dry cleaning businesses, restaurants, branch

banks, and video rental stores. Buildings in town centers shall be designed with the intent being that the first floor is for retail use, and up to three additional floors being residential to promote a mixed environment.

A. *Permitted uses.*

******In order to preserve the essential character of the district and to protect adjoining and nearby property, certain uses are permitted in the town center districts and must be operated in a completely enclosed building with the exception of outdoor dining areas. Retail and service uses are permitted as follows:

1. Retail such as grocery, variety, drug store, hardware store, florist or gift shops, antique stores, sporting goods, jewelry stores, book and stationary stores, and similar uses.
2. Lodging facilities.
3. Civic and institutional uses.
4. Parks and playgrounds.
5. Clubs and lodges.
6. Personal services such as a barber, beauty shops, nail salons, dance or music studios, photographic studios, martial art studios, and similar uses.
7. Laundry and dry-cleaning establishments, shoe repair, and similar uses.
8. Restaurants, including fast food types, but not including drive-through / drive-in windows.
9. Retail outlets for sale of home furnishings and appliances, office equipment, and furniture, full line department stores, and similar uses.
10. Medical and professional offices.
11. Bars/taverns.
12. Commercial recreational facilities such as indoor motion picture theater, theater for stage production, billiard parlor, bowling alley, fitness centers, and similar uses in a completely enclosed building.
13. Banks and financial establishments, travel agencies, delivery agencies, and similar uses.
14. Similar uses may be permitted if approved by the administrative official.

B. *Prohibited uses and structures.*

1. Adult-oriented businesses.
2. Agricultural and commercial nurseries.
3. Assisted living facilities.
4. Astrology, palmistry, and similar services.
5. Commercial cleaning plant.

6. Boat, trailer, and vehicle (including parts) sales, service, storage and garages.
7. Camp and trailer parks.
8. Car wash.
9. Drive-in/drive-through restaurants.
10. Equipment rental and sales yards.
11. Firearm dealers and gunsmith shops.
12. Fuel dealers.
13. Hospitals.
14. Recycling center and recyclable material collection facilities.
15. Service station.
16. Coin-operated laundries/laundromat.
17. Uses involving hazardous material or generate high level of noise incompatible with residential uses.
18. The administrative official may deem additional uses to be prohibited based on a finding that the use is similar in nature, function and operation to the prohibited uses listed in this section.

C. *Buffers.*

1. A ten-foot wide landscaped separation strip shall be provided along all property line abutting a residential use or zones. Within this strip, a permanent visual screen, such as a wall or evergreen hedge, with a minimum height of six feet shall be provided.
2. Streetscape of the town center shall be similar to the traditional downtown. Streets shall have sidewalks along all streets, with low, decorative lighting, street trees, and street furniture.
3. All other buffer regulations apply according to chapter 10 of the Haines City LDR's.

D. *Access and circulation.*

***Statement of intent.* Access to the town center is to be integrated into the existing and proposed roadway system and is to be safe and convenient for pedestrians, bicycles, and vehicles from nearby residential areas. Primary emphasis in the mixed use district shall be on accommodating the pedestrian and multi-modal transportation systems.

1. A major or minor collector road provides access from exterior roadways to the town center and provides a transition to minor collectors and local streets within the town center.
2. Bike racks shall be provided close to business and parks.
3. There shall be two pedestrian/bicycle connections between the residential and nonresidential components of the project.

4. The town center streets have low speed limits and a comprehensive system of sidewalks and crosswalks.
5. Parking areas are located to the side and rear of buildings and serve multiple businesses.

E. *Minimum off-street parking requirements.*

1. Parking lots shall not be located on street corners.
2. Cross access and shared parking are required.
3. Bike paths, pedestrian walkways, and circulation shall be incorporated into parking.
4. On-site parking areas: Parking areas shall be located where residents and businesses have easy and convenient access. The project shall consider dedicating a certain portion of the parking lot for each use. However, the parking area should not be located in such a manner that it dominates street frontage.
5. Surface parking should be oriented behind or to the side of a building when possible and shall not exceed a maximum depth of 62 feet (e.g., two-way aisle with parking on both sides) not counting required landscaping.
6. For additional parking requirements refer to parking chapter 11.
7. Mixed-use developments parking requirements will be determined during project review, including the provision for shared parking, and on street parking.

F. *Design standards and guidelines.*

The following standards and guidelines are to provide a basis on which development in the MUPUD is to be built upon. The standards and guidelines are intended to address the design of quality mixed use projects. Proposals submitted under the MUPUD shall include project specific "design standards and guidelines."

This document is to be approved by the city. The project specific design standards and guidelines may deviate from the sections of this chapter by approval of the city commission, where it is found that the proposed standards are consistent with the goals of the comprehensive plan and the intent of this section.

Town centers in the MUPUD shall be an urban community consisting of medium sized, mixed use blocks, with a variety of building types. In multistory buildings, retail is to be located only on the first story with residential and office uses occupying upper floors. These districts are intended to serve the entire development population, and should be scaled accordingly. Residential uses should occupy a minimum of 30 percent of the developable area within the centers.

1. Commercial scale: The following characteristics should be applied to create the appropriate commercial environment:
 - a. A number of smaller buildings, with frontages of 120 feet or less, are preferred within the development block, rather than a single, large -foot-

print building. All buildings 40 feet or wider measured horizontally, shall incorporate facade variation, where facade articulation requires a break and step back, the space shall be significant enough to provide a strong element differentiation.

- b. Use of extremely durable, easy to clean materials is encouraged. Thin veneer brick and ceramic tile brick are not durable materials for commercial applications and are prohibited.
 - c. Buildings must not have long sections of blank street facade or long sections of windows without doors.
2. Architectural/facade features: The goal of architectural/facade features shall be used to provide weather protection and highlight building features and entries.
- a. Storefront windows shall be designed to accommodate awnings above the windows.
 - b. The awning shall fit the shape of the opening of the building.
 - c. Awnings shall be mounted to highlight moldings that may be found above the storefront or to fit within a sign panel that may be part of the facade design.
 - d. Primary entrances to ground floor spaces and upper levels should be oriented to the sidewalk and primary pedestrian ways.
 - e. Buildings located at the intersection of roadways shall be designed with angled entrances at the corners.
 - f. Special paving treatments may be used to define the entry.
 - g. Recessed entries should be used in the storefront construction.
 - h. Storefront entries should be recessed to emphasize the entrance, increase window display areas, and provide a sheltered transition to the interior of the store.
 - i. Overhangs shall be at least 48 inches deep, arcades, roofs, porches, alcoves, porticos, awnings, or a combination of these features.
 - j. Storefront entries shall be centered on the facade and be highly transparent. Solid doors are discouraged.
 - k. Roof top utilities shall be integrated into the overall mass of the building and shall be located and screened from public view by an appropriate barrier. cross section drawings of shall be prepared to illustrate the method in which the equipment will be screened for review by the community development department.
 - l. Front facades shall include a major entry feature over at least 25 percent of the facade's surface.

3. Materials and colors: The goal of building materials and colors shall exhibit a high quality and help establish human scale while providing visual interest.
 - a. While some diversity in exterior building materials and color is a part of the tradition of urban form, the range should be limited in order to promote a sense of visual continuity for the area.
 - b. Use the highest quality materials on exposed exterior surfaces, such as brick, pre-cast, tile, and stucco.
 - c. Innovative materials are encouraged provided they appear similar in quality, texture, finish and dimension to those surround areas.
 - d. Building colors shall evoke a sense of richness and liveliness to complement and support the overall character of a mixed use area.
 - e. Architectural design including Florida specific designs are preferred.

3. *Residential requirements:*

- A. Residential components of the mixed-use development shall incorporate traditional neighborhood design (TND) standards, including:
 1. Decorative street signs.
 2. Brick paver cross walks and decorative features.
 3. Elevated front porches or porticos.
 4. Recreational parks, neighborhood parks, and mini-parks.
 5. Decorative street lighting, designed at a pedestrian scale.
 6. Increased architectural design of homes, with Florida Specific Designs preferred.
 7. Side entry or recessed garages.
 8. Alley loaded encouraged.
 9. Increased landscaping, and landscaping around utility boxes.
 10. All standards must be reviewed and approved by the community development department as part of the project review.
- B. Permitted density:
 1. If 50 percent of single family and townhomes have alley loaded garages, four units per acre are permitted.
 2. If 90 percent of single family and townhomes have alley loaded garages, six units per acre are permitted.

(Ord. No. 08-1315, § 2, 3-20-2008; Ord. No. 10-1388, § 2, 12-18-2010)

ARTICLE 2. CLUSTER DEVELOPMENT

Sec. 6.2.1. Purpose.

A. *Purpose.* The purpose of this article is to permit a development procedure providing for modifications of minimum yard, lot area and open space requirements allowing for the grouping of structures pursuant to a development plan. Such arrangements will promote more