

THE ATLANTIC BEACH CAUSEWAY
COR ZONING DISTRICT

JUNE 2023

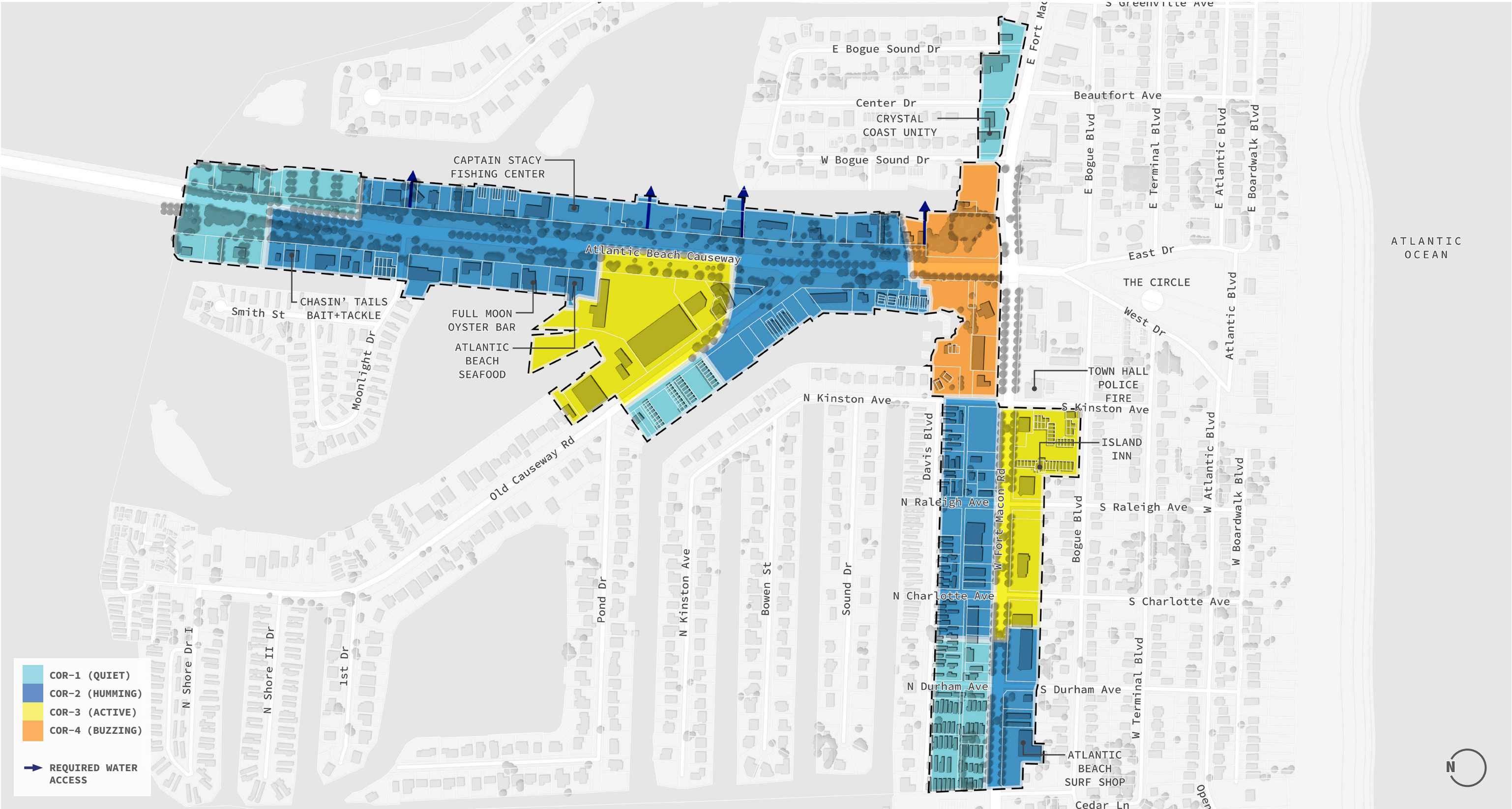
YARD & COMPANY



OUR GOALS

- » ANTICIPATE THE FUTURE WHILE RESPECTING OUR PAST
- » EMBRACE OUR ECLECTIC VILLAGE FEEL
- » SUPPORT OUR LOCAL BUSINESSES
- » CREATE A WALKABLE DISTRICT THAT IS SENSITIVE TO ITS NEIGHBORS AND CONNECTED TO THE WATER
- » GET A COMMUNITY RETURN ON OUR INFRASTRUCTURE INVESTMENTS

COR ZONING DISTRICT



GENERALLY APPLICABLE REQUIREMENTS

FORM	SITE	USE CATEGORY
<div>Minimum Lot Size and Frontage</div> <div>No minimum lot size</div> <div>Minimum 16 FT of frontage</div>	<div>Permitted Frontage Types</div> <div>Sidewalk sales and markets are permitted but may require permit</div> <div>No outdoor storage permitted in frontage zone, consult storage requirements</div> <div>Consider facade and signage grants to support active frontages *not necessarily a requirement</div> <div>For projects with greater than 150 LF of frontage, require sidewalk and tree lawn be installed. For projects less than 150 LF, develop fee in lieu system for City to install within 2 years</div>	<div>No minimum unit size for residential or lodging</div> <div>No maximum density requirements (subject to sewer allowances)</div>
<div>Setbacks</div> <div>Minimum sidewalk and planting zones take priority over setback</div> <div>For projects with a water or right-of-way frontage exceeding 400 FT, additional setback and sidewalk/planting zone requirements may be applied (ie bike path, boardwalk, etc)</div> <div>Rear setbacks shall be 10 FT from adjoining property, 3 FT or 20 FT from alley or shared drive, and 10 FT from urban waterfront</div> <div>Side setbacks when adjacent to a ground floor of a differing general use category within COR shall have a minimum 5 FT setback</div> <div>Side setbacks when adjacent to a different zone (outside of COR) shall be 10 FT unless compatible scale, setback and use to adjacent property can be demonstrated</div> <div>0 FT setback from urban waterfront in areas where alternative waterfront access exists (boardwalk, etc)</div>	<div>Water Access</div> <div>Consider further incentives to activate these connections *not necessarily a requirement</div>	<div>OTHER</div> <div>Materials: Vinyl and EFIS shall not be used on facades facing or easily viewable from the public rights-of-way</div> <div>Signage and Lighting: Pedestrian scaled lighting and signage is required except where otherwise stated, consult sign ordinance</div> <div>Sites greater than 2 acres: May require additional site and small area planning coordination</div>
<div>Building Footprint (% of Lot)</div> <div>Subject to additional stormwater and CAMA requirements and standards</div>	<div>Fencing/Walls/Screening</div> <div>Chain link and vinyl not permitted</div> <div>Low enclosures shall not be higher than 4 FT</div> <div>Taller enclosures may be up to 6 FT with the top 2 FT 50% clear</div> <div>Yards and other public-facing outdoor space to be delineated with low fence or wall</div>	
<div>Building Entrances</div> <div>Must be oriented toward or easily accessed from public rights-of-way and sidewalk</div> <div>Up to 25% of transparency requirements may be satisfied through use of public art</div>		

GENERALLY APPLICABLE REQUIREMENTS

PARKING MINIMUMS AND ALLOCATION
Residential Parking
Maximum of 1 parking space per bedroom
Retail/Bar/Restaurant Parking
Minimum of 4 spaces per thousand SF
Commercial/Office Parking
Minimum of 2 spaces per thousand SF
Change of Use
Change of use within general use category requires no change to parking requirements
On-street Parking
On-street parking may account for up to 15% of parking requirement
Compact Car and Golf Cart
Compact car and golf cart parking may account for up to 15% of off-street parking requirement
Bicycle and Scooter Parking
Bicycle and scooter parking may account for up to 15% of off-street parking requirement
Boat Trailer Parking
Boat trailer parking may account for 2 required off-street spaces for every trailer spot
Shared Parking
Up to 30% of required, unreserved spaces shall be shared in projects with more than 1 use category on site or for projects utilizing off-site parking where the off-site parking is sharing with a use category that does not have a conflicting peak utilization period

OFF-STREET PARKING LOCATION AND DESIGN
Proof of Parking Use/Lease
Off-site parking must be off-street and applicant must provide proof of parking use/lease
Where Parking Credit Is Not Provided
No parking credit will be provided for any spaces that encroach partially or wholly into setbacks, water access corridors, or into the sidewalks or planting zones located within the public rights-of-way
Parking Screening Requirements
For parking screening requirements, consult Fencing/Walls/Screening
Shared Parking Design
Parking lots shall be designed to be easily used for other, temporary or seasonal purposes
Large Parking Lots
Parking lots larger than 10,000 SF shall be positioned and design such that they could provide a possible future building site
Curb Cuts
Curb cuts required to go off alley or lowest volume street frontage
Maximum 1 curb cut per 150 LF of frontage on ROW

COR-1 REQUIREMENTS

FORM	SITE	USE CATEGORY
Minimum Lot Size and Frontage	Parking Minimums and Allocation	Residential, Lodging, Retail (maximum 2,000 SF or no more than 20% of ground floor uses, whichever is greater)
See “Generally Applicable Requirements”	Up to 100% of non-residential parking must be located within 500 FT of site	
Maximum Number of Stories	A minimum of 80% of residential parking must be located on site, the rest within 300 FT of site	
3, 2 within 50 FT of adjacent zoning district (outside COR)		
Front Setbacks	Off-Street Parking Location and Design	
16 FT	Parking must be beside or to rear of front facade	
5-20 Feet, minimum 6’ Sidewalk and 6’ Planting Zone		
Minimum of 60% of building frontage (ie not lot frontage) must be at or within front setback unless otherwise established	Permitted Frontage Types	
	Gardens, patios, courtyards, porches, stoops, balconies	
Maximum 1st Occupiable Floor Height	Water Access	
12 FT	Minimum of visual connection per zoning map	
Building Footprint (% of Lot)	Fencing/Walls/Screening	
Maximum of 75% or CAMA requirements, whichever is less	Screen enclosed parking with walls, open lattice or slats and landscape, all other off-street parking with low walls, fence, or landscape	
Building Entrances	Yards and other public-facing outdoor space to be delineated with low fence or wall	
Ground floor entry minimum 18 IN above sidewalk grade		
Minimum 20% transparency for at-grade story and 30% for occupiable stories above		

COR-2 REQUIREMENTS

FORM	SITE	USE CATEGORY
Minimum Lot Size and Frontage	Parking Minimums and Allocation	General retail/commercial/office/service/light manufacturing for minimum of 60% of all ground floor building area The following uses are permitted on upper floors: » Lodging » Office » Residential » Professional Service
See “Generally Applicable Requirements”	Up to 100% of non-residential parking must be located within 500 FT of site A minimum of 80% of residential parking must be located on site, the rest within 300 FT of site	
Maximum Number of Stories	Off-Street Parking Location and Design	
3, 2 within 50 FT of adjacent zoning district (outside COR)	Off-street parking must be designed to allow a clear and navigable walking path (minimum 6 FT wide) between the sidewalk and front doors of all buildings	
Front Setbacks	Permitted Frontage Types	OTHER 1 monument or multi-tenant sign permitted per site
N/A	Storefronts, outdoor dining patios, outdoor sales/markets, lobbies, landscape/green infrastructure, plazas, pedestrian malls, boardwalks	
Maximum 1st Occupiable Floor Height	Water Access	
16 FT	Minimum of visual connection per zoning map	
Building Footprint (% of Lot)	Fencing/Walls/Screening	
Maximum of 80% or CAMA requirements, whichever is lesser	Screen off-street, non-shared parking areas from public ROW and abutting lots with low wall or fence	
Building Entrances		
50% ground-floor transparency required		

COR-3 REQUIREMENTS

FORM	SITE	USE CATEGORY
Minimum Lot Size and Frontage	Parking Minimums and Allocation	<p>The following uses are required within 60 FT of street intersections and for 70% of total ground floor area:</p> <ul style="list-style-type: none">» Ground Floor Retail» Restaurant/Café» Gym» Galleries» Artisan Shops <p>The following uses are permitted on upper floors:</p> <ul style="list-style-type: none">» Lodging» Office» Residential» Professional Service <p>The following uses are permitted on rooftops:</p> <ul style="list-style-type: none">» Restaurants» Bars» Outdoor Leisure Uses/Amenity Space <p>The following uses are not permitted for more than 50% of ground floor area:</p> <ul style="list-style-type: none">» Office» Professional Services
See “Generally Applicable Requirements”	Up to 100 % of non-residential parking must be located within 1,000 FT of site	
Maximum Number of Stories	A minimum of 50% of residential parking must be located on site, the rest within 300 FT of site	
4, 2 within 50 FT of adjacent zoning district (outside COR)		
Front Setbacks	Off-Street Parking Location and Design	
0 FT, minimum 10 FT Sidewalk and 5 FT Planting Zone	Off-street parking must be to rear or side of buildings	
Minimum of 80% of building frontage (ie not lot frontage) must be at or within front setback unless otherwise established		
Maximum 1st Occupiable Floor Height	Permitted Frontage Types	
16 FT	Storefronts, walk-up windows, Sidewalk dining (minimum 6 FT sidewalk clearance), Patios, Porticoes, Balconies, Lobbies, Stoops	
Building Footprint (% of Lot)	Water Access	
Maximum of 90% or CAMA requirements, whichever is greater	Access required per zoning map	
Building Entrances	Fencing/Walls/Screening	
75% ground-floor transparency required	Screen enclosed parking with walls, open lattice or slats and landscape	
	Screen off-street, non-shared parking areas from public ROW and abutting lots with low wall or fence	

COR-4 REQUIREMENTS

FORM	SITE	USE CATEGORY
Minimum Lot Size and Frontage	Parking Minimums and Allocation	<p>The following uses are required at corners and for 90% of total ground floor area:</p> <ul style="list-style-type: none">» Ground Floor Restaurant» Café» Bar» Galleries» Entertainment Venue <p>A mix of the following uses are permitted on upper floors:</p> <ul style="list-style-type: none">» Office» Professional Service» Gym» Parking (screened)» Residential» Lodging» Restaurants» Bars» Lounges» Conference/Meeting Spaces <p>The following uses are permitted on rooftops:</p> <ul style="list-style-type: none">» Restaurants» Bars» Outdoor Leisure Uses/Amenity Space
See “Generally Applicable Requirements”	Up to 100 % of non-residential parking must be located within 1,500 FT of site	
Maximum Number of Stories	Off-Street Parking Location and Design	
5, 3 within 50 FT of adjacent zoning district (outside COR)	Off-street parking must be to rear or fully enclosed within buildings	
Front Setbacks	Permitted Frontage Types	
0 FT, minimum 15 FT Sidewalk and 5 FT Planting Zone	Storefronts, walk-up windows, Sidewalk dining (minimum 6 FT sidewalk clearance), Patios, Porticoes, Balconies, Lobbies	
Minimum of 90% of building frontage (ie not lot frontage) must be at or within front setback unless otherwise established	Water Access	
Maximum 1st Occupiable Floor Height	Access required per zoning map	
16 FT	Fencing/Walls/Screening	
Building Footprint (% of Lot)	Screen enclosed parking with walls, open lattice or slats and landscape	
Maximum of 100% or CAMA requirements, whichever is greater	Screen off-street, non-shared parking areas from public ROW and abutting lots with low wall or fence	
Building Entrances		
50% ground-floor transparency required		



NEXT STEPS

- » **PROVIDE FEEDBACK AND QUESTIONS**
- » **CREATE NEW COR USE TABLE UNDER USE CATEGORIES**
- » **CONFIRM REQUIREMENTS FOR VISUAL AND PHYSICAL WATER ACCESS POINTS**
- » **IDENTIFY WHICH TERMS TO USE LOCAL EQUIVALENT AND WHICH ONES NEED A DEFINITION**
- » **REVIEW FOR DEFENSIBILITY AND ENFORCEABILITY**
- » **TRANSLATE INTO DRAFT ORDINANCE**
- » **YARD TO REVIEW, IF DESIRED**

THE YARD IS MEMORABLE

THE YARD IS WHERE THINGS HAPPEN

THE YARD BRINGS PEOPLE TOGETHER

THE YARD GROWS AND CHANGES

THE YARD IS A MEASURING STICK

THE YARD IS HUMAN PACED

YARD & COMPANY

www.buildwithyard.com

@buildwithyard

513.813.8266