

BRADENTON FORM-BASED CODE





Executive Summary

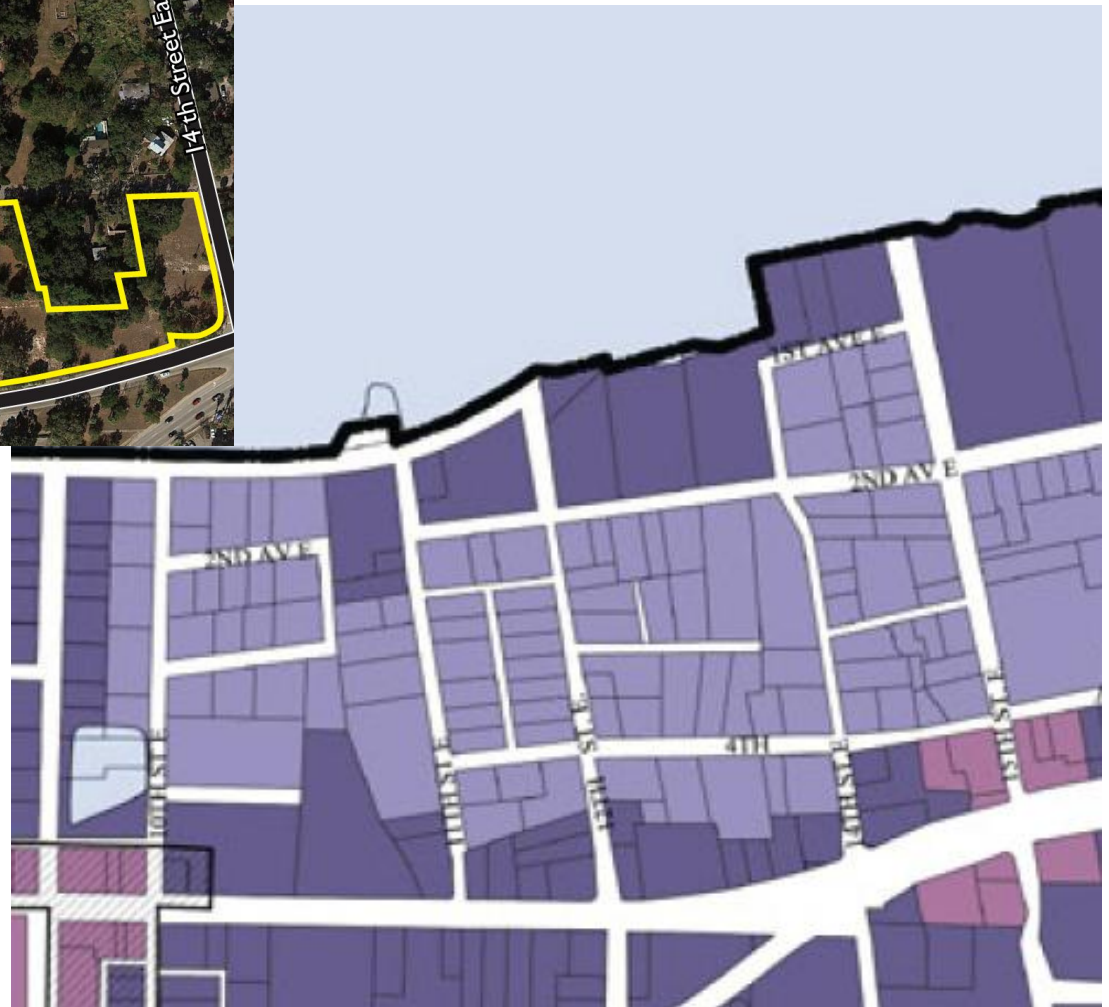


TRANSECT ZONES



Site consists of a mixture of T4-O (fronting Manatee avenue and the Manatee River) and T4-R (majority in the center of the site).

LEGEND	
	T6
	T5
	T4-O
	T4-R



MAXIMUM HEIGHT & BONUSES

TRANSECT	MAXIMUM PRE-BONUS HEIGHT (STORIES)	APPLICABLE LEED PROGRAMS*	LEED CERTIFIED**	25% of building square footage dedicated as WORKFORCE HOUSING UNITS***	PUBLIC ART (.75% of Construction Value)	MAX HEIGHT BASED ON BONUSES
T3	1 TO 2.5 stories	LEED Homes LEED New Construction	1 story	NA	NA	3.5 stories
T4-R	1 TO 2.5 stories	LEED Homes LEED New Construction	1 story	NA	NA	3.5 stories
T4-O	1 TO 3 stories	LEED Homes LEED New Construction	1 story	1 story	1 story	6 stories

PERMITTED USES

a. RESIDENTIAL	T3	T4-R	T4-O
Multi-Family		P	P
Single Family Attached		P	P
Single Family Semi-Detached		P	P
Single Family Detached	P	P	P
Accessory Unit	P	P	P

b. LODGING	T3	T4-R	T4-O
Hotel (no room limit)			
Inn (up to 10 rooms)		SU	SU
Bed & Breakfast (up to 6 rooms)	SU	P	P
Boarding House		SU	SU
School Dormitory	SU	P	P

c. OFFICE	T3	T4-R	T4-O
Office Building			P
Live-Work Unit		P	P

d. RETAIL	T3	T4-R	T4-O
Special Events		SU	SU
Retail Building			P
Display Gallery			P
Restaurant			P
Kiosk			P
Cafe/Sidewalk Cafe<20 seats ^(b)			P
Push Cart			
Lounge			SU

P = Permitted Use
SU = Special Use
Blank = Not Allowed

e. CMIC	T3	T4-R	T4-O
Convention Center			
Conference Center			
Exhibition Center			SU
Fountain or Public Art	P	P	P
Library		P	P
Live Theater			P
Movie Theater			P
Museum			SU
Indoor Amusement Center			SU
Outdoor Amusement Center			SU
Outdoor Auditorium			SU
Passenger Terminal			SU
Playground	P	P	P
Sports Stadium			SU
Surface Parking Lot		P	P
Club		SU	SU
Religious Assembly ^(b)	SU	SU	SU

j. OTHER: INDUSTRIAL	T3	T4-R	T4-O
Heavy Industrial Facility			
Light Industrial Facility			SU
Laboratory Facility			SU
Water Supply Facility			
Sewer and Waste Facility			
Electric Substation	SU	SU	SU
Wireless Transmitter			SU
Cremation Facility			
Warehouse			SU
Produce Storage			
Heating & Fuel Storage			
Ice Plant			
Mini-Storage			SU

f. OTHER: URBAN FARMING	T3	T4-R	T4-O
Grain/Food Storage			
Greenhouse < 200 sq. ft.	P	P	P
Veterinary Clinic		P	P

g. OTHER: AUTOMOTIVE	T3	T4-R	T4-O
Service Station/Repair			SU
Car Wash			
Auto Sales/Rental			
Drive -Through Facility			SU
Parking Lot/Garage			P
Automotive Specialty			SU
Shopping Center			
Shopping Mall			

h. OTHER: CIVIL SUPPORT	T3	T4-R	T4-O
Fire Station	SU	SU	P
Police Station	SU	SU	P
Cemetery	SU	SU	SU
Funeral Home			SU
Hospital			
Medical Clinic		P	P
Marina		SU	SU

i. OTHER: EDUCATION	T3	T4-R	T4-O
College			SU
Schools, Public & Private ^(b)	SU	SU	SU
Business Training Schools			P
Educational	SU	SU	SU
Cultural			SU
Other- Childcare Center ^{*(2)(b)}	SU	SU	SU

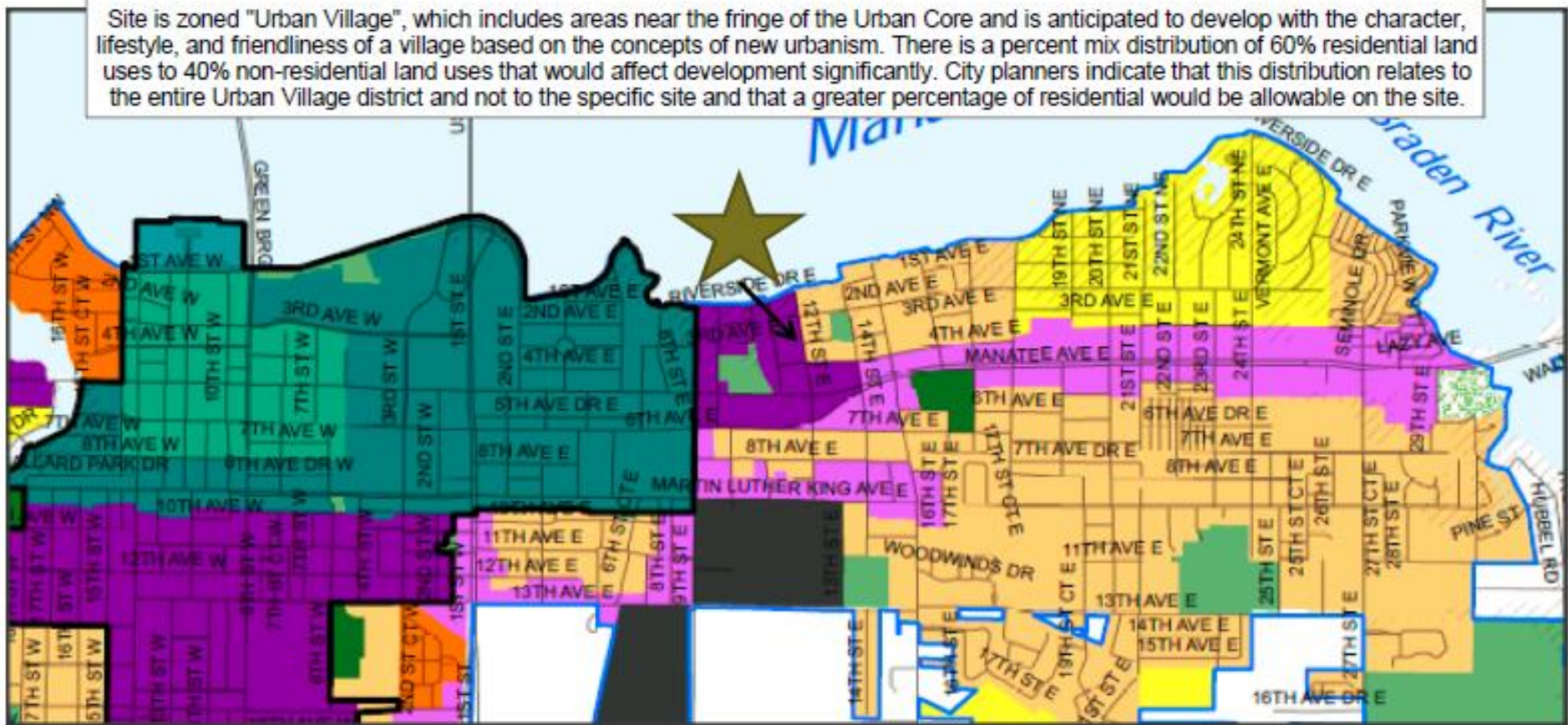
PARKING REQUIREMENTS

	T3	T4-R	T4-O T5 T6
RESIDENTIAL	1.5 spaces for each dwelling unit	1.0 space for each dwelling unit	1.0 space for each dwelling unit
LODGING	1.0 space for each guest unit	0.5 space for each guest unit	0.5 space for each guest unit
OFFICE	1.0 space for each 350 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area
RETAIL	1.0 space for each 350 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area	1.0 space for each 500 sq. ft. of floor area
CIVIC	See Table 4.7	See Table 4.7	See Table 4.7
OTHER	See Table 4.7	See Table 4.7	See Table 4.7
BICYCLE	See 4.11	See 4.11	See 4.11
EXCEPTIONS TO REQUIRED PARKING	<p>Non-residential uses of less than 1,000 sq. ft. floor area shall not be required to provide off-street parking.</p> <p>Locally designated historic buildings shall not be required to provide parking in addition to that, which exists.</p> <p>Accessory dwelling units shall not be required to provide off-street parking.</p> <p>PCD Department reserves the right to reduce the number of required parking spaces.</p>	<p>Liner buildings of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. Portion of liner building square footage exceeding 10,000 sq. ft. floor area shall provide parking at 50% of applicable ratio.</p> <p>On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property shall be counted toward fulfilling the parking requirements.</p> <p>Locally designated historic buildings shall not be required to provide parking in addition to that which exists.</p> <p>Within 800 feet of the bus transfer facility or a stop that services two or more bus lines off-street parking is not required.</p> <p>Parking spaces may be located in a parking lot or parking garage up to 1320 feet away from the building.</p> <p>PCD Department reserves the right to reduce the number of required parking spaces.</p>	<p>Liner buildings of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. Portion of liner building square footage exceeding 10,000 sq. ft. floor area shall provide parking at 50% of applicable ratio.</p> <p>On-street parking along the corresponding frontage lines touching the adjacent sidewalk to the property shall be counted toward fulfilling the parking requirements.</p> <p>Locally designated historic buildings shall not be required to provide parking in addition to that which exists.</p> <p>Within 800 feet of the bus transfer facility or a passenger railway station off-street parking is not required.</p> <p>Minimum number of parking spaces may be located in a parking lot or parking garage up to 1320 feet away from the building.</p> <p>PCD Department reserves the right to reduce the number of required parking spaces.</p>

FUTURE LAND USE

CITY OF BRADENTON FORM-BASED CODE CURRENT DENSITY REQUIREMENTS BRADENTON, FL

Site is zoned "Urban Village", which includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism. There is a percent mix distribution of 60% residential land uses to 40% non-residential land uses that would affect development significantly. City planners indicate that this distribution relates to the entire Urban Village district and not to the specific site and that a greater percentage of residential would be allowable on the site.

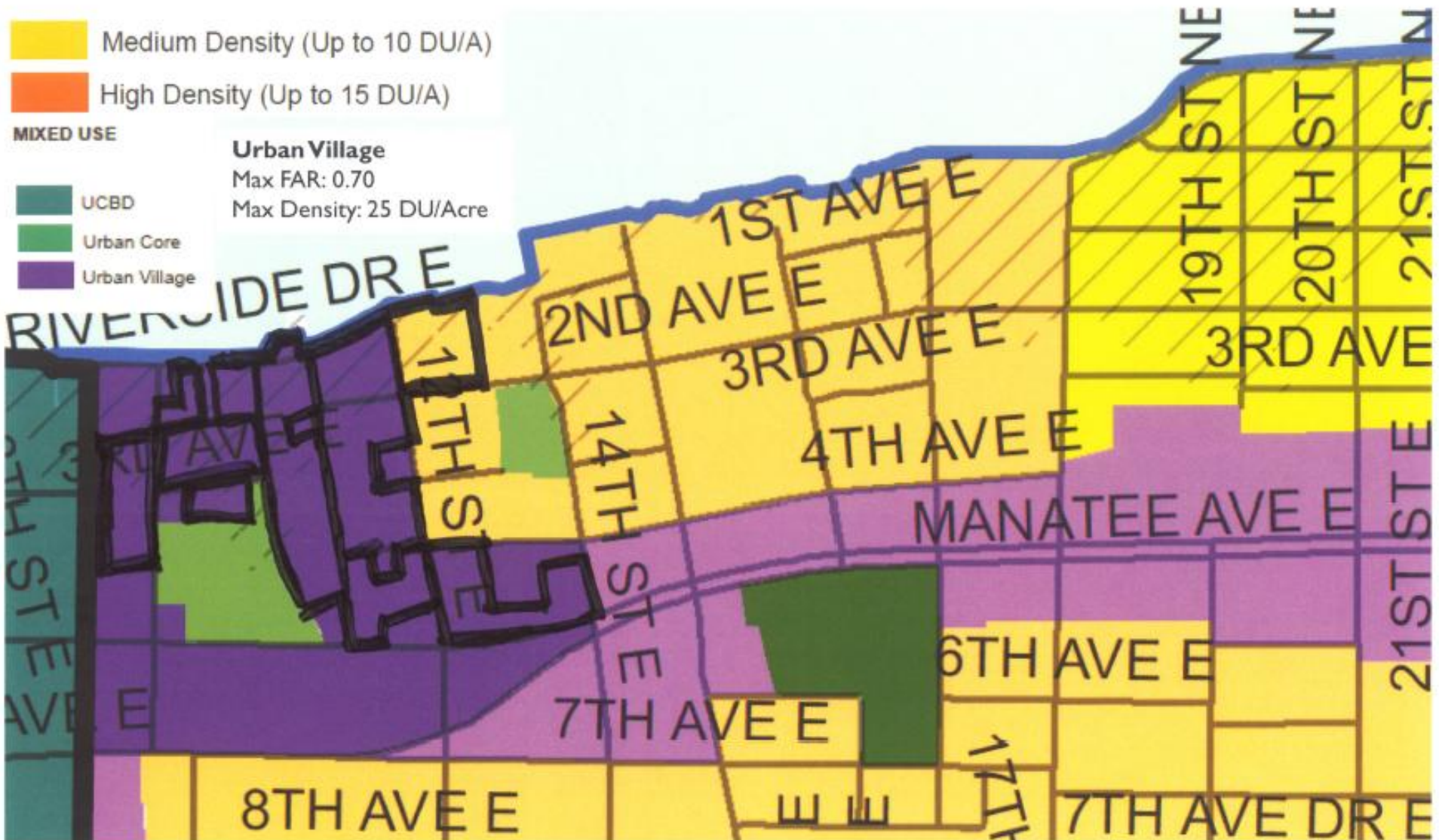


★ Subject Site

RESIDENTIAL	NON-RESIDENTIAL	MIXED USE	OVERLAYS
Very Low Density (Up to 3 DU/A)	Professional Office/Medical	UCBO	Cat. 1 Storm Surge/ Coastal High Hazard Area
Low Density (Up to 6 DU/A)	Industrial	Urban Core	Energy Conservation Overlay
Medium Density (Up to 10 DU/A)	Public and Open Space	Urban Village	
High Density (Up to 15 DU/A)	Public/Private Schools	Corridor	
	Recreation/Open Space	Urban Commercial Corridor	
	Conservation	Suburban Commercial Corridor	

SOURCE: City of Bradenton

DENSITIES – ACCORDING TO LAND USE



Urban Village density bonus – Moderate income housing = 30 DU / Acre

FUTURE LAND USE DESCRIPTIONS

Medium Density Residential & Urban Village Description

Medium Density Residential

Residential uses, with a potential neighborhood commercial component, as part of a Planned Development, which will consist of light retail, restaurants, personnel services, office and other similar neighborhood activities.

Residential – DU/acre 10 or 12 DU/acre with moderate income housing bonus (Dwelling units proposed above the base density threshold must meet the City’s moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

Commercial – the lesser of 1 acre or 5% of total development

Maximum floor area ratio: commercial 0.50

Urban Village

The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism.

Proposed uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and limited midrise housing types, flex houses, providing live-work opportunities, professional offices, retail stores, artisanal uses, civic and recreation uses, and greenspace.

Maximum floor area ratio: 0.70

Maximum base density: 25 dwelling unit per acre

Maximum density with moderate income housing bonus: 30 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City’s moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

Urban Village

This land use classification is a fully mixed-use area that provides for residential and non-residential uses in order to create a functional, sustainable urbanized community. The percent mix distribution of 60% residential land uses and 40% non-residential land uses will form an urban edge to the surrounding suburban residential and non-residential land uses. The percentage mix is applicable on an area wide basis rather than a site specific basis.