

Sec. 98-67. - Local activity center (LAC)—Regulations.

- (1) *Purpose and intent.* The purpose of the LAC known as Pioneer Grove is to re-establish the historic center as the main hub of Deerfield Beach while ensuring a sustainable and progressive community vision of "everybody's neighborhood."
- (2) *General development standards.* The general development standards are the dimensional requirements that apply to the entire LAC and include requirements for use, height, setbacks, landscape, definitions, minimum site requirements, signage, parking and loading, and streetscape, among others.
 - (a) All proposed developments within the boundaries of the district shall comply with the requirements of this section and the adopted design standards for the district.
 - (b) Any items not mentioned in the following standards for the LAC shall comply with other provisions within the Land Development Regulations.
- (3) *LAC zoning designation.* Properties located within the boundaries of the LAC shall comply with the development and use requirements provided herein and in accordance with the City of Deerfield Beach Land Development Code.
- (4) *Boundaries of the local activity center (Pioneer Grove) zoning district.* The boundaries of the LAC zoning district are generally located north of Southeast 7th Street, south of the Hillsboro Canal, east of Dixie Highway and west of Northeast and Southeast 6th Avenue, as depicted on the City of Deerfield Beach Official Zoning Map.
- (5) *Design requirements.*
 - (a) All design and architectural features of development for construction and reconstruction projects shall meet the Design Standards of Pioneer Grove adopted by resolution by the city commission.
 - (b) Design standards may be amended from time to time by city staff for the purposes of grammar organization or changes to the photographs. Any change which reduces regulations or increases regulations shall require approval from the city commission.
- (6) *District standards.*
 - (a) The Pioneer Grove District shall be characterized by a unique streetscape that is to draw upon the historic character of Deerfield Beach and is inclusive of automobiles, pedestrians and cyclists, providing an efficient, safe and engaging sidewalk and roadway network.
 - (b) Sustainable landscaping methods and tree canopy is encouraged to enhance the district's green infrastructure and ecological systems.
 - (c) Ground floor residential and commercial mixed use is encouraged to promote pedestrian activity and walkability.
 - (d) Active uses are encouraged for all building frontages to ensure a vibrant mix of uses throughout the built environment and sense of place.
 - (e) Development that is inclusive of both a diverse mix of housing type and affordability is promoted with incorporation of two-story ground floor residential walk-up units, loft units with double height spaces, live/work units or traditional flats with oversized, inset balconies or outdoor areas to enhance the garden character of the district.
 - (f) Residential and commercial use of rooftops are encouraged to promote sustainability and resiliency.
- (7) *Nonconforming uses.* Existing uses in the LAC as of the date of adoption of the land use plan amendment may continue as uses and may expand, to the extent permitted by the zoning regulations in place at the time of the adoption of this amendment, within the parcel or parcels upon which the existing development is located.
- (8) *Development regulations.*
 - (a) *Density and intensity.* Density within the LAC is subject to the number of units as provided in the adopted

comprehensive plan.

1. The permitted density of the district is subject to the following:
 - a. 2,150 multi-family dwelling units (equates to an overall density of 18 dwelling units per acre);
 - b. 215,000 square feet of commercial use;
 - c. 169,000 square feet of community facility use;
 - d. 14.5 acres of recreation and open spaces uses (minimum, including Pioneer Park).
 2. Dwelling units are allocated at the time of development plan approval. Upon expiration of a development plan the allocation of dwelling units shall terminate and such units shall be made available for future development.
 3. The allocation of dwelling units shall be subject to all provisions of the Land Development Regulations applicable at the time of development permit approval when the dwelling units are allocated on a first come, first serve basis.
- (b) *Building orientation.* Regardless of the location of building entrances, for the purposes of this section, no rear facing features may be located along Hillsboro Boulevard, 2nd Avenue or 4th Avenue.
- (c) *Dimensional requirements.*
1. *Setback encroachments.*
 - a. Architectural building façade features (i.e., awnings, canopies, entrance features, etc.) shall be permitted to encroach no more than three feet into a required sidewalk.
 - b. Awning framing shall align with storefronts and other architectural features along commercial areas oriented towards pedestrian pathways and activity.
 2. *Minimum unit size for dwelling units.* Total square feet for dwelling units shall meet Schedule A of the Land Development Regulations.
- (d) *Side and rear setbacks.* Properties may directly abut or connect to an adjacent property at the side and rear setbacks and are not required to have a minimum setback. Side and rear yards which are not adjacent or abutting either a street right-of-way or the south or east LAC boundary line must have a minimum five-foot landscape strip and five-foot sidewalk. Side and rear yards which are adjacent and abutting to the south or east LAC boundary line must have a minimum fifteen-foot building setback.
- (e) *Front yard setbacks and street hierarchy, Types I—III.* All streets within Pioneer Grove are classified into three types. These classifications are made pursuant to various functional characteristics of the street such as width, traffic volume, suitability for human-scale and pedestrian friendly street life. The form of development that occurs on any given street is in part determined by the street classification, and in part, on where it is located in the district. Setbacks include room for public and private improvements to create the unique character of each street by type. The provided requirements for each street type are the minimum necessary to ensure the character, infrastructure needs and design components are fulfilled for Pioneer Grove.
1. *Type I street:* Hillsboro Boulevard is a Type I street, carrying the most traffic and serving as a regional arterial to the Pioneer Grove District, as well as other areas of Deerfield Beach, interstate highways and the entire region. The Type I street has the widest right-of-way to carry a higher volume of cars throughout the region. Hillsboro Boulevard is under the auspices of the Florida Department of Transportation (FDOT) and is subject to the Broward County Traffic ways Plan, which requires a right-of-way width of one hundred twenty feet. The city is currently working with FDOT to develop bike lanes and sidewalks throughout the city and to continue to link Hillsboro Boulevard as a main access point to Pioneer Grove. The intersection of Hillsboro Boulevard

and NE/SE 2nd Avenue will be the main entrance to the Pioneer Grove District and the public infrastructure and streetscape shall reflect the significance of this intersection through specialized pavement markings and various gateway features.

- a. Consistent sidewalk widths and streetscape shall be maintained to assure public realm continuity and a sense of place.
 - b. Sidewalks shall be a minimum ten feet in width.
 - c. Landscaping shall meet the requirements of section 98-80(f).
 - d. Any utility structures proposed along the front of the property shall be located within the area allocated to street amenities and shall not encroach into or interfere with any of the requirements herein.
2. *Type II street:* The Type II street is the next lower level of traffic volume and is the main arterial that will service the Pioneer Grove District area. NE Eller Street, NE/SE 2nd Avenue and NE/SE 4th Street are Type II streets and the main link of the Pioneer Grove District to both the neighborhood streets and neighborhood and regional arterials. The streetscape shall be inclusive of wide sidewalks, parallel parking, and various street amenities with development of mixed use commercial and residential structures that create a vibrant pedestrian-friendly area.
- a. Consistent sidewalk widths and streetscape shall be maintained to assure public realm continuity and a sense of place.
 - b. Landscape buffer strip shall be a minimum of seven feet in width.
 - c. Sidewalk width shall be a minimum of eight feet in width.
 - d. Street amenities shall be provided at a total of five feet in area, exclusive of the sidewalk width. Street amenities such as benches, outdoor seating, trash receptacles, bicycle parking and sharing station, interactive water features, green infrastructure, historic elements and other types of street furniture shall comply with requirements set forth in the Pioneer Grove District Design Standards.
 - e. Benches shall be provided at a minimum of 300-foot intervals.
 - f. Bicycle racks shall be provided at a minimum of 600-foot intervals.
 - g. Trash and recyclable waste receptacles shall be provided on the corner of every intersection.
 - h. Any utility structures proposed along the front of the property shall be located within the area allocated to street amenities and shall not encroach into or interfere with any of the requirements herein.
 - i. On-street parking is encouraged for properties in which on-street parking currently exists and may be eligible for participation in the Pioneer Grove Enhancement Program provided in this section and further detailed in the Design Standards.
3. *Type III street:* Type III streets are the remaining streets that make up the Pioneer Grove District. These streets will be primarily multi-family residential development that will assist in supporting the commercial uses along 2nd Avenue but also may contain mixed use structures that support neighborhood commercial uses. Some of these units may include live/work units and loft/studio-type units. The area north of Hillsboro Boulevard can support higher densities and height due to the proximity to the large preserved open space of Pioneer Park, as can the areas near the railroad tracks and the west side of SE 2nd Avenue.
- a. Landscape buffer strip shall be a minimum of five feet in width.
 - b. Sidewalk width shall be a minimum of five feet in width.
 - c. Street amenities shall be provided at a total of three feet in area, exclusive of the sidewalk width. Street amenities such as benches, outdoor seating, trash receptacles, bike racks, interactive water features,

historic elements and other types of street furniture shall comply with requirements set forth in the Pioneer Grove District Design Standards.

- d. Benches shall be provided at a minimum of 300-foot intervals.
- e. Bicycle racks shall be provided at a minimum of 600-foot intervals.
- f. Trash and recyclable waste receptacles shall be provided at every intersection.
- g. Any proposed utility structures proposed along the front of the property shall be located within the area allocated to street amenities and shall not encroach into or interfere with any of the requirements herein.
- h. On-street parking is encouraged and requirements may be eligible for participation in the Pioneer Grove Enhancement Program provided in this section and further detailed in the Design Standards.

(f) *Maximum height of building by area.*

1. The maximum building height for all buildings that are not adjacent to and abutting a southern or eastern LAC boundary is 45 feet. Maximum heights may be increased through acceptable participation in the incentive program.
2. The maximum building height for all properties that are adjacent to and abutting a southern or eastern LAC boundary line is 35 feet. In the case where a right-of-way separates a property from an existing residential property, the maximum building height is 45 feet.
3. Maximum building height shall be measured from the grade of the adjacent street to the highest point of roof slab. Allowable projections above roof slabs for inactive rooftops that do not support human activity include, but not limited to, mechanical rooms; elevator overrun and equipment room; access stairs; parapets; cantilevers, projections, corner tower features and decorative elements and shall not exceed fifteen feet above the roof slab.
4. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened and location shown at time of site plan submittal.
5. Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, pools, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not affect the quality of views from surrounding buildings.

(g) *Accessory structures.*

1. *Outdoor storage.* Outdoor storage shall not be permitted unless within a fully enclosed structure meeting the architectural design standards set forth for Pioneer Grove District. Onsite storage shall be associated with the primary or accessory use of the property.
2. *Outdoor seating.* Outdoor seating shall be permitted subject to section 98-105 of this Code. Outdoor seating area may expand to outdoor adjacent tenant space provided there is permission from the property owner and adjacent tenants. Use of outdoor seating within adjacent tenant space shall not conflict with hours of operation of affected tenants and all fire and life safety access for ingress and egress of patrons and pedestrians shall be provided.
3. *Car shelters/porte-cocheres.* Car shelters, porte-cocheres and similar structures, where attached to the main building, may have eaves extending to within two feet of the side and rear property lines; provided, that such structures are open on three sides and supported by posts spaced not closer than four feet apart. No such structure shall be closed in, enclosed or otherwise altered to provide a habitable area.

(9) *Off-street and on-street parking and loading.*

(a) *Permitted parking types.*

1. *Surface parking*: All off-street parking shall meet the requirements of section 98-88 of this Code unless it is in a multi-level structured parking or an approved parking analysis.
 2. *Multi-level structured parking* (excluding mechanical traverse robotic parking):
 - a. All required parking spaces in multi-level parking structures shall be permitted to be nine feet in width and eighteen feet in length.
 - b. Wheel stops or curbs are not required when two parking spaces are contiguous at the width ("head to head"), provided that the length of the parking space is extended to 20 feet.
 3. *Tandem parking spaces*:
 - a. Tandem parking shall be permitted in conjunction with a parking analysis submitted by the property owner and approved by the City of Deerfield Beach Planning and Development Services Department within multi-level structured parking for residential or valet uses only.
 - b. Tandem parking shall not block any emergency service areas, access aisles, accessible spaces, walkways or residential visitor parking.
 - c. Tandem parking spaces utilized by a valet parking service shall be identified on a valet parking plan to be submitted by the property owner or applicant in accordance with Article VI of Chapter 18 of the Code.
 4. *Parallel parking spaces*.
 - a. Parallel parking spaces shall be permitted to be nine feet in width and 22 feet in length.
 - b. Within parallel parking groups, a minimum of one landscaping island per five parking spaces shall be provided per landscape requirements set forth in this Code.
 - c. Parallel parking spaces must be striped so that the driver can indicate the location of the front wheel to the front of the parking space.
 5. *Low-emission and compact car parking spaces*.
 - a. Low-emission and compact car parking spaces shall be permitted to be eight feet six inches in width and 16 feet in length.
 - b. Electric vehicle charging spaces may be permitted at nine feet in width and 18 feet in length. Charging stations may be centrally located and/or within required landscape buffers between wheel stops so that vehicles not directly adjacent to the charging station may utilize the service.
 - c. If providing for low emission or compact spaces, signage shall be placed indicating dedication of the space.
 6. *Visitor parking spaces*. Visitor parking spaces shall be a minimum of nine feet in width and 18 feet in length.
- (b) *Parking standards*.
1. No commercial vehicles shall be permitted to be stowed within forty feet of any street right-of-way at any time unless completely screened from public view.
 2. Pedestrian circulation, linkages and walkways shall be provided from all parking lots and multi-level parking structures to the public right-of-way and any principal or accessory building it serves. If the parking area serves multiple buildings on separate properties, a pedestrian circulation plan shall be provided by the applicant and clearly marked on the site plan.
 3. Technical deviations as provided in section 98-88(q) of the Land Development Code shall not be considered within the LAC.

(c) *Parking ratios*.

1. The amount of off-street parking spaces for single use projects shall be as required in Schedule B Off-Street Parking Requirements in the Land Development Regulations, unless a parking analysis is submitted by a licensed engineer in compliance with the standards provided herein.
2. Parallel and compact parking spaces shall be permitted to count towards the minimum number of parking spaces required.

(d) *Shared parking.*

1. Shared parking may be utilized provided that adequate analysis and justification, together with a shared parking agreement are submitted within the Parking Analysis at time of development.
2. Shared parking shall meet the requirements of the Pioneer Grove Enhancement Program set forth below in section 98-67(17).

(e) *Loading zones.*

1. Properties shall employ a variety of loading/service areas throughout the site, including loading bays, on street loading zones and shared trash/compactor bays.
2. Loading zones and trash bays may be shared between uses provided that all entities involved provide an executed agreement allowing such use and that such agreement is approved by the city environmental services department and the city attorney.
3. *On-street loading zones.* On street loading zones shall be permitted in designated loading zones.
 - a. Designated on-street loading zones shall have a minimum width of nine feet and a minimum length of 40 feet.
 - b. On-street loading zones shall be clearly marked with striping, paving patterns, bollards, signage or other forms of markings as provided in the Code.
 - c. On-street loading may be used for and count towards general parking requirements provided that hours for loading are clearly marked and provided as part of the site plan submittal.
4. *Off-street loading areas.* Off-street loading zones shall be clearly marked with striping, paving patterns, bollards, signage or other forms of markings.

- (f) *Service doors.* Service doors, garage doors, delivery doors or similar shall, where possible, be located so as not to be prominently visible from the public right-of-way. In locations adjacent to a public right-of-way, such doors shall blend into the overall building façade or be adequately screened by a decorative feature or fence.

(10) *Dumpsters and trash receptacles.*

- (a) All dumpsters shall be located within or fully enclosed by three walls by the principle structure as part of the rear façade of the building where dumpsters are to be rolled out at time of waste pickup. In cases where a dumpster cannot be located within the principle structure, the option to include a dumpster which meets the Pioneer Grove architectural design standards in an accessory parking structure or in an accessory structure may be considered.
- (b) Shared use of dumpsters among abutting properties may be permitted with approval of the city environmental services department and the submission of a shared dumpster plan and a shared agreement between the owners as detailed in the off-street parking requirements.

(11) *Parking analysis.* Properties within the Pioneer Grove District may submit for a reduction in required parking by meeting the following requirements:

- (a) The application is part of a mixed-use site plan application.
- (b) The application is part of a multi-level structured parking.

- (c) The application has executed agreements, acceptable to the city attorney, with adjacent properties to utilize existing parking.
- (d) The application has provided lands for a public transit shelter.
- (e) Properties wishing to submit for a parking analysis must first provide a methodology letter to be reviewed by the city planning and development services department prior to the submittal of a parking analysis. The methodology letter shall include the following:
 - 1. The parking analysis shall be conducted by a professional engineer who is trained in traffic related matters and is qualified to sign and seal the parking analysis.
 - 2. The analysis shall use terminology consistent with the ITE land uses and internal capture matrix provided within Pioneer Grove. This information is available in the city planning and development services department.
 - 3. That the analysis shall clearly indicate all roadways within the scope as well as Peak AM/PM total trips for all proposed uses.
 - 4. That the analysis shall show consistency with other properties developed to the Pioneer Grove Design Standards.

(12) *Required landscaping.* Required landscaping shall be provided in accordance with the following

(a) *Landscape strips.*

- 1. Landscape strips, unless at the end of a property, can be no less than ten feet in length and the width established by the road matrix. End landscape strips can be no less than five feet in length.
- 2. Vegetation shall completely fill all areas of a landscape strip. A minimum of 25 percent of this vegetation shall be wildflowers and a minimum 25 percent shall be perennials.
- 3. Landscape strips adjacent to a right-of-way shall be constructed in such a way as to allow for storm water runoff to enter onto the landscaped area. Parallel parking landscape islands shall be provided to allow for on street storm water to enter onto the landscape strip.
- 4. Large rocks or boulders may be used within landscape strips as landscape material.
- 5. When a landscape strip is adjacent to a parallel parking landscape island, the entire area shall act as the landscape strip with no physical separation of the two.

(b) *Surface parking lots.*

- 1. Surface parking lots, not associated with a structured parking shall meet the minimum standards set forth in 98-88(f).
- 2. Linear parking islands shall be provided instead of finger islands to increase opportunities for storm water management and tree canopy.

(c) *Street trees.*

- 1. A street tree shall be planted every twenty-five feet on center and must be within a landscape strip.
- 2. Trees adjacent to a right-of-way and/or sidewalk shall be planted using structural soils or materials such as modular building blocks to ensure that the root systems of the tree do not impact the adjacent sidewalks or rights-of-way.
- 3. A minimum of one street tree shall be planted in each parallel parking landscape island.

(d) *Property buffers.*

- 1. A small tree shall be planted every 20 feet on center and must be within a landscape strip.
- 2. Vegetation shall completely fill all areas of a landscape strip. A minimum of 25 percent of this vegetation shall

be wildflowers and a minimum 25 percent shall be perennials.

3. Large rocks or boulders may be used within landscape strips as landscape material.
 4. All properties shall have a minimum 15% pervious area.
 5. Properties that incorporate pervious landscape areas that do not match the locations identified above shall be required to have a minimum of one tree for every three hundred sq. ft. of pervious landscaped area.
- (e) *Green infrastructure*: Green infrastructure is the practice of using a variety of engineered techniques which are designed to temporarily delay and even possibly reduce the volume of storm water entering a local sewer system. Additionally, Green infrastructure can act as a first treatment opportunity for contaminants that could otherwise potentially pollute city water ways. Pioneer Grove will incorporate Green infrastructure where practicable to offset a dense urban design with the wet weather impacts of South Florida. All projects within Pioneer Grove are required to design drainage plans for storm water runoff to lead, at a minimum, the first one inch of storm water run-off on property to landscaped areas which utilize a green infrastructure technique. The following are a list of acceptable Green Infrastructure techniques. More information about the design of these techniques can be found in the Design Standards.
1. Landscape strip filtration and drainage.
 2. Downspout disconnection to landscape strips.
 3. Pocket wetlands.
 4. Permeable pavement.
 5. Rainwater harvesting.
 6. Bio swales (not associated with landscape strips).
 7. Green roofs.
 8. Green walls.

Plant List for Pioneer Grove—Rain Garden

Botanical Name	Common Name
Evergreen Trees:	
Clusia rosea*	Pitch Apple
Sabal palmetto*	Cabbage Palm
Ilex cassine*	Dahoon Holly
Conocarpus erectus*	Green Buttonwood
Piscidia piscipula*	Jamaican Dogwood
Pinus palustri*	Longleaf Pine
Annona glabra*	Pond Apple

Conocarpus erectus var. sericeus*	Silver Buttonwood
Myrcianthes fragrans*	Simpson Stopper
Myrica cerifera	Southern Wax Myrtle
Magnolia Virginina*	Sweetbay Magnolia
Eugenia axillaris*	White Stopper
Deciduous Trees:	
Taxodium distichum*	Bald cypress
Acer rubrum*	Red Maple
Evergreen Shrubs:	
Chrysobalanus icaco*	Coco Plum
Sabal minor*	Dwarf Palmetto
Gallberry	Ilex glabra
Wax Myrtle*	Myrica cerifera
Serenoa repens*	Saw Palmetto
Walter's Viburnum*	Viburnum obovatum
Myrica cerifera*	Wax Myrtle
Ilex vomitoria*	Yaupon Holly
Deciduous Shrubs	
Callicarpa americana*	Beautyberry
Cephalanthus occidentalis*	Buttonbush
Styrax americana*	Snowbell
Perennials:	

<i>Iris virginica</i> *	Blue Flag Iris
<i>Sisyrinchium angustifolium</i> *	Blue-eyed Grass
<i>Canna flaccida</i> *	Canna
<i>Aster carolinianus</i>	Climbing Aster
<i>Hemerocallis</i>	Daylilies
<i>Vernonia gigantea</i>	Ironweed
<i>Osmunda regalis</i> *	Royal Fern
<i>Hibiscus coccineus</i>	Scarlet Hibiscus
<i>Hymenocallis latifolia</i>	Spider Lily
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Helianthus angustifolius</i>	Swamp Sunflower
Groundcover:	
<i>Aster carolinianus</i>	Carolina aster
<i>Osmunda cinnamomea</i>	Cinnamon fern
<i>Phyla nodiflora</i>	Frog?fruit
<i>Justica brandegeana</i>	Shrimp plant
Grasses and other Plants:	
<i>Alocasia species</i>	Elephant Ear
<i>Tripsacum Floridana</i> *	Florida Gamma grass
<i>Muhlenbergia capillaries</i> *	Muhly Grass
<i>Spartina bakeri</i> *	Sand Cordgrass
<i>Aristida stricta</i> var. <i>beyrichiana</i>	Wiregrass

Wild Flowers:	
Stachytarheta jamaicensis	Blue Porterweed
Asclepia tuberosa*	Milk weed
Ruellia humilis	Wild Petunia
Rudbeckia hirta	Black-eyed Susan
Helianthus debilis*	Beach sunflower
Salvia coccinea*	Tropical sage
Gaillardia pulchella	Blanket Flower
Flaveria linearis*	Yellow Top

* = Native Species

(13) *Lighting.*

- (a) All off street parking facilities shall be illuminated pursuant to the standards contained herein. Open parking facilities, which include on-street and off-street surface parking, and enclosed off street parking structures, which include multi-level parking structures and covered grade-level parking facilities, shall have different lighting standards.
- (b) *Design requirements.*
 1. Sides of properties not adjacent to a street and not directly abutting an adjacent property must provide a minimum six-tenths foot candle.
 2. Open parking lots and the principal walkways providing access thereto shall be provided to meet the minimum standards of section 98-88.
 3. Multi-level structured parking shall be provided with a minimum maintained average of four foot candles of light measured at floor level.
 4. Overspill of lighting onto adjacent properties not within the Pioneer Grove District shall not exceed six-tenths horizontal and vertical foot candles at the site boundary and no greater than one hundredth horizontal foot candles twenty-five feet beyond the site, except for right-of-way and locations adjacent to the FEC railway. Luminaires shall be full-cutoff and/or shielded such that no light shall overspill into residential units.
 5. The maximum height of an outdoor light fixture along Type I street hierarchy, including the luminaire, shall not exceed 30 feet above grade.
 6. The maximum height of any pedestrian pathway outdoor light fixture along any street, including the

luminaire, shall not exceed twelve feet above grade.

7. Each site plan submission shall demonstrate compliance with the lighting requirements described within this section and incorporate the surrounding existing lighting so that the true illumination value is provided.

(c) *Operational requirements.*

1. Office buildings and retail centers shall operate lighting in open parking areas from dusk to dawn. One-half light levels are permitted during hours in which all surrounding businesses are closed.
2. Parking structures shall operate lighting 24 hours a day or dusk to dawn to maintain the lighting level.

(14) *Hardscape, streetscape and pedestrian crossings.*

(a) *Hardscape variations.*

1. Each development project shall include benches, parklets and other seating areas along sidewalks and pedestrian circulation routes which shall be provided and maintained by the property owner or project engineer.
2. Seating and other street amenities shall comply with the Design Standards for Pioneer Grove referenced herein.

(b) *Street width.* The minimum width of paved roadways shall be 15 feet for one-way streets and 24 feet for two-way streets.

(c) *Pedestrian crosswalks.* All crosswalks within Pioneer Grove shall be marked with a distinguished pavement pattern that meets the Design Standards of Pioneer Grove.

(15) *Signage.* Signage shall comply with the Design Standards for Pioneer Grove referenced herein. Pioneer Grove will provide a consistent design theme for signage related to entrances into and wayfinding throughout the district. Signage may change based on project type and location. All tenant signage shall meet the dimensional criteria provided elsewhere in this Code.

(a) *Master sign plan required.*

1. All signage locations shall be reviewed and approved at the time of development review of the site plan. Development projects are encouraged to submit sign plans that are at a pedestrian scale and consistent with the architectural design themes of Pioneer Grove. Development projects may be required to provide easement locations for Pioneer Grove identification signage.
2. The number of signs and design shall be approved at time of site plan. Minimum signage may be increased through the Pioneer Grove Enhancement Program.
3. Changes to the location of signs may require a minor revision. New types of signs not previously approved may require a major revision.

(16) *Separation requirements for alcoholic beverage establishments.* The distance separation requirements for alcoholic beverage establishments set forth within section 98-104 of this Code shall not apply within the LAC.

(17) *Pioneer Grove Enhancement Program.*

(a) *Provision for incentives to general provisions.* Incentive regulations provide additional development capacity for certain areas promoting a variety of public benefits such as historic preservation, creation of urban open space, office uses and affordable housing. Projects participating in the program shall comply with all the requirements of the LAC, unless specifically stated otherwise by the program. Allocation of the incentives commensurate on the value and priority of improvements proposed, as well as the extent to which the intent of the Code and

Pioneer Grove Design Standards are met. The Pioneer Grove Enhancement Program is further detailed in the Design Standards, including but not limited to list and description of incentives and the Pioneer Grove priority projects eligible for incentives.

- (b) *Priority Pioneer Grove enhancement projects.* The city has a prioritized list of enhancement programs for Pioneer Grove, which are considered valuable to the success of the district and are vital connections to the desired vision, human connections and character of the district with the residents and business owners located in and around Pioneer Grove. The Pioneer Grove Design Standards includes detailed descriptions of enhancement items based on level of priority with highest priority project first. The incentives provided by the city to projects that meet the criteria are based on the matrix to the extent the project meets or exceeds the intent of the requirements of the district.
 - (c) *Pioneer grove enhancement program participation process.*
 - 1. Incentive requests shall be submitted at time of development review of site plan or site plan amendment.
 - 2. Approval by city commission. An applicant may petition the city commission for incentives based on the requirements provided within the Pioneer Grove Enhancement Program.
 - (d) *Mandatory participation.* For all new development, the following uses are required to participate in the Pioneer Grove Enhancement Program.
 - 1. Fee-simple townhomes.
 - 2. Stand-alone single use, single story commercial uses.
 - 3. Stand-alone multi-tenant, single story commercial uses.
- (18) *Permitted and conditional tenant uses, mixed-use.* The following may be permitted for mixed use developments provided that the city commission deems the uses to be compatible and representative of a mixed use structure as described herein.

Preferred Uses - P = Permitted C = Conditional Use

Type of Use	Zoning District: LAC
Athletic Playing Fields	P
Bar, lounge, or saloon	P
Brewpub	P
Child and Adult Day-Care	P
Clinic, Medical	C
Craft/artisan Production	P
Cultural/Civic Centers	P
Dwelling, multi-family	P

Essential Services	P
Executive Office Suites	P
Financial Institution	P
Fire/Police Stations	P
Gymnasium	C
Health and fitness club	P
Home Occupations	P
Indoor recreational facility	C
Libraries	P
Live/Work Unit	P
Museum	P
Nightclub	C
Office, Business, Government, and Professional	P
Package (Liquor) Store	C
Parking facility (public or commercial)	P
Parks, Active/Passive/Playgrounds	P
Printing	C
Restaurant	P
School, Arts	P
School, Instructional	P
Store, Business Service	P
Store, Convenience Goods	P

Store, Personal Service	P
Store, Retail	P
Swimming pools	C
Theatre	P
Townhouses	C
Transportation Terminals	P
Tutoring Center	P

(Ord. No. 2017/011, § 4, 6-19-17)