

Chapter 29 - ARTICLE X. – WEST TITUSVILLE OVERLAY

Sec. 29-170. – Intent/purpose.

The West Titusville Overlay regulations shall apply to all properties located north of South Street, west of the Florida East Coast Railroad, and east of S Dixie Avenue north of Tropic Street, and up to the western property boundaries of the first parcels on the west side of Park Avenue intended to create a walkable, pedestrian-friendly environment allowing a mixing of both residential and commercial uses.



Sec. 29-171. Relation to the Comprehensive Plan

Objective 1.11 from Titusville's Comprehensive Plan calls for Land Development Regulations to shape the redevelopment of these areas adjacent to the heart of Downtown. The West Titusville Overlay is intended to encourage neighborhood-serving, mixed-use development including various housing options.

The Overlay currently includes Downtown Mixed Use, Urban Mixed Use, and Industrial. Through the central areas of the district, the zoning aligns with the Future Land Use Designations. The Garden Street corridor marks the northern boundary of the West Titusville Overlay, and South Street marks the southern boundary. The properties lining these corridors, and within the West Titusville Overlay have a mix of zoning districts inconsistent with the Future Land Use designation of DMU. These zoning districts include NC, P, M-1, M-2, CC, OP, R-1C.

Sec. 28-172. Expansion of the UMU zoning district standards.

For the purposes of redevelopment, all properties located within the boundaries of West Titusville Overlay shall be permitted to develop in accordance with the standards of the UMU zoning district, except for the M-1 and M-2 zoning districts. To utilize the UMU regulations, the redevelopment must adhere to the streetscape requirements of this part and the Gateway Corridor Overlay standards, if applicable.

Redevelopments in this area using the UMU standards will be subject to the permitted uses established by Sec. 28-54. – Use Table; the additional permitted and prohibited uses as outlined in Sec 29.173. – Additional Permitted Land Uses and Sec 29.174. – Prohibited Land Uses; and be eligible to apply for the density, intensity, and height bonuses outlined in this part.

Sec. 29-173. – Additional Permitted Land Uses

In addition to the land uses permitted by Sec. 28-54. – Use Table, the following uses shall be permitted within the UMU zoned properties located in the West Titusville Overlay:

1. Personal services
2. Retail sales and services (maximum of 10,000 sq. ft.)
3. Shoe Repair

Sec. 29-174. – Prohibited Land Uses

1. Outdoor Storage.
 - a. Any existing outdoor storage area at the time of adoption shall be deemed legally non-conforming and shall not be expanded.
 - b. No new outdoor storage is permitted. This includes shipping containers used as storage, unless otherwise approved through Conditional Use permit per Sec. 29-142.
2. Industrial Uses. Light Industrial Services are not permitted to expand in the UMU zoning district within the West Titusville Overlay without a Conditional Use permit per Sec. 29-142.
3. Drive-throughs. Due to the automotive nature of drive-throughs and their impact on pedestrian-friendly areas, Drive-Through uses are prohibited in the Urban Mixed-Use Zoning district of West Titusville.

Sec. 29-175. – Abolishment of Minimum Lot Sizes and Minimum Unit Size.

For all developments within the West Titusville Overlay, minimum lot sizes and minimum building/unit sizes are not applicable.

Sec. 29-176. – Site Design Standards

1. Building locations. Building facades facing a right-of-way shall be built parallel to the street.
2. Orientation. At least one pedestrian entrance of each principal structure shall be oriented towards the front lot line or street side lot line.
 - a. For single-family homes, one pedestrian entrance of the principal structure shall be oriented towards the front lot line or street side lot line.
 - b. For duplex or townhome development on a corner lot or a through lot, all dwelling units must have a principal pedestrian entrance oriented toward the street.
 - c. For townhome units, all units must be accessible via pedestrian pathway connecting to the public sidewalk.
3. Direct pedestrian access shall be provided from the principal entrance of the building to the sidewalk on the closest public right-of-way.
4. Single-Family Developments. Single-family redevelopments are subject to the following additional setbacks and general provisions.
 - a. For front-loaded single-family developments, a 20 ft. minimum setback from the required streetscape is required for the garage.

- b. Front loaded garages shall be recessed a minimum of 5 ft. from the principal façade of the house.
- c. Garages shall make up no more than 50% of the width of the ground floor façade of the house.
- d. Front porches must be a minimum of 8 ft. Deep.

5. Front and Street Side Yard Parking. Parking for multifamily and non-residential uses shall be prohibited in the front and street side yard setbacks. Drive aisles are prohibited between the building and street within the front and street side yard setbacks.

6. Cross Access. Cross access easements and unified access and circulation must be provided unless the Planning Official, in coordination with the Public Works Director, determines that it is either technically impractical to provide such accommodation or that the providing of cross access easements and unified access and circulation would have a harmful impact to adjacent properties or streets.

7. Vehicular Site Access. New curb-cuts to Main St., S Deleon Ave., and S Park Ave. and Tropic St, are discouraged, and are not allowed when a development site has ingress/egress locations available to side streets. Ideally, only one curb-cut at the mid-point of each block shall be allowed, except where this requirement results in unsafe or inefficient site circulation.

8. Surface and structure parking areas shall be accessed from a secondary street, from an adjacent property (joint access easement and shared use agreement necessary), or from rear alleys if any of these are available or proposed as part of the development.

9. Setbacks. Setbacks shall be measured as defined in Sec. 29-177 or as indicated in Table 1.

Table 1

Setback	Fronting "B" Streets	All Other Development
<u>Front</u>	<u>See Table 2 for setbacks</u>	<u>15 ft.</u>
<u>Street-side</u>	<u>See Table 2 for setbacks</u>	<u>15 ft.</u>
<u>Side</u>	<u>5 ft.</u>	<u>5 ft.</u>
<u>Rear</u>	<u>5 ft.</u>	<u>5 ft.</u>

Sec. 29-177. – Streetscape Requirements.

Streetscape is defined as everything that makes up the scene of a street which can include the road, pedestrian realm, street trees and landscape, on-street parking, buildings, open space, benches and seating opportunities, utilities, streetlights, trash receptacles, and other components making up the urban fabric.

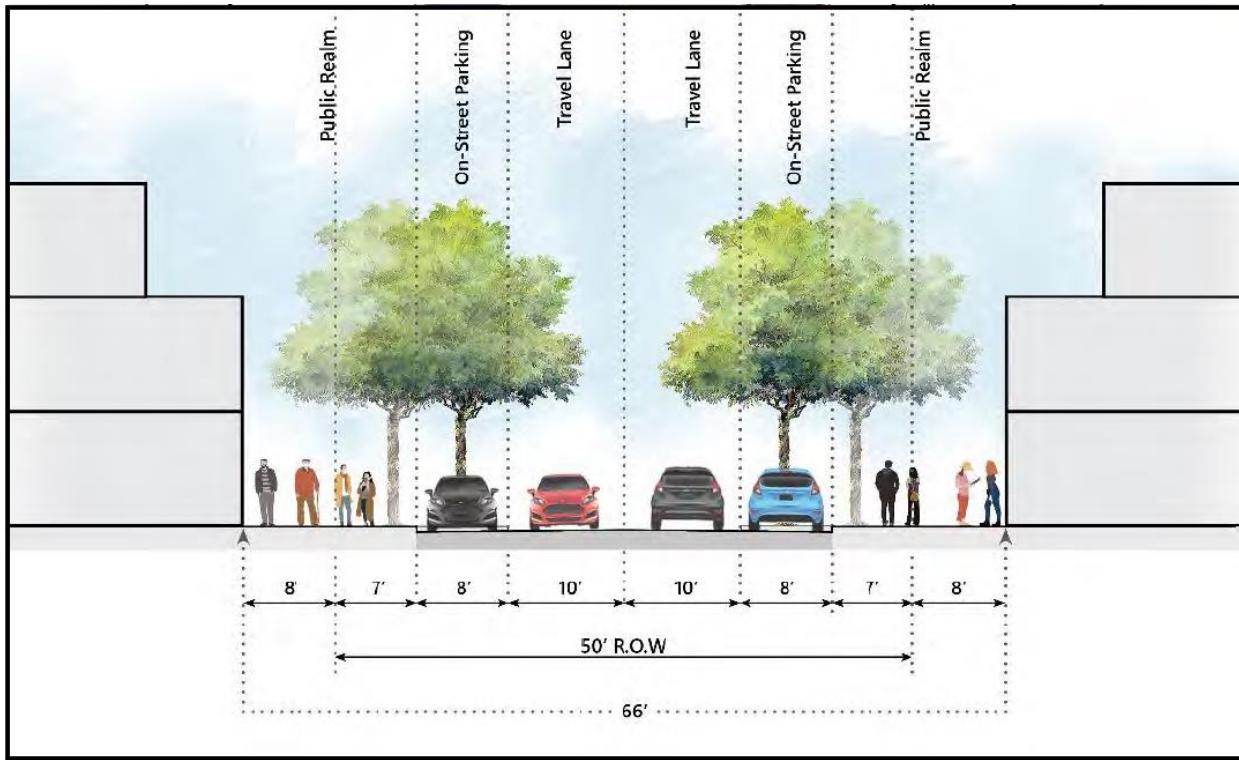
The Primary Pedestrian Street Network will be made up of A and B Streets as classified below. Enhanced streetscapes are required for redevelopment fronting on these roadways.

Table 2

Treatment	Streetscape	Street Trees
<u>A</u> <u>Garden St.</u> <u>South St.</u>	<u>Subject to Gateway Corridor Overlay</u>	

<p><u>B</u></p> <p><u>S Park Ave.</u></p> <p><u>Main St.</u></p> <p><u>S Deleon St.</u></p> <p><u>Tropic St.</u></p>	<p><u>Building facades shall be located no less than 33 feet from the centerline of the right-of-way, with a maximum setback of 38 ft. from the centerline of the right-of-way.^{1,2}</u></p> <p><u>Included within the 33 ft. setback (for Park Avenue the setback shall be 35 ft.) from the centerline, a required 15 ft. streetscape zone shall be provided as follows:</u></p> <ol style="list-style-type: none"> a. <u>15-foot Streetscape. Beginning at the 33 ft. setback, an 8 ft. wide sidewalk shall be installed adjacent to a 7 ft. wide tree zone. The street trees in this zone shall be planted in tree wells using structural soil and root barrier systems.</u> b. <u>Should any part of the street setback zone fall within private property an easement will be required over that area.</u> c. <u>Modifications to the placement of the tree zone and sidewalk may be approved via variance or waiver.</u> d. <u>Modifications for additional programming for the pedestrian realm to satisfy bonus eligibility criteria must be coordinated with staff at the time of site plan review.</u> <p><u>See Figure 1 below for future cross section. Note that the on-street parking shall be installed by the City at a future date or by the developer as criteria to be eligible for a bonus.</u></p>	<p><u>Canopy (overstory) trees shall be provided in the streetscape spaced at one tree per 40 ft. of property frontage. Waivers for tree spacing may be considered for access drives.</u></p>
<p><u>C</u></p> <p><u>Any street that is not labeled as A, B, or D.</u></p>	<p><u>Street trees are required in existing parkway strips between the road and sidewalk upon change of use or new development.</u></p> <p><u>Sidewalks shall be required to be constructed along the entire length of the property as the property adjoins public right-of-way upon redevelopment or change of use, at a minimum of 5 ft. wide. Sidewalks shall be required to be constructed at the outside edge of the right-of-way, unless a modified location is approved by the City Engineer.</u></p>	
<p><u>D</u></p> <p><u>Maiden Ln.</u></p> <p><u>Fisher Ave. south of Orange St.</u></p> <p><u>Eining Ave. south of Orange St.</u></p>	<p><u>Sidewalks shall be required to be constructed along the entire length of the property as the property adjoins public right-of-way upon redevelopment or change of use, at a minimum of 5 ft. wide. Sidewalks shall be required to be constructed at the outside edge of the right-of-way, unless a modified location is approved by the City Engineer. Sidewalks are not required along Maiden Ln.</u></p>	
<p><u>Notes:</u></p> <p>¹ For lots with multiple street frontages, a maximum setback may be waived from one or more streets.</p> <p>² No buildings are permitted in the right-of-way.</p>		

Figure 1 – Main Street (example of B Streetscape)



Sec. 29-178. – Density/Intensity Bonuses.

The West Titusville Overlay establishes standards to increase density and intensity to incentivize the redevelopment and reinvestment in the district.

Developments in the West Titusville Overlay may be eligible for building height and/or intensity/density bonuses as follows.

Table 3			
Zoning	Max Density Bonus	Max Intensity Bonus	Max Height Bonus¹
UMU	Up to 30 du/acre	Up to 1 FAR	Additional 5 ft. (40 ft total)
Notes:			
¹ Height shall be measured from the ground to the highest roof eave.			

Sec. 29-179. – Criteria for Approval of a Bonus.

Developments must include two or more of the following criteria to be eligible for a bonus. As the bonus request increases, so should the number of criteria provided with the development.

1. Participation in constructing an enhanced public realm on designated streets.
 - a. This could include additional streetscape enhancements, construction of on-street parking, improvements to an existing bus stop, providing resting or seating opportunities for pedestrians, or a similar treatment approved by the DRC.

2. Providing state and City (through Local Housing Assistance Program (LHAP)) certified affordable or workforce housing. The agreement shall specify the number of units within each income category and period of affordability.
 - a. The City of Titusville uses the HUD definition of affordable housing which means housing affordable to those with incomes at or below 80%, (low income), 50% (very low income), and 30% (extremely low income) of the median income of the metropolitan area who pay no more than 30% of their gross income for housing.
 - b. In cases of affordable housing developed under the State Housing Initiative Program (SHIP) tax credit programs, or under a local funding opportunity, affordable housing may be defined at housing for households at or below 120% AMI (moderate-income) for the metropolitan area who pay no more than 30% of their gross income for housing.
3. Providing new on-street parking.
4. Providing a ground floor neighborhood-serving, non-residential use that enhances street life.
5. Provide an active ground floor use, where the ground floor is adjacent to the public sidewalk. This ground floor space must be suitable for non-residential uses. At a minimum, ceiling heights of at least 10', depth of at least 20', and street facing facades must be at least 30% transparency on the street and side street facing facades.
6. Conglomerating two or more lots for redevelopment.

Sec. 28-325. Urban Mixed-Use (UMU).

Urban Mixed-Use (UMU)	
(a) Purpose	
The Urban Mixed-Use (UMU) district is [a] special district to be applied [to] the area north of Pine Street, west of the Florida East Coast Railroad, and east of Park Avenue intended to create a walkable, pedestrian-friendly environment allowing a mixing of both residential and commercial uses. Properties within this zoning district are intended to allow a mix of residential and commercial land uses, while ensuring adequate buffers/screening between property uses of differing intensities. These regulations are intended to encourage mixed-use development that capitalizes on the opportunities of the Coast-to-Coast trail and proximity to the City's downtown and provides flexibility in development standards. It is also intended to recognize the existing industrial businesses as permitted uses, while prohibiting the establishment of new industrial uses.	
(b) Use Standards	
See Chapter 28 Article IV and Article V	
(c) Intensity and Dimensional Standards²	
Lot area, minimum (sq. ft.)	Commercial: 4,000 Single Family: 4,000 Multifamily (2 units): 1,500 per dwelling unit Multifamily (>2 units): 1,500 per dwelling unit

Lot width, minimum (ft.)	Commercial: 40 Single Family: 40 Multifamily (2 units): 20 Multifamily (>2 units): one
Density, maximum (du/ac)	Commercial: 0.2 FAR (Floor Area Ratio) Single Family: 15 Multifamily (2 units): 15 Multifamily (>2 units): 15 15 du/ac
Floor area per dwelling unit, minimum (sq. ft.)	Commercial: NA Single family: 900 Multifamily (2 units): 600 + 100 per each additional bedroom Multifamily (>2 units): None
Building coverage, maximum (% of lot area)	None
Lot coverage, maximum (% of lot area)	None
Height, maximum (ft.)	Commercial: 35 Single Family: 35 Multifamily (2 units): 35 Multifamily (>2 units): 35 35
Front yard setback, minimum (ft.)	Commercial: 5 ¹ Residential: 10 Single Family: 10 Multifamily (2 units): 10 Multifamily (>2 units): 10
Side corner yard setback, minimum (ft.)	Commercial: 15 ¹ Residential: 15 Single Family: 15 Multifamily (2 units): 15 Multifamily (>2 units): 15
Interior side yard setback, minimum (ft.)	Commercial: 5 ¹ Residential: 5 Single Family: 5 Multifamily (2 units): 5 Multifamily (>2 units): 5
Rear yard setback, minimum (ft.)	Commercial: 20 ¹ Residential: 20 Single Family: 20 Multifamily (2 units): 20 Multifamily (>2 units): 20
Accessory Use Development Standards	See Chapter 28 Article VII

NOTES:

¹ Where the required building setbacks established in this section are less than that required by Chapter 30, Development standards, Article III, Improvements, Division 10, Landscaping, the required landscape yard may be reduced to be consistent with the building setback regulations in this section.

² See Chapter 29, Article X for West Titusville Overlay standards.

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