

# New Downtown District and Development Standards

Monday, July 16, 2018

*Planning & Development  
Department*



**CLEARWATER**  
BRIGHT AND BEAUTIFUL • BAY TO BEACH



# Downtown District and Development Standards

- Implements the Clearwater Downtown Redevelopment Plan
- Streamlines Development Review Process
  - Most Uses Approvable at Staff Level: Building Permit or Development Review Committee
- Eliminate Most Parking Requirements
- Site Access Hierarchy Established
- Increased Setbacks on Certain Streets to Implement Master Streetscape Plan

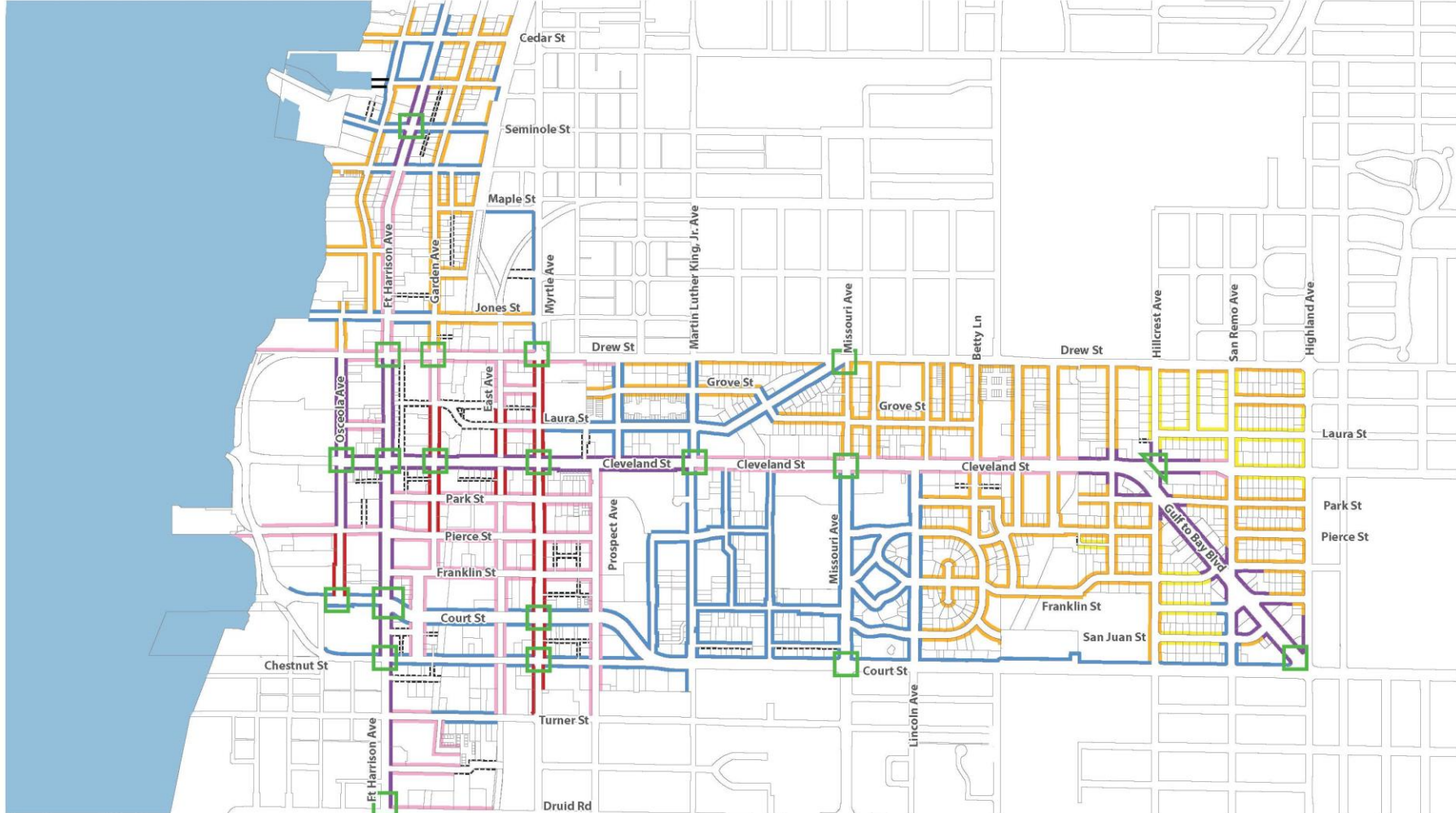
# Downtown District and Development Standards

Table 1. Use & Off-Street Parking

Use	Downtown Core	Old Bay	South Gateway	Prospect Lake	Downtown Gateway	Use Specific Criteria	Minimum Off-Street Parking Spaces
<b>RESIDENTIAL USES</b>							
Attached Dwellings	BCP	BCP	BCP	BCP	BCP	Parking provided in excess of the minimum required may be provided as tandem parking. Handicapped parking spaces shall not be used for tandem spaces.	1/unit
Community Residential Homes	X	BCP	X	BCP	BCP	1. See footnote 1. 2. No more than six residents shall be permitted.	1 per 2 residents
Detached Dwellings	X	BCP	BCP	BCP	BCP	Parking provided in excess of the minimum required may be provided as tandem parking.	2/unit
<b>NONRESIDENTIAL USES</b>							
Alcoholic Beverage Sales	BCP	BCP	BCP	BCP	BCP	Permitted in Storefront 1 and Storefront 2 Frontages only.	N/A

# Downtown District and Development Standards

- Regulated by Character Districts and Street Types
- Frontage Standards Apply to Specific Properties
- General Site Design Standards Apply to All Properties
- General Building Design Standards Apply to All Buildings
- Flexibility Provisions



**Street Types and Key Corners**

Downtown Zoning District  
& Development Standards

- Street Type A
- Street Type B
- Street Type C
- Street Type D
- Street Type E
- Street Type F
- - - Service Streets
- Key Corners
- ▲ Key Corners, Festival Area

= View Corridor  
Hardscape Only



# Key Corners

- Occupied by Active Uses
  - Breweries, Restaurants, Retail, Fitness Centers
- No Flexibility in Transparency Requirements Permitted
- 20 ft Building Depth Minimum



# Frontage Standards

- Seven Frontage Types Relate to Street Types
- Establish Building Setbacks, Front Setback Improvements, Ground Floor Facades and Entries, and Parking Location



Figure 9. Storefront 1 Example

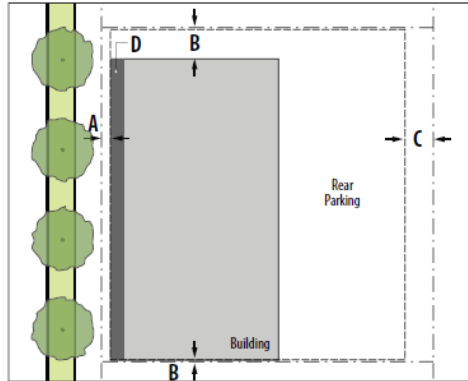


Figure 10. Storefront 1 Building Placement

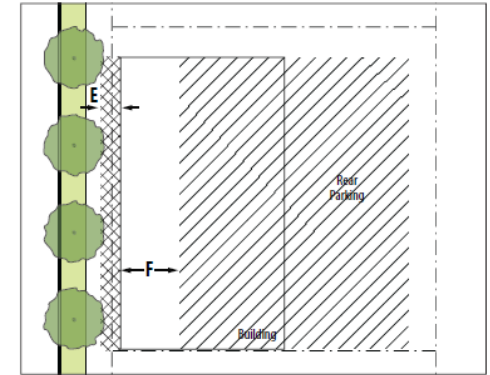


Figure 11. Storefront 1 Parking & Projections

# Frontage Standards

Frontages	General Character	Front Setback	Parking Location	Street Types					
				A	B	C	D	E	F
Storefront 1	Traditional "Main Street" conditions with continuous storefronts with high levels of storefront transparency.	3' max.	Rear yard parking. No parking along street frontages.	●	●	●			
Storefront 2	Traditional "Main Street" conditions with moderate levels of storefront transparency and allowance for side yard parking.	3' max.	Rear yard and limited side parking permitted.			●			
Workshop/ Flex	Flexible frontages with modest setbacks, discontinuous frontage and moderate transparency.	5' min. - 10' max.	Rear yard and limited side parking permitted.				●		
Urban Residential 1	Urban townhouse and apartments with individual entires and front stoops.	3' min. - 5' max.	Rear yard parking. No parking along street frontages.		●	●			
Urban Residential 2	Urban townhouse and apartments with modest landscaped setbacks and allowance for front porches and shared entries	8' min. - 15' max.	Rear yard parking. No parking along street frontages.				●		
Neighborhood Infill	Single family houses, duplexes, townhouses, and small apartments with modest landscaped setbacks.	8' min. - 15' max.	Parking behind units accessed from side streets or shared drives.					●	
Neighborhood Conservation	Single family houses and duplexes with traditional front yards.	20' min.	Parking behind front facades accessed from private driveways.						●

# Storefront 1 Frontage

- Minimal Front Setbacks, 0 to 3 ft
- Front Setbacks are Extension of Sidewalk
- 60 Percent Required Transparency of Front Façade
- Ground Floor Height 14 ft Minimum
- Parking Located to Rear of Building
- Permitted Along Street Types A, B and C (Purple, Red, Pink)



# Storefront 2 Frontage

- Minimal Front Setbacks, 0 to 3 ft
- Front Setbacks are Extension of Sidewalk
- 50 Percent Required Transparency of Front Façade
- Ground Floor Height 14 ft Minimum
- Limited Side Parking Permitted
- Permitted Along Street Type C (Pink)



# Workshop/Flex Frontage

- Moderate Front Setbacks, 10 ft Maximum
- 40 Percent Required Transparency of Front Façade
- Ground Floor Height 14 ft Minimum
- Limited Side Parking Permitted
- Permitted Along Street Type D (Blue)



# Urban Residential 1 Frontage

- Minimal Front Setbacks: 3 to 5 ft
- Individual Ground Floor Entries Required along Street
- Stoops Required to Individual Ground Floor Units
- Parking to Rear of Buildings
- Permitted Along Street Types B and C (Red and Pink)



# Urban Residential 2 Frontage

- Moderate Front Setbacks: 8 to 15 ft
- Individual Ground Floor Entries or Shared Entries Permitted
- Porches or Stoops Permitted to Individual Ground Floor Units
- Parking to Rear of Buildings
- Permitted Along Street  
Type D (Blue)



# Neighborhood Infill Frontage

- Moderate Front Setbacks: 8 to 15 ft
- Individual or Shared Ground Floor Entries Permitted
- Porches or Stoops Permitted for Individual Ground Floor Units
- Parking to Rear of Buildings
- Reduced Side Setbacks for Private Driveways
- Permitted Along Street Type E (Orange)



# Neighborhood Conservation Frontage

- Large Front Setbacks,  
20 ft Minimum
- Front Setbacks for Lawns
- Porches or Stoops Permitted to  
Individual Ground Floor Units
- Parking Permitted to Side of  
Buildings in Private Driveways
- Permitted Along Street  
Type F (Yellow)



# Site Design Standards

- Apply District Wide
- Development Pattern
- Access and Circulation
- Parking and Service Areas
- Garages for Attached or Detached Dwellings
- Landscape and Fencing/Walls
- Stormwater Management
- Waterfront Development
- Drive-Through Facilities

# Development Pattern

- Maintenance of Street Network (Grid) and General Block Sizes
- Standards for New Private Drives and New Private Service Drives for 5+ Acre Sites



# Access and Circulation

- Site Access Hierarchy
  - Rear Access from Alley or Cross Parcel
  - Secondary Street Access
  - Primary Street Access
- No Additional Curb Cuts
- Sidewalk Reconstruction According to Standards in Master Streetscape Plan
- General Standards for Pedestrian Walkways
- Cross Parcel Connections and Connection to Trails

## Parking and Service Areas

- General Standards for Surface and Structured Parking
- Service Areas Located to Rear of Buildings, Access from Secondary Streets and Alleys

## Garages for Attached or Detached Dwellings

- Located Behind the Principal Building or to Rear of Property
- Attached or Detached Garages Permitted
- Accessed from Single Width Private Driveway

## Landscape and Fencing/Walls

- Side/Rear Property Line Fences and/or Walls Behind Front Building Façade
- Chain Link and Similar Fences Prohibited

## Stormwater Management

- Traditional Stormwater Retention/Detention Limited to Side or Rear of Buildings
- LID, Exfiltration Trenches, or Similar Retention Systems Allowed in Front Setbacks

## Waterfront Development

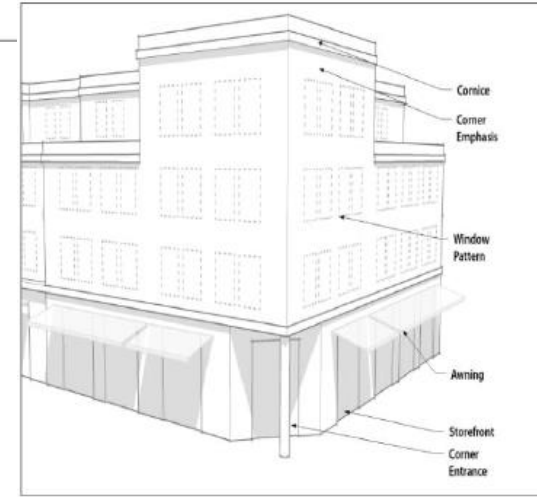
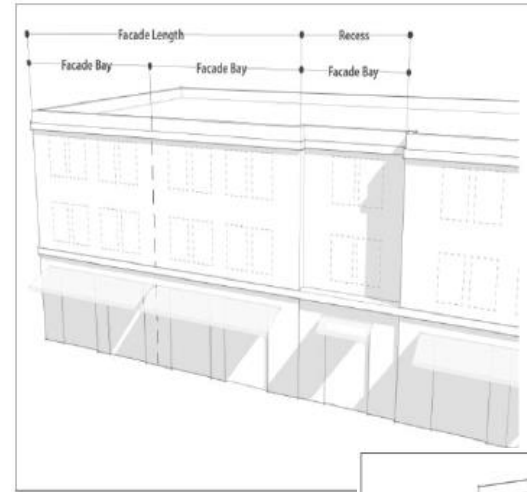
- Waterfront Setback of 20 ft Minimum from Sea Wall, Property Line or Mean High Water Line
- Screening from Clearwater Harbor Required for Garages or Parking Serving Residential

## Drive-Through Facilities

- Prohibited for Restaurants
- Located to Rear of Principal Building and Screened from Adjacent Properties

# Building Design Standards

- Apply District Wide
- Façade Treatment and Design
- Awnings, Canopies and Balconies
- Roof Design
- Building Entries
- Mechanical Equipment
- Attached Dwelling Types



# Façade Treatment and Design

- Complementary Architectural Details and Quality Materials
- Treatments to Avoid Large, Blank Walls (Lower and Upper Floors)
  - Clearly Articulated Bases
  - Vertical Bay Widths
  - Differentiation Through Architectural Features
  - Limits to Length of Blank Sections on Ground Floor
- Corner Facades
  - Designed with Equal Architectural Quality and Detail
  - Additional Corner Emphasis Required

# Façade Treatment and Design (Continued)

- Parking Structures
  - Architecturally-Finished Facades
  - Various Architectural Treatments Permitted to Screen Ground Level on Service Streets, Alleys, Drive
- Security Bars Prohibited Where Visible from Public Areas
- Lighting Used to Outline Windows, Signs or Other Architectural Features Prohibited

# Awnings, Canopies and Balconies

- General Standards for Ground Floor Awnings, Canopies and Other Shading Devices
  - Supports Permitted up to Property Line
  - Where Structures Project Into Rights-of-Way, Must be Cantilevered or Suspended from Building
- Standards for Upper Story Awnings/Canopies and Balconies
  - Balconies Not Permitted to Encroach into Rights-of-Way
- Plastic or Backlit Awnings and Canopies Prohibited

# Roof Design

- Mansard Roofs Prohibited

# Building Entries

- Primary Entries Must be Located along Primary Street Frontage or at Corner of Primary Street and Secondary Street for Multiple Frontage Properties
- Primary Entries Distinguished by Façade Design, Materials or Other Architectural Treatments

# Attached Dwelling Types

- Provides and Overview of Several Types of Attached Dwellings Which Could be Permitted in the Downtown District

Attached Dwelling Type	Description	Building Frontage
	<p><b>Duplex:</b> A residential building with the design character of a large single family home, but occupied by two households living separately in attached units. Said units may be attached front-to-back, side-to-side, or be stacked (up and downs).</p>	<p>Urban Residential 2 Neighborhood Infill Neighborhood Conservation</p>
	<p><b>Carriage House:</b> An accessory dwelling unit to a primary dwelling unit on the same site. A carriage house provides permanent provisions for living, sleeping, eating, cooking and sanitation, and can be on the ground floor or above a garage, but shall be attached to the garage.</p>	<p>Neighborhood Infill Neighborhood Conservation</p>

# Flexibility

- Approved by Community Development Coordinator or Community Development Board
- Frontage Standards
  - Multiple-Frontage Properties
  - Setbacks
  - Fences/Walls
  - Glazing (Tinting)
  - Building Entry Locations
  - Additional Entries on Multiple-Frontage Properties
  - Attached and Detached Dwellings



# Flexibility (Continued)



# Flexibility (Continued)

- Site Design Standards
  - Development Patterns
- Building Design Standards
  - Façade Design and Articulation
  - Glass Treatments
- General Flexibility
  - Uses That May Not Otherwise Comply

# Next Steps

- Community Development Board July 17
- City Council First Reading July 19
- City Council Second Reading August 2





**Questions?**

**New Downtown  
District and  
Development  
Standards**

