

Sec. 94-118. - Quadrille garden district (QGD).

- a. *Intent.* The Quadrille garden district is intended to function as a transition zone between the Quadrille business district and the waterfront. The greatest development intensity should be oriented towards Quadrille Boulevard to create a signature mixed-use corridor. Development should respect the scale of the pedestrian streets, Dixie Highway, and Olive Avenue. The preservation of existing Florida vernacular buildings is encouraged to commemorate the architectural heritage of the city. High percentages of tree canopy and landscaping are encouraged to provide a shaded public realm and a distinct garden character.
- b. *Development characteristics.*
 1. A high percentage of landscaping and tree canopy is encouraged to support the district's residential and garden character.
 2. Ground floor residential is encouraged to promote pedestrian activity.
 3. Active use liners are encouraged to incorporate 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.
 4. Rooftop gardens are encouraged.
 5. Active uses are encouraged for all building frontages which face the historic county courthouse site on Dixie Highway.
- c. *QGD subdistricts shall include:* QGD-25, QGD-10, and QGD-5.
- d. *Subdistrict requirements.* Developments shall comply with the following:
 1. Table IV-14: QGD-25.
 2. Table IV-15: QGD-10.
 3. Table IV-16: QGD-5.
- e. *Additional subdistrict requirements.*
 1. *Uses.*
 - a. Ground floor residential, if provided, shall be raised a minimum of 18 inches above the sidewalk elevation.
 2. *Building placement.*
 - a. Towers shall be oriented toward Quadrille to frame the street and protect the scale of Dixie Highway.

TABLE IV-14: BUILDING REQUIREMENTS — QGD-25				
(a) FAR				
All Lots	7.00			
(b) HEIGHT				
25 stories or 308' whichever is less; 25 (308')				
(c) SETBACKS				
STREET DESIGNATION/SIDE/REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 25 (308')		ABOVE 5 (68')	ABOVE 7 (92')
	MINIMUM	MAXIMUM	PARKING USES ONLY	MINIMUM
			MINIMUM	
Primary Pedestrian	16'	30'	31'	—
Secondary	12'	35'	27'	—
Side Interior	0' or NFPA	—	—	20'*
Rear	5'	—	—	—

**TABLE IV-14:
BUILDING REQUIREMENTS — QGD-25**

*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.

(d) MAXIMUM BUILDING FOOTPRINT

STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	82%
Podium: 2 to 5 (68')	90%	87%	85%
Podium: 6 to 7 (92')*	90%	60%	55%
Tower: 8 to 25 (308')	90%	55%	50%

*Parking uses may exceed maximum building footprint in compliance with conditional setback.

(e) MINIMUM OPEN SPACE

TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	3%	5%
Private	25%	25%	25%

(f) MINIMUM ACTIVE USES

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')
Primary Pedestrian	80%*	60%
Dixie Highway	60%	60%
Secondary	30%	—

*65% for lots with buildable lot frontage ≤ 250'

(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Primary Pedestrian	50%
Secondary	30%

(h) MINIMUM ACTIVE USE LINER DEPTH

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')
Commercial	25'	20'
Residential	Not Permitted	15'

**TABLE IV-15:
BUILDING REQUIREMENTS — QGD-10**

(a) FAR

Lot Frontage > 55'	2.75
Lot Frontage ≤ 55'	3.50

(b) HEIGHT

10 stories or 128' whichever is less; 10 (128')

(c) SETBACKS

STREET DESIGNATION/SIDE/REAR	STORIES					
	TYPICAL SETBACKS		CONDITIONAL SETBACKS			
	GROUND TO 10 (128')		GROUND TO 10 (128')	ABOVE 3 (44')	ABOVE 5 (68')	ABOVE 7 (92')
	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR	PARKING USES ONLY	MINIMUM	MINIMUM
			MINIMUM	MINIMUM		
Avenue	16'	30'	23'	31'	—	—
Primary Pedestrian	16'	30'	23'	31'	—	—

**TABLE IV-15:
BUILDING REQUIREMENTS — QGD-10**

Dixie Highway South of Datura St	16'	30'	23'	31'	—	62'
Secondary	12'	35'	19'	27'	—	—
Side Interior	0' or NFPA	—	0' or NFPA	—	20*	—
Rear	5'	—	5'	—	—	—

*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.

(d) MAXIMUM BUILDING FOOTPRINT

STORIES	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Podium: 4 to 5 (68')*	90%	60%	55%
Tower: 6 to 10 (128')	90%	55%	50%

*Parking uses may exceed maximum building footprint in compliance with conditional setback.

(e) MINIMUM OPEN SPACE

TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	3%	5%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	25%	25%

(f) MINIMUM ACTIVE USES

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Dixie Highway	60%	60%
Secondary	30%	—

*65% for lots with buildable lot frontage ≤ 250'

(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Avenue	50%
Primary Pedestrian	50%
Secondary	30%

(h) MINIMUM ACTIVE USE LINER DEPTH

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

**TABLE IV-16:
BUILDING REQUIREMENTS — QGD-5**

(a) FAR

Lot Frontage > 55'	2.75
Lot Frontage ≤ 55'	3.50

(b) HEIGHT

5 stories or 68' whichever is less; 5 (68')

(c) SETBACKS

STREET DESIGNATION	STORIES
--------------------	---------

**TABLE IV-16:
BUILDING REQUIREMENTS — QGD-5**

	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 5 (68')		GROUND TO 5 (68')	
	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR	
			MINIMUM	
Avenue	16'	30'	23'	
Primary Pedestrian	16'	30'	23'	
Secondary	12'	35'	19'	
Side Interior	0' or NFPA	—	0' or NFPA	
Rear	5'	—	5'	
(d) MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	<50,000SF		50,000SF—80,000SF	
Podium: Ground	87%		84%	
Podium: 2 to 3 (44')	90%		87%	
Tower: 4 to 5 (68')			60%	
(e) MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	<25,000SF		25,000SF	50,000SF—80,000SF
Public	—		3%	
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.			
Private	12%		18%	25%
(f) MINIMUM ACTIVE USES				
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')	
Avenue	60%		60%	
Primary Pedestrian	80%*		60%	
Dixie Highway	60%		60%	
Secondary	30%		—	
*65% for lots with buildable lot frontage ≤ 250'				
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR				
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY			
Avenue	50%			
Primary Pedestrian	50%			
Secondary	30%			
(h) MINIMUM ACTIVE USE LINER DEPTH				
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')	
Commercial	25'		20'	
Residential	15'		15'	

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009; Ord. No. 4475-13, § 1, 7-22-2013)