

Sec. 94-116. - ClearLake district (CLD).

- a. *Intent.* The ClearLake district (CLD) is characterized by a mixture of high-rise office and residential buildings. This district does not share the historic street grid pattern of the downtown; therefore, any new development is encouraged, to the maximum extent possible, to provide a pedestrian connection between the intermodal site on the east side of the district and Australian Avenue to the west.

Clearwater Drive shall have a high percentage of tree canopy to provide shade and promote walkability. In addition, ground floor active uses and main building entrances are required on Clearwater Drive. A portion of the perimeter of Clear Lake will have a formal pedestrian pathway to enhance the water as a pedestrian asset.

b. *Development characteristics.*

1. Limited building footprints, footprint separation and side setbacks provide view corridors and opportunities for pedestrian connectivity across the district, especially between the intermodal transit site and Clear Lake.
2. Building amenities and entrances are encouraged to be located on the ground floor fronting Clearwater Drive to increase visual connections to the waterfront and enhance the quality of the public space at the ground floor.
3. Active uses are encouraged on all building facades fronting urban open space designations and on side setbacks wherever possible.
4. Ground floor active uses are encouraged fronting all pedestrian pathways.
5. Shared pedestrian pathways between adjacent lots are encouraged in lieu of fences separating lots.
6. Variations in building height are encouraged to promote a diverse skyline.
7. Towers are encouraged to be oriented toward Clearwater Drive, whenever possible.
8. Use of generous terraces and balconies to integrate indoor space with outside environment and to maximize water views is encouraged.

c. *CLD subdistricts shall include:* CLD-25.

d. *Subdistrict requirements.* Developments shall comply with Table IV-12.

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. Open space.
 - a. Required side setbacks shall provide pedestrian pathways to promote pedestrian connections to the water and the intermodal site and to provide view corridors. These pathways shall have landscape improvements as specified in the open space standards in section [94-109](#).

**TABLE IV-12:
BUILDING REQUIREMENTS — CLD-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')	GROUND TO 25 (308')	ABOVE 5 (68')	ABOVE 7 (92')

**TABLE IV-12:
BUILDING REQUIREMENTS — CLD-25**

	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR	PARKING USES ONLY	MINIMUM
			MINIMUM	MINIMUM	
Avenue	16'	40'	23'	31'	—
Secondary	12'	50'	19'	27'	—
Side Interior	15' or NFPA	—	15' or NFPA	—	20'*
Abutting CSX	15'	—	22'	—	—
Rear	10'	—	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 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) FOOTPRINT LENGTH					
Maximum	350 feet				
(f) 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%	
(g) MINIMUM ACTIVE USES					
STREET DESIGNATION	GROUND FLOOR			LINERS: 2 TO 5 STORIES (68')	
Avenue	60%			60%	
Secondary	30%			—	
Abutting CSX	—			30%	
(h) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR					
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY				
Avenue	50%				
Secondary	30%				
(i) MINIMUM ACTIVE USE LINER DEPTH					
ACTIVE USE	GROUND FLOOR			LINERS: 2 TO 5 STORIES (68')	
Commercial	25'			20'	
Residential	15'			15'	

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)