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## **Sec. 94-132. - Transfer of development rights program.**

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- a. Intent. The TDR program is a tool to promote the preservation of historic properties and the creation of urban open space. The TDR program allows the transfer of unused development rights from historic properties or newly created urban open spaces, called sending sites, to receiving sites within the DMP area.
- b. Applicable area. The TDR program shall apply to qualified properties located within the DMP area. A property is deemed qualified to participate in the TDR program if it is designated as an eligible sending site or receiving site on [Figure IV-35 Sending and Receiving Sites](#) and/or [Table IV-41 Eligible Sending sites](#). Additional sites may qualify as sending sites in accordance with Section [94-132\(c\)](#). Receiving site eligibility is also determined by the special incentive programs set forth in Section [94-133](#) and the DMP housing incentive program set forth in Section [94-134](#).
- c. Sending site requirements. To qualify as a sending site, a property shall comply with all the requirements set forth in this section as follows:
  1. Historic property sending site.
    - A. Designation as an individual historic property or contributing to a historic district according to section [94-48](#).
    - B. Completion of renovation according to the standards set forth in sections [94-45](#) through [94-49](#) pertaining to historic preservation and inspection approval by the historic preservation division.
    - C. All improvements or renovations shall have passed all applicable final building permit inspections.
  2. Landmark sending sites (local or national register landmark status).
    - A. Designation as an individual historic landmark or contributing to a historic landmark district according to section [94-48](#) or in accordance with the national landmarks program.
    - B. Completion of renovation according to the standards set forth in sections [94-45](#) through [94-49](#) pertaining to historic preservation and inspection approval by the historic preservation division.
    - C. All improvements or renovations shall have passed all applicable final building permit inspections.
  3. Clematis Street conservation district sending site.
    - A. Completion of all renovations according to the secretary of interior's standards for the rehabilitation and guidelines for rehabilitating historic buildings.
    - B. All improvements or renovations shall have passed all applicable final building permit inspections.
  4. Urban open space sending site.
    - A. Ownership by the City of West Palm Beach.
    - B. Designation as urban open space in Figure 3 of the Zoning Atlas.
    - C. Completion of all improvements to the property according to the urban open space standards in section [94-109](#).
  5. NoRA-Brelsford Park district special TDR sending area. Due to the special characteristics of the NoRA and Brelsford Park districts, and with the goal to maintain the character of the area, certain properties within the NoRA district and the Brelsford Park district are allowed to transfer their unused development capacity to other receiving sites within the NoRa district in compliance with the following conditions:
    - i. NoRA-Brelsford Park legacy structure sending site.
      - a. Completion of all building renovations, reconstruction or new construction maintaining the defining characteristics of the NoRA district or the Brelsford Park district.
      - b. All improvements or renovations shall have passed all applicable final building permit inspections.
    - ii. NoRA temporary public open space sending site.
      - a. Completion of all improvements to the site according to the temporary public open space standards.
      - b. All improvements shall have passed all applicable final building permit inspections.
    - iii. NoRA temporary public parking sending site

- a. Completions of all improvements to the site according to the off-site accessory surface parking lot standards permitted within the district.
  - b. All improvements shall have passed all applicable final building permit inspections.
- 6. Sites with previously purchased or sold TDRs.
  - A. A receiving site that has acquired TDRs pursuant to the city's TDR program may transfer all or a portion of its unused TDRs to a new eligible receiving site following the transfer process established in this section.
  - B. The certificate of transfer originally issued for the site shall be amended to reflect the amended capacity and recorded against the original receiving site and the new receiving site in the city's TDR register and the county public records.
  - C. A sending site with designated historic structures which are no longer in their original location is eligible for repurchase of the square footage of the TDRs previously sold from another eligible site. Prior to utilization of those purchased TDRs, the site shall have received both approval of and successful completion of relocation of all historic buildings to a more suitable site. Repurchased square footage shall comply with the current site maximum development capacity.
  - D. Historic properties which have sold their development rights may repurchase development rights to the maximum allowed under the current zoning regulations. Any work on the site shall comply with the Secretary of Interior standards.
- 7. TDR calculations.
  - A. The amount of development rights that can be transferred from a sending site shall be calculated by multiplying the lot area by the FAR allowed in the base zoning identified in the building requirement table minus the total square footage of the existing structure located on the property. The amount shall not include the calculation of any additional FAR derived from an incentive program.
  - B. For properties which received historic designation prior to June 29, 2009, the amount of development rights that may be transferred from a sending site shall be calculated by multiplying the lot area by the number of stories permitted by right in accordance with the 1995 downtown master plan, minus the total square footage of the existing structure located on the property.
  - C. The TDR calculation shall only include the eligible historic structure unless it is determined by the city's historic preservation planner that the related surrounding land is important for the preservation of the building's context.
  - D. For properties which receive landmark designation, the amount of development rights transferred by the city shall be calculated by multiplying the lot area by the FAR allowed in the base zoning identified in the building requirement table.
  - E. For a landmark sending site which exceeds the square footage that would be permitted under the existing development capacity, the total amount of development capacity may be utilized for the purpose of calculating the city's landmark TDR incentive.
  - F. For properties that do not have a specific FAR assigned, the amount of development rights that can be transferred shall be calculated by multiplying the lot's area by each floor's maximum allowed building footprint according to the corresponding building requirements table.
- 8. [Table IV-41](#) Eligible Sending sites identifies sites that include buildings eligible for historic designation. The list is not all inclusive and additional sites may be identified according to the provisions of this section. Identification as an eligible sending site does not guarantee the availability of TDRs or eligibility for historic designation, as the requirements of section [94-132\(c\)](#) remain applicable.
- d. Transfer process.
  - 1. Letter of availability. Once the eligibility of the sending site is established by the development services director or zoning administrator, a letter which reflects an estimate of the development rights available for transfer from the sending site may be issued by the planning division upon request.
  - 2. Registry of TDRs. A TDR registry maintained by the city will record the total amount of development rights available on a site, and the date and amount of any transfer that occurs.

3. TDR transfer application. An application for the transfer of development rights from a sending to a receiving site shall be submitted to the planning division, on cityapproved forms, for review.
  4. Certificate of transfer. Once an application for the transfer of development rights has been submitted, the City will verify compliance with the program requirements. If compliance with all program requirements is found, the city will issue a certificate of transfer which reflects the development rights being transferred from the sending to the receiving site. Certificates of transfer will be numbered and shall be recorded against the sending site and the receiving site in the city's TDR register and the county public records. The TDR certificate shall describe the adjusted development rights of the sending site and receiving site, shall run with the land, shall be binding on successors, heirs and assigns, and shall require the joinder of all mortgagees of record. Execution and recording of the TDR certificate is required for the TDR transfer to be effective.
  5. A TDR certificate shall not be issued unless the sending site has completed all the required improvements and it has passed all required inspections according to Section 94-132(c).
  6. Banking of TDRs. TDRs may be acquired from a sending site and held for an undetermined amount of time until a suitable receiving site is found. City approval of the receiving site shall be obtained in order to utilize such TDRs.
- e. Receiving site requirements. To be eligible as a receiving site, a property shall comply with the following conditions:
1. The property is depicted as a TDR receiving site on Figure IV-35.
  2. The maximum number of development rights which a receiving site can receive is shown in Figure IV-35 and the corresponding incentive building requirements table.
  3. For properties on which future ROW is indicated on Figure 4 of the Zoning Atlas, and that elect to use an incentive program, the following requirements apply:
    - A. Any new ROW setback and/or land dedication indicated in Figure 4 of the Zoning Atlas shall be provided as required in the corresponding incentive building requirement table. The setback area and/or land dedications shall become part of the public right-of-way or shall include a public access easement.
    - B. The setback area and/or land dedications may be included as part of the lot area for the purposes of calculating the FAR.
    - C. The setback area and/or land dedications shall be excluded as part of all other building requirement calculations.
    - D. Underground parking shall be permitted under the new ROW setback and/or land dedication.
    - E. Proposed developments shall not be permitted to build over the new ROW setback and/or land dedication.
  4. Receiving sites use restrictions:
    - A. Except for residential uses, and as specifically established under this section or by a special incentive, sites designated as TDR receiving sites in Figure IV-35 may be utilized for any uses as permitted by section 94-105 - Use requirements and section 94-106 - General uses with special requirements.
    - B. Projects utilizing the TDR program for the construction of residential uses are only eligible to receive TDRs in compliance with the requirement of the DMP housing incentive program set forth in section 94-134.
    - C. For properties designated as OBD 5-25 receiving site, TDR eligibility is limited to the development of class A office uses, and development shall follow the standards prescribed by the Okeechobee Business District incentive set forth in section 94-133.
    - D. For properties designated as NWD-3-8 receiving site, TDR eligibility is limited to the development of residential uses, and development shall follow the standards prescribed by the Northwest neighborhood workforce housing incentive set forth in section 94-133.
  5. The amount of development rights that may be transferred to a receiving site is calculated by multiplying the lot area by the additional FAR allowed in the corresponding incentive building requirement table, as indicated by Figure IV-35.
  6. Projects seeking to utilize the additional height offered by the TDR incentive program but not needing additional FAR may increase the height to the maximum permitted by the corresponding incentive building requirement table as long as all the square footage contained in any of the additional floors permitted by the incentive building requirement table is fully obtained from TDRs.

7. Proposed developments which receive site plan approval utilizing the benefits of the TDR program must obtain city approval for the transfer of development rights and must possess the certificate of transfer before the site plan approval expires.
- f. [Figure IV-35](#) Sending and Receiving sites and the incentive building requirements tables indicated in [Figure IV-35](#) are as follows:

**FIGURE IV-35:  
TDR SENDING AND RECEIVING SITES**



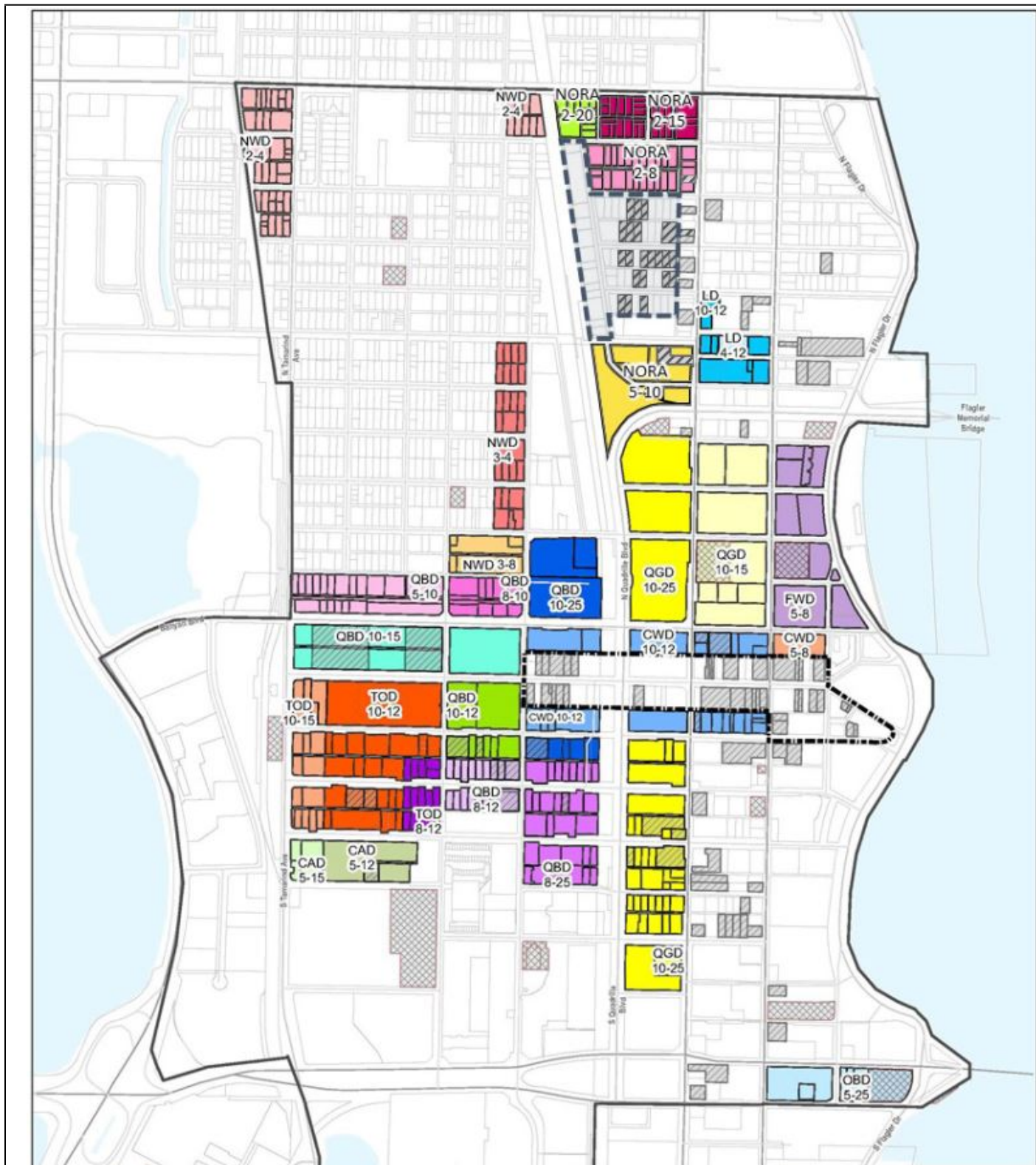


Figure IV-35 TDR Sending and Receiving Sites

- Conservation District
- Eligible Historic Landmarks
- Eligible Historic Sites
- NORA - Brevard Legacy District
- CAD 5-12: Cultural Arts District 5-12
- CAD 5-15: Cultural Arts District 5-15
- CWD 5-8: Clematis Waterfront District 5-8
- CWD 10-12: Clematis Waterfront District 10-12
- FWD 5-8: Flagler Waterfront District 5-8
- NORA 2-8: North Railroad Avenue District 2-8
- NORA 5-10: North Railroad Avenue District 5-10
- NORA 2-15: North Railroad Avenue District 2-15
- NORA 2-20: North Railroad Avenue District 2-20
- NWD 3-4: Northwest District 3-4
- QBD 5-25: Okeechobee Business District 5-25
- QBD 5-10: Quadriple Business District 5-10
- QBD 6-10: Quadriple Business District 6-10
- QBD 6-12: Quadriple Business District 6-12
- QBD 6-25: Quadriple Business District 6-25
- QBD 10-12: Quadriple Business District 10-12
- QBD 10-15: Quadriple Business District 10-15
- QBD 10-25: Quadriple Business District 10-25
- QGD 10-15: Quadriple Garden District 10-15
- QGD 10-25: Quadriple Garden District 10-25
- TOD 6-12: Transit Oriented District 6-12
- TOD 10-12: Transit Oriented District 10-12

**TABLE IV-41:  
ELIGIBLE SENDING SITES**

ROW ID	BUILDING NAME	ADDRESS NUMBER	ADDRESS STREET NAME	ELIGIBLE STATUS
1	West Palm Beach Fishing Club	201	5th Street	Historic Landmark
2	Palm Beach Independent Inc.	313	5th Street	Historic Sending Site
3	Florida State Health Lab	415	5th Street	Historic Landmark
4		207	6th Street	Historic Sending Site
5		209	6th Street	Historic Sending Site
6	Rosarian Academy		7th Street	Historic Sending Site
7		310	8th Street	Historic Sending Site
8	Tabernacle Missionary Baptist Church	801	8th Street	Historic Landmark
9		431	8th Street	Historic Sending Site
10		425	8th Street	Historic Sending Site
11		417	8th Street	Historic Sending Site
12		411	8th Street	Historic Sending Site
13		436	8th Street	Historic Sending Site
14		430	8th Street	Historic Sending Site
15		422	8th Street	Historic Sending Site
16		238	9th Street	Historic Sending Site
17	Payne Chapel AME Church	801	9th Street	Historic Landmark
18		435	9th Street	Historic Sending Site
19		429	9th Street	Historic Sending Site
20		427	9th Street	Historic Sending Site
21		415	9th Street	Historic Sending Site
22		440	9th Street	Historic Sending Site
23		438	9th Street	Historic Sending Site
24		426	9th Street	Historic Sending Site
25		424	9th Street	Historic Sending Site
26		420	9th Street	Historic Sending Site
27		414	9th Street	Historic Sending Site
28		412	9th Street	Historic Sending Site
29		432	10th Street	Historic Sending Site
30		428	10th Street	Historic Sending Site
31		426	10th Street	Historic Sending Site
32	W.D. Fagan Building	316	Banyan Boulevard	Historic Sending Site
33		201	Clematis Street	Historic Sending Site
34	Palm Beach Mercantile Company	206	Clematis Street	Historic Sending Site
35		213	Clematis Street	Historic Sending Site
36		214	Clematis Street	Historic Sending Site
37		215	Clematis Street	Historic Sending Site
38		216	Clematis Street	Historic Sending Site
39		225	Clematis Street	Historic Sending Site
40		300	Clematis Street	Historic Sending Site
41	Hatch's Department Store	301	Clematis Street	Historic Sending Site

**TABLE IV-41:  
ELIGIBLE SENDING SITES**

ROW ID	BUILDING NAME	ADDRESS NUMBER	ADDRESS STREET NAME	ELIGIBLE STATUS
42		306	Clematis Street	Historic Sending Site
43		308	Clematis Street	Historic Sending Site
44	Anthony Brothers Building	312	Clematis Street	Historic Sending Site
45	F.W. Woolworth Company Building	314	Clematis Street	Historic Sending Site
46	Comeau Building	319	Clematis Street	Historic Sending Site
47		329	Clematis Street	Historic Sending Site
48		330	Clematis Street	Historic Sending Site
49		331	Clematis Street	Historic Sending Site
50		333	Clematis Street	Historic Sending Site
51		428	Clematis Street	Historic Sending Site
52	St. James Rooming	513	Clematis Street	Historic Sending Site
53		517	Clematis Street	Historic Sending Site
54		518	Clematis Street	Historic Sending Site
55	Ketchum Dry Goods	522	Clematis Street	Historic Sending Site
56	Campbell Building	525	Clematis Street	Historic Sending Site
57	Suthers Market	526	Clematis Street	Historic Sending Site
58		528	Clematis Street	Historic Sending Site
59	Sewell Hardware Company	530	Clematis Street	Historic Sending Site
60	W.E. Pope Building	531	Clematis Street	Historic Sending Site
61	Sirkin Building	533	Clematis Street	Historic Sending Site
62		540	Clematis Street	Historic Sending Site
63	Paul G. Rogers Federal Building U.S. Courthouse	701	Clematis Street	Historic Sending Site
64	Social Security Office	801	Clematis Street	Historic Sending Site
65	Bob Kleiser Sport Shop	125	Datura Street	Historic Sending Site
66	PNC Bank	218	Datura Street	Historic Sending Site
67	Harvey Building	224	Datura Street	Historic Sending Site
68		302	Datura Street	Historic Sending Site
69	Alma Hotel	534	Datura Street	Historic Sending Site
70		624	Datura Street	Historic Sending Site
71		630	Datura Street	Historic Sending Site
72		520	Evernia Street	Historic Sending Site
73	Hotel Enoree	609	Evernia Street	Historic Sending Site
74		610	Evernia Street	Historic Sending Site
75	Franklin & Ellen Powers House	613	Evernia Street	Historic Sending Site
76	Former County Health Building	818	Evernia Street	Historic Sending Site
77	Former County Health Building	826	Evernia Street	Historic Sending Site
78	Southern Bell Telephone Company	326	Fern Street	Historic Sending Site
79		464	Fern Street	Historic Sending Site
80	Old Palm Beach Junior College	812	Fern Street	Historic Sending Site
81		303	Gardenia Street	Historic Sending Site
82	Potter Apartments	316	Gardenia Street	Historic Sending Site
83		325-327	Gardenia Street	Historic Sending Site



**TABLE IV-41:  
ELIGIBLE SENDING SITES**

ROW ID	BUILDING NAME	ADDRESS NUMBER	ADDRESS STREET NAME	ELIGIBLE STATUS
84		325	Gardenia Street	Historic Sending Site
85	Lucius S. and Minnie Watkins House	307	Hibiscus Street	Historic Sending Site
86		311	Hibiscus Street	Historic Sending Site
87		315	Hibiscus Street	Historic Sending Site
88		319	Hibiscus Street	Historic Sending Site
89	First United Evangelical Lutheran Church	320	Lakeview Avenue	Historic Sending Site
90		124	North Dixie Highway	Historic Sending Site
91	Historic Palm Beach County Courthouse	300	North Dixie Highway	Historic Landmark
92		601	North Dixie Highway	Historic Sending Site
93		711	North Dixie Highway	Historic Sending Site
94		809	North Dixie Highway	Historic Sending Site
95		905	North Dixie Highway	Historic Sending Site
96		915	North Dixie Highway	Historic Sending Site
97		1001	North Dixie Highway	Historic Sending Site
98		1011	North Dixie Highway	Historic Sending Site
99		1016	North Dixie Highway	Historic Sending Site
100		1105	North Dixie Highway	Historic Sending Site
101	Rosarian Academy	807	North Flagler Drive	Historic Sending Site
102	St. Ann's	310	North Olive Avenue	Historic Landmark
103		804	North Olive Avenue	Historic Sending Site
104		831	North Olive Avenue	Historic Sending Site
105		1013	North Railroad Ave	Historic Sending Site
106		925	North Railroad Ave	Historic Sending Site
107		917	North Railroad Ave	Historic Sending Site
108		911	North Railroad Ave	Historic Sending Site
109		905	North Railroad Ave	Historic Sending Site
110		831	North Railroad Ave	Historic Sending Site
111		809	North Railroad Ave	Historic Sending Site
112	St. Patricks Church	418	North Sapodilla Avenue	Historic Landmark
113	American National Bank	114	South Clematis Street	Historic Sending Site
114		118	South Clematis Street	Historic Sending Site
115		120	South Dixie Highway	Historic Sending Site
116	Professional Building	310	South Dixie Highway	Historic Sending Site
117		315	South Dixie Highway	Historic Sending Site
118	Ferndix Building	321	South Dixie Highway	Historic Sending Site
119	Jupiter Realty Company	401	South Dixie Highway	Historic Sending Site
120		518	South Dixie Highway	Historic Sending Site
121		820	South Dixie Highway	Historic Sending Site
122	First Church of Christ Scientist Church	809	South Flagler Drive	Historic Landmark
123	Citizen's Bank and Trust Company Building	105	South Narcissus Avenue	Historic Sending Site
124		111	South Olive Avenue	Historic Sending Site
125		114	South Olive Avenue	Historic Sending Site

**TABLE IV-41:  
ELIGIBLE SENDING SITES**

ROW ID	BUILDING NAME	ADDRESS NUMBER	ADDRESS STREET NAME	ELIGIBLE STATUS
126	Guaranty Building	120	South Olive Avenue	Historic Sending Site
127	Wagg Building	215	South Olive Avenue	Historic Landmark
128	First Presbyterian (structure only)	301	South Olive Avenue	Historic Landmark
129		521	South Olive Avenue	Historic Sending Site
130		622	South Olive Avenue	Historic Sending Site
131	Leh-o-Mar	700	South Olive Avenue	Historic Sending Site
132	Wax House & Van Valkenburg House	213	South Rosemary Avenue	Historic Sending Site
133	former Methodist church	600	South Rosemary Avenue	Historic Landmark
134	former Methodist church	620	South Rosemary Avenue	Historic Landmark
135	Alexander W. Dreyfoos School of the Arts	501	South Sapodilla Avenue	Historic Landmark
136	Seaboard Coastline Railroad Passenger Station	205	South Tamarind Avenue	Historic Landmark
137	Holy Trinity Church	211	Trinity Place	Historic Landmark

**TABLE IV-42:  
INCENTIVE BUILDING REQUIREMENTS — QBD 10-25 STORY RECEIVING SITES**

(a) ADDITIONAL FAR				
All Lots Frontages		An additional 3.75. For a maximum of 6.50.		
(b) ADDITIONAL HEIGHT				
An additional 15 stories or 225' whichever is less; 15 (225'). For a maximum of 25 stories or 380' whichever is less; 25 (380')				
(c) SETBACKS				
STREET DESIGNATION / SIDE / REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 25 (380')		ABOVE 5 (80')	ABOVE 5 (68')
	MINIMUM	MAXIMUM AT GROUND	PARKING USES ONLY	MINIMUM
			MINIMUM	
Avenue	16'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Rosemary Avenue				
South of Banyan Blvd	16'	30'	31'	66'
North of Banyan Blvd	12'	30'	27'	62'
Secondary	12'	35'	27'	—
Side Interior	0' or NFPA	—	—	20'*
Abutting FEC ROW	60'	70'	75'	—
Rear or alley	5'	—	—	—
*Above 7 stories or 110' or 0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.				
(d) MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Podium: Ground	87%	84%	82%	
Podium: 2 to 5 (80')	90%	87%	85%	
Podium: 6 to 7 (110')*	90%	60%	55%	

TABLE IV-42: INCENTIVE BUILDING REQUIREMENTS — QBD 10-25 STORY RECEIVING SITES			
Tower: 8 to 25 (380')	90%	55%	50%
*The maximum building footprint may be adjusted in compliance with section 94-109.			
(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF
Public	—	3%	5%
Private	25%	25%	25%
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 STORIES (80')	
Avenue	60%	60%	
Primary Pedestrian	80%*	60%	
Secondary	30%	—	
*65% for lots with building 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 5 STORIES (80')	
Commercial	25'	20'	
Residential	Not Permitted	15'	

TABLE IV-43: INCENTIVE BUILDING REQUIREMENTS — QBD 10-15 STORY RECEIVING SITES				
ADDITIONAL FAR				
All Lots Frontages		An additional 1.00. For a maximum of 3.75.		
ADDITIONAL HEIGHT				
An additional 5 stories or 75' whichever is less; 5 (75'). For a maximum of 15 stories or 230' whichever is less; 15 (230')				
SETBACKS				
STREET DESIGNATION / SIDE / REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
			ABOVE 5 (80')	ABOVE 5 (68')
	MINIMUM GROUND TO 15 (230')	MAXIMUM AT GROUND	PARKING USES ONLY	MINIMUM
			MINIMUM	
Avenue	20'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Rosemary Avenue	16'	30'	31'	66'
Secondary	12'	35'	27'	—
Side Interior	0' or NFPA	—	—	20'*
Rear or alley	5'	—	—	—
*Above 7 stories of 110' or 0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.				
MAXIMUM BUILDING FOOTPRINT				
STORIES		LOT AREA		

**TABLE IV-43:  
INCENTIVE BUILDING REQUIREMENTS — QBD 10-15 STORY RECEIVING SITES**

	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF
Podium: Ground	87%	84%	82%
Podium: 2 to 5 (80')	90%	87%	85%
Podium: 6 to 7 (110')*	90%	60%	55%
Tower: 8 to 15 (230')	90%	55%	50%
*The maximum building footprint may be adjusted in compliance with section 94-109.			
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF
Public	—	3%	5%
Private	25%	25%	25%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 STORIES (80')	
Avenue	60%	60%	
Primary Pedestrian	80%*	60%	
Secondary	30%	—	
*65% for lots with building lot frontage ≤ 250'			
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 5 STORIES (80')	
Commercial	25'	20'	
Residential	Not Permitted	15'	

**TABLE IV-44:  
INCENTIVE BUILDING REQUIREMENTS — QBD 8-25 STORY RECEIVING SITES**

(a) ADDITIONAL FAR				
All Lots Frontages		An additional 4.75. For a maximum of 6.50.		
(b) ADDITIONAL HEIGHT				
A maximum of 25 stories or 380' whichever is less; 25 (380')				
(c) SETBACKS				
STREET DESIGNATION / SIDE / REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 25 (380')		ABOVE 5 (80')	ABOVE 5 (68')
	MINIMUM	MAXIMUM AT GROUND	PARKING USES ONLY	MINIMUM
			MINIMUM	
Avenue	16'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Rosemary Avenue	16'	30'	31'	66'
Secondary	12'	35'	27'	—

TABLE IV-44: INCENTIVE BUILDING REQUIREMENTS — QBD 8-25 STORY RECEIVING SITES				
Side Interior	0' or NFPA	—	—	20*
Abutting FEC ROW	60'	70'	75'	—
Rear or alley	5'	—	—	—
*Above 7 stories or 110' or 0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.				
(d) MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Podium: Ground	87%	84%	82%	
Podium: 2 to 5 (80')	90%	87%	85%	
Podium: 6 to 7 (110')*	90%	60%	55%	
Tower: 8 to 25 (380')	90%	55%	50%	
*The maximum building footprint may be adjusted in compliance with section 94-109.				
(e) MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Public	—	3%	5%	
Private	25%	25%	25%	
(f) MINIMUM ACTIVE USES				
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')	
Avenue	60%		60%	
Primary Pedestrian	80%*		60%	
Secondary	30%		—	
*65% for lots with building 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 5 STORIES (80')	
Commercial	25'		20'	
Residential	Not Permitted		15'	

TABLE IV-45: INCENTIVE BUILDING REQUIREMENTS — QBD 10-12 STORY RECEIVING SITES				
ADDITIONAL FAR				
All Lots Frontages		An additional 1.25. For a maximum of 4.00.		
ADDITIONAL HEIGHT				
12 stories or 152' whichever is less; 12 (152')				
SETBACKS				
STREET DESIGNATION / SIDE / REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
			ABOVE 5 (80')	ABOVE 8 (104')
	MINIMUM GROUND TO 12 (152')	MAXIMUM AT GROUND	MINIMUM	MINIMUM
Primary Pedestrian	16'	30'	—	31'

TABLE IV-45: INCENTIVE BUILDING REQUIREMENTS — QBD 10-12 STORY RECEIVING SITES				
Rosemary Avenue	16'	30'	66'	—
Secondary	12'	35'	—	31'
Side Interior	0' or NFPA	—	20**	—
Rear or alley	5'	—	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.				
MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Podium: Ground	87%	84%	82%	
Podium: 2 to 3 (50')	90%	87%	85%	
Podium: 4 to 5 (80')	90%	60%	55%	
Tower: 6 to 12 (152')	90%	55%	50%	
*The maximum building footprint may be adjusted in compliance with section 94-109.				
MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Public	—	3%	5%	
Private	25%	25%	25%	
MINIMUM ACTIVE USES				
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')	
Avenue	60%		60%	
Primary Pedestrian	80%*		60%	
Secondary	30%		—	
*65% for lots with building lot frontage ≤ 250'				
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR				
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY			
Avenue	50%			
Primary Pedestrian	50%			
Secondary	30%			
MINIMUM ACTIVE USE LINER DEPTH				
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')	
Commercial	25'		20'	
Residential	15' When Permitted		15'	

TABLE IV-46: INCENTIVE BUILDING REQUIREMENTS — QBD 8-12 STORY RECEIVING SITES			
FAR			
All Lots Frontages		An additional 2.25. For a maximum of 4.00.	
HEIGHT			
12 stories or 152' whichever is less; 12 (152')			
SETBACKS			
STREET DESIGNATION / SIDE / REAR	STORIES		
	TYPICAL SETBACKS	CONDITIONAL SETBACKS	
		ABOVE 5 (68')	ABOVE 8 (104')



**TABLE IV-46:  
INCENTIVE BUILDING REQUIREMENTS — QBD 8-12 STORY RECEIVING SITES**

	MINIMUM GROUND TO 12 (152')	MAXIMUM	MINIMUM	MINIMUM
Primary Pedestrian	16'	30'	—	31'
Rosemary Avenue	16'	30'	66'	—
Secondary	12'	35'	—	31'
Side Interior	0' or NFPA	—	20*	—
Rear or alley	5'	—	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.				
MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Podium: Ground	87%	84%	82%	
Podium: 2 to 3 (50')	90%	87%	85%	
Podium: 4 to 5 (68')*	90%	60%	55%	
Tower: 6 to 12 (152')	90%	55%	50%	
*The maximum building footprint may be adjusted in compliance with section 94-109.				
MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	< 50,000 SF	50,000 SF - 80,000 SF	> 80,000 SF	
Public	—	3%	5%	
Private	25%	25%	25%	
MINIMUM ACTIVE USES				
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')	
Avenue	60%		60%	
Primary Pedestrian	80%*		60%	
Secondary	30%		—	
*65% for lots with building lot frontage ≤ 250'				
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR				
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY			
Avenue	50%			
Primary Pedestrian	50%			
Secondary	30%			
MINIMUM ACTIVE USE LINER DEPTH				
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')	
Commercial	25'		20'	
Residential	15' When Permitted		15'	

**TABLE IV-47:  
INCENTIVE BUILDING REQUIREMENTS — QBD 8-10 STORY RECEIVING SITES**

FAR	
FOR PROPERTIES WITH FRONTAGE ALONG 2ND STREET	
Base zoning QBD-3	An additional 2.75 for a maximum of 3.75 FAR
Base zoning QBD-5	An additional 1.0 for a maximum of 3.75 FAR
FOR PROPERTIES WITH FRONTAGE ALONG BANYAN BOULEVARD	

**TABLE IV-47:  
INCENTIVE BUILDING REQUIREMENTS — QBD 8-10 STORY RECEIVING SITES**

Base zoning QBD-3		An additional 3.5 for a maximum of 4.5			
Base zoning QBD-5		An additional 1.75 for a maximum of 4.5			
*For properties with frontage on both streets, FAR shall be calculated by dividing the property into two identical halves and assigning the corresponding FAR to each street frontage					
HEIGHT					
For properties with frontage along 2nd Street			8 stories or 90', whichever is less; 8 (90')		
For properties with frontage along Banyan Boulevard			10 stories or 120', whichever is less; 10 (120')		
SETBACKS					
STREET DESIGNATION / SIDE	GROUND SETBACK		CONDITIONAL SETBACK		
	MINIMUM	MAXIMUM AT GROUND	RESIDENTIAL USES ON GROUND LEVEL	ABOVE 5 (60')	ABOVE 8 (90')
Avenue	20'	25'	—	—	—
Primary Pedestrian	16'	20'	—	—	—
Secondary Street	15'	25'	20'	50**	150'
Side Interior	10'	—	—	—	—
Rear Setback	0'	—	—	—	—
*Applicable only along the Sapodilla Avenue frontage, and not applicable within 100' of an Avenue.					
MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	< 25,000 SF		25,000-80,000 SF	> 80,000 SF	
Podium: Ground	87%		84%	82%	
Podium: 2 to 5 (680')	90%		87%	85%	
Tower: 6 to 10 (120')	90%		60%	55%	
MINIMUM OPEN SPACE					
TYPE	LOT AREA				
	< 25,000 SF		25,000-80,000 SF	> 80,000 SF	
Public	—		3%	5%	
Private	—		5%	10%	
MINIMUM ACTIVE USES					
STREET DESIGNATION		GROUND FLOOR		LINERS: 2 TO 3 STORIES (36')	
Avenue		80%		40%	
Primary Pedestrian		80%		60%	
Secondary		60%		60%	
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR					
STREET DESIGNATION		PERCENTAGE OF TRANSPARENCY			
Avenue		50%			
Primary Pedestrian		65%			
Secondary		35%			
MINIMUM ACTIVE USE LINER DEPTH					
ACTIVE USE		ALL STORIES			
Commercial		20'			
Residential		15'			

**TABLE IV-48:  
INCENTIVE BUILDING REQUIREMENTS — QBD 5-10 STORY RECEIVING SITES**

FAR				
For properties facing 2nd Street	An additional 1.5 For a maximum of 2.5 FAR			
For properties facing Banyan Boulevard	An additional 3.0 for a maximum 4.0 FAR			
HEIGHT				
For properties facing 2nd Street	5 stories or 60', whichever is less; 5 (60')			
For properties facing Banyan Boulevard	10 stories or 120', whichever is less; 10 (120')			
SETBACKS				
STREET DESIGNATION / SIDE	GROUND SETBACK		CONDITIONAL SETBACKS	
	MINIMUM	MAXIMUM AT GROUND	RESIDENTIAL USES ON GROUND LEVEL	ABOVE 5 (60')
Avenue	20'	25'	—	—
Primary Pedestrian	12'	20'	—	—
Secondary Street	15'*	25'	20'	150'
Side Interior	0' or NFPA	—	—	—
*The future ROW/passageway dedication for Douglass Avenue shall be 15'; and the future ROW dedication for Division Ave shall be 40'. No additional setback will be required.				
MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	< 25,000 SF	25,000 SF - 80,000 SF	> 80,000 SF	
Podium: Ground	87%	84%	82%	
Podium: 2 to 5 (60')	90%	87%	85%	
Tower: 6 to 10 (120')	90%	60%	55%	
MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	< 25,000 SF	25,000 SF - 80,000 SF	> 80,000 SF	
Private	—	5%	10%	
MINIMUM ACTIVE USES				
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (36')	
Avenue	80%		40%	
Primary Pedestrian	65%		60%	
Secondary	60%		60%	
Future ROW	30%		—	
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR				
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY			
Avenue	50%			
Primary Pedestrian	50%			
Secondary Street	35%			
MINIMUM ACTIVE USE LINER DEPTH				
ACTIVE USE	GROUND FLOOR			
Commercial	20'			
Residential	15'			

**TABLE IV-49:  
INCENTIVE BUILDING REQUIREMENTS — TOD 10-15 STORY RECEIVING SITES**

ADDITIONAL FAR					
All Lots Frontages	An additional 1.00. For a maximum of 3.75				
ADDITIONAL HEIGHT					
15 stories or 230' whichever is less; 15 (230')					
SETBACKS					
STREET DESIGNATION / SIDE / REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
			GROUND TO 15 (230')	ABOVE 5 (68')	ABOVE 7 (92')
	MINIMUM GROUND TO 15 (230')	MAXIMUM AT GROUND	RESIDENTIAL USES ON GROUND LEVEL	PARKING USES ONLY	MINIMUM
			MINIMUM	MINIMUM	
Avenue	16'	30'	23'	31'	—
Primary Pedestrian	16'	30'	23'	31'	—
Secondary	12'	35'	19'	27'	—
Side Interior	0' or NFPA	—	—	—	20**
Rear or alley	5'	—	5'	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.					
MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Podium: Ground	87%	84%		82%	
Podium: 2 to 5 (68')	90%	87%		85%	
Podium: 6 to 7 (92')*	90%	60%		55%	
Tower: 8 to 15 (230')	90%	55%		50%	
*The maximum building footprint may be adjusted in compliance with section 94-109.					
MINIMUM OPEN SPACE					
TYPE	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Public	—	5%		7%	
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.				
Private	25%	30%		30%	
MINIMUM ACTIVE USES					
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')		
Avenue	60%		60%		
Primary Pedestrian	80%*		60%		
Secondary	30%		—		
*65% for lots with buildable lot frontage ≤ 250'					
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR					
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY				
Avenue	50%				
Primary Pedestrian	50%				
Secondary	30%				
MINIMUM ACTIVE USE LINER DEPTH					
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 5 STORIES (80')		
Commercial	25'		20'		
Residential	15'		15'		

**TABLE IV-49:  
INCENTIVE BUILDING REQUIREMENTS — TOD 10-15 STORY RECEIVING SITES**

**TABLE IV-50:  
INCENTIVE BUILDING REQUIREMENTS — TOD 10-12 STORY RECEIVING SITES**

FAR					
All Lots Frontages	An additional 1.00. For a maximum of 3.75				
HEIGHT					
12 stories or 152' whichever is less; 12 (152')					
SETBACKS					
STREET DESIGNATION / SIDE / REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
			GROUND TO 10 (155')	ABOVE 3 (50')	ABOVE 5 (80')
	MINIMUM GROUND TO 12 (152')	MAXIMUM AT GROUND	RESIDENTIAL USES ON GROUND LEVEL	PARKING USES ONLY	MINIMUM
		MINIMUM	MINIMUM		
Avenue	16'	30'	23'	31'	—
Primary Pedestrian	16'	30'	23'	31'	—
Secondary	12'	35'	19'	27'	—
Side Interior	0' or NFPA	35'	0' or NFPA	—	20*
Rear or alley	5'	—	5'	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.					
MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Podium: Ground	87%	84%		82%	
Podium: 2 to 3 (44')	90%	87%		85%	
Podium: 4 to 5 (68')*	90%	60%		55%	
Tower: 6 to 12 (152')	90%	55%		50%	
*Parking uses may exceed maximum building footprint in compliance with conditional setback.					
MINIMUM OPEN SPACE					
TYPE	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Public	—	5%		7%	
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.				
Private	25%	30%		30%	
MINIMUM ACTIVE USES					
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')		
Avenue	60%		60%		
Primary Pedestrian	80%*		60%		
Secondary	30%		—		
*65% for lots with buildable lot frontage ≤ 250'					
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR					
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY				
Avenue	50%				

TABLE IV-50: INCENTIVE BUILDING REQUIREMENTS — TOD 10-12 STORY RECEIVING SITES		
Primary Pedestrian		50%
Secondary		30%
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-51: INCENTIVE BUILDING REQUIREMENTS — TOD 8-12 STORY RECEIVING SITES					
ADDITIONAL FAR					
All Lots Frontages	An additional 2.0. For a maximum of 3.75				
ADDITIONAL HEIGHT					
For a maximum of 12 stories or 152' whichever is less; 12 (152')					
SETBACKS					
STREET DESIGNATION / SIDE / REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
			GROUND TO 10 (128')	ABOVE 3 (44')	ABOVE 5 (68')
	MINIMUM GROUND TO 12 (152')	MAXIMUM AT GROUND	RESIDENTIAL USES ON GROUND LEVEL	PARKING USES ONLY	MINIMUM
			MINIMUM	MINIMUM	
Primary Pedestrian	16'	30'	23'	31'	—
Secondary	12'	35'	19'	27'	—
Side Interior	0' or NFPA	—	0' or NFPA	—	20**
Rear or alley	5'	—	5'	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.					
MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Podium: Ground	87%	84%		82%	
Podium: 2 to 3 (44')	90%	87%		85%	
Podium: 4 to 5 (68')*	90%	60%		55%	
Tower: 6 to 12 (152')	90%	55%		50%	
*The maximum building footprint may be adjusted in compliance with section 94-109.					
MINIMUM OPEN SPACE					
TYPE	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Public	—	5%		7%	
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.				
Private	25%	30%		30%	
MINIMUM ACTIVE USES					
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')		
Primary Pedestrian	80%*		60%		
Secondary	30%		—		



TABLE IV-51: INCENTIVE BUILDING REQUIREMENTS — TOD 8-12 STORY RECEIVING SITES		
*65% for lots with buildable lot frontage ≤ 250'		
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Primary Pedestrian	50%	
Secondary	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-52: INCENTIVE BUILDING REQUIREMENTS — CAD 5-15			
FAR			
All Lots Frontages	An additional 1.0 for a maximum of 3.75		
HEIGHT			
15 stories or 230' whichever is less; 15 (230')			
SETBACKS			
STREET DESIGNATION / SIDE / REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
			RESIDENTIAL USES ON GROUND FLOOR
	MINIMUM GROUND TO 15 (230')	MAXIMUM AT GROUND	MINIMUM
Avenue	18'	40'	—
Primary Pedestrian	18'	40'	23'
Secondary	16'	50'	23'
Side Interior	5' or NFPA	—	—
Rear or alley	5'	—	—
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Tower: 4 to 15 (230')	90%	87%	85%
*The maximum building footprint may be adjusted in compliance with section 94-109.			
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
Public	—	5%	7%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	25%	25%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')	
Avenue	60%	60%	

TABLE IV-52: INCENTIVE BUILDING REQUIREMENTS — CAD 5-15		
Secondary	80%	60%
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
Secondary	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (50')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-53: INCENTIVE BUILDING REQUIREMENTS — CAD 5-12			
FAR			
All Lots Frontages	An additional 1.0 for a maximum of 3.75		
HEIGHT			
12 stories or 152' whichever is less; 12 (152')			
SETBACKS			
STREET DESIGNATION / SIDE / REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
			RESIDENTIAL USES ON GROUND FLOOR
	MINIMUM GROUND TO 12 (152')	MAXIMUM AT GROUND	MINIMUM
Avenue	18'	40'	—
Primary Pedestrian	18'	40'	23'
Secondary	16'	50'	23'
Side Interior	5' or NFPA	—	—
Rear or alley	5'	—	—
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (44')	90%	87%	85%
Tower: 4 to 12 (152')	90%	87%	85%
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
Public	—	5%	7%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	25%	25%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Avenue	60%	60%	

**TABLE IV-53:  
INCENTIVE BUILDING REQUIREMENTS — CAD 5-12**

Secondary	80%	60%
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
Secondary	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

**TABLE IV-54:  
INCENTIVE BUILDING REQUIREMENTS — QGD 10-15 STORY RECEIVING SITES**

(a) ADDITIONAL FAR					
All Lots Frontages		An additional 1.0. For a maximum of 3.75			
(b) ADDITIONAL HEIGHT					
An additional 5 stories or 60' whichever is less; 5 (60'). For a maximum of 15 stories or 188' whichever is less; 15 (188')					
(c) SETBACKS					
STREET DESIGNATION / SIDE / REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
	GROUND TO 15 (188')		GROUND TO 15 (188')	ABOVE 3 (44')	ABOVE 8 (104')
	MINIMUM	MAXIMUM AT GROUND	RESIDENTIAL USES ON GROUND LEVEL	PARKING USES ONLY	MINIMUM
			MINIMUM	MINIMUM	
Avenue	16'	30'	23'	31'	—
Primary Pedestrian	16'	30'	23'	31'	—
Secondary	12'	35'	19'	27'	—
Dixie Highway South of Datura St	12'	35'	19'	27'	62'
Side Interior	0' or NFPA	—	0' or NFPA	—	20'
Rear or alley	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				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	
Podium: Ground	87%		84%		82%
Podium: 2 to 5 (68')	90%		87%		85%
Podium: 6 to 7 (92')*	90%		60%		55%
Tower: 8 to 15 (188')	90%		55%		50%
*The maximum building footprint may be adjusted in compliance with section 94-109.					
(e) MINIMUM OPEN SPACE					
TYPE	LOT AREA				
	< 50,000 SF	50,000-80,000 SF		> 80,000 SF	

TABLE IV-54: INCENTIVE BUILDING REQUIREMENTS — QGD 10-15 STORY RECEIVING SITES			
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 5 STORIES (68')
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 5 STORIES (68')
Commercial	25'		20'
Residential	15'		15'

TABLE IV-55: INCENTIVE BUILDING REQUIREMENTS — CWD 10-12 STORY RECEIVING SITES				
ADDITIONAL FAR				
All Lots Frontages	An additional 0.50. For a maximum of 3.25.			
ADDITIONAL HEIGHT				
Maximum of 12 stories or 152' whichever is less; 12 (152')				
SETBACKS				
STREET DESIGNATION / SIDE / REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
			ABOVE 3 (44')	ABOVE 5 (68')
	MINIMUM GROUND TO 12 (152')	MAXIMUM AT GROUND	PARKING USES ONLY	MINIMUM
			MINIMUM	
Avenue	16'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Side Interior	0' or NFPA	—	—	20*
Abutting FEC ROW	60'	70'	—	—
Rear or alley	5'	—	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.				
MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	< 50,000 SF		50,000 SF - 80,000 SF	
Podium: Ground	87%		84%	
Podium: 2 to 3 (44')	90%		87%	
Podium: 4 to 5 (68')*	90%		60%	
Tower: 6 to 12 (152')	90%		55%	

TABLE IV-55: INCENTIVE BUILDING REQUIREMENTS — CWD 10-12 STORY RECEIVING SITES		
*The maximum building footprint may be adjusted in compliance with section 94-109.		
MINIMUM OPEN SPACE		
TYPE	LOT AREA	
	< 50,000 SF	50,000SF - 80,000 SF
Public	—	3%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.	
Private	25%	25%
MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
*65% for lots with building lot frontage ≤ 250'		
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-56: INCENTIVE BUILDING REQUIREMENTS — CWD 5-8		
FAR		
All Lots Frontages	An additional 0.5 for a maximum of 3.75	
HEIGHT		
8 stories or 104' whichever is less; 8 (104')		
SETBACKS		
STREET DESIGNATION / SIDE / REAR	STORIES	
	TYPICAL SETBACKS	
	GROUND TO 8 (104')	
	MINIMUM	MAXIMUM AT GROUND
Primary Pedestrian	16'	30'
Secondary	12'	35'
Side Interior	0' or NFPA	—
Rear or alley	5'	—
MAXIMUM BUILDING FOOTPRINT		
STORIES	LOT AREA	
	< 50,000 SF	50,000 SF - 80,000 SF
Podium: Ground	87%	84%
Podium: 2 to 3 (44')	90%	80%
Tower: 4 to 8 (104')	90%	60%

**TABLE IV-56:  
INCENTIVE BUILDING REQUIREMENTS — CWD 5-8**

MINIMUM OPEN SPACE		
TYPE	LOT AREA	
< 50,000 SF	50,000 SF - 80,000 SF	
Public	3%	
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.	
Private	25%	
MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—
*65% for lots with building lot frontage ≤ 250'		
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
Secondary	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')
Commercial	25'	20'
Residential	15'	15'

**TABLE IV-57:  
INCENTIVE BUILDING REQUIREMENTS — LD 10-12 STORY RECEIVING SITES**

(a) ADDITIONAL FAR				
All Lots Frontages	An additional 0.50. For a maximum of 3.25.			
(b) ADDITIONAL HEIGHT				
An additional 2 stories or 24' whichever is less; 2 (24'). For a maximum of 12 stories or 152' whichever is less; 12 (152')				
(c) SETBACKS				
STREET DESIGNATION / SIDE / REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 12 (152')		ABOVE 3 (44')	ABOVE 5 (68')
	MINIMUM	MAXIMUM AT GROUND	PARKING USES ONLY	MINIMUM
			MINIMUM	
Avenue	16'	30'	31'	—
Primary Pedestrian	16'	30'	31'	—
Secondary	12'	35'	27'	—
Olive Avenue	12'	35'	27'	62'
Residential	17'	35'	32'	—
Side Interior	0' or NFPA	—	—	20'*
Rear or alley	5'	—	—	—



TABLE IV-57: INCENTIVE BUILDING REQUIREMENTS — LD 10-12 STORY RECEIVING SITES		
*0' for lots with lot frontages < 110'. Also, 0' for portion of facades that abut existing buildings on adjacent lots.		
(d) MAXIMUM BUILDING FOOTPRINT		
STORIES	LOT AREA	
	< 50,000 SF	50,000 SF - 80,000 SF
Podium: Ground	87%	84%
Podium: 2 to 3 (44')	90%	87%
Podium: 4 to 5 (68')*	90%	60%
Tower: 6 to 12 (152')	90%	55%
*The maximum building footprint may be adjusted in compliance with section 94-109.		
(e) MINIMUM OPEN SPACE		
TYPE	LOT AREA	
	< 50,000 SF	50,000SF - 80,000 SF
Public	—	3%
Semi-Public	—	1%
Private	25%	25%
(f) MINIMUM ACTIVE USES		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Avenue	60%	60%
Primary Pedestrian	80%*	60%
Secondary	30%	—
Olive Avenue	30%	60%
Residential	30%	—
*65% for lots with building lot frontage ≤ 250'		
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Avenue	50%	
Primary Pedestrian	50%	
Secondary	30%	
Residential	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-58: INCENTIVE BUILDING REQUIREMENTS — LD 4-12 STORY RECEIVING SITES		
(a) FAR		
All Lots Frontages	An additional 1.50. For a maximum of 3.25	
(b) HEIGHT		
An additional 8 stories or 96' whichever is less; 8 (96'). For a maximum of 12 stories or 152' whichever is less; 12 (152')		
(c) SETBACKS		
STREET DESIGNATION / SIDE / REAR	STORIES	
	TYPICAL SETBACKS	CONDITIONAL SETBACKS
	GROUND TO 12 (152')	ABOVE 3 (44')

**TABLE IV-58:  
INCENTIVE BUILDING REQUIREMENTS — LD 4-12 STORY RECEIVING SITES**

	MINIMUM	MAXIMUM AT GROUND	WHEN ABUTTING AN ELIGIBLE HISTORIC STRUCTURE
Secondary	12'	35'	—
Residential	17'	35'	—
Side Interior	5' or NFPA	—	15'
Rear or alley	5'	—	—
(d) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF		
Podium: Ground	87%		
Podium: 2 to 3 (44')	90%		
Podium: 4 to 5 (68')	90%		
Tower: 6 to 12 (152')	90%		
*The maximum building footprint may be adjusted in compliance with section 94-109.			
(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF		
Private	25%		
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Avenue	60%	60%	
Primary Pedestrian	80%*	60%	
Secondary	30%	—	
Residential	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%		
Residential	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-59:  
INCENTIVE BUILDING REQUIREMENTS — FWD 5-8**

<b>(a) ADDITIONAL FAR</b>	
All Frontage	An additional 1.00 for a maximum of 3.75
<b>(b) ADDITIONAL HEIGHT</b>	
An additional 3 stories or 49' whichever is less; 3 (49'). For a maximum of 8 stories or 117' whichever is less; 8 (117')	
<b>(c) SETBACKS</b>	

**TABLE IV-59:  
INCENTIVE BUILDING REQUIREMENTS — FWD 5-8**

STREET DESIGNATION / SIDE / REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 8 (117')		GROUND TO 8 (117')
	MINIMUM	MAXIMUM AT GROUND	WHEN RESIDENTIAL USES ON GROUND FLOOR
			MINIMUM
Avenue	16'	30'	23'
Primary Pedestrian	16'	30'	23'
Secondary	12'	35'	19'
Side Interior	0' or NFPA	—	—
Rear or alley	5'	—	—
(d) MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (52')	90%	87%	85%
Tower: 4 to 5 (78')	90%	60%	55%
Tower: 6 to 8 (117')	90%	55%	50%
(e) MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
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%	
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' Permitted only on Secondary Streets	15'	

**TABLE IV-60:  
INCENTIVE BUILDING REQUIREMENTS — QGD 10-25 STORY RECEIVING SITES**

1) ADDITIONAL FAR	
All Lots Frontages	An additional 2.75 for a maximum of 5.5

**TABLE IV-60:  
INCENTIVE BUILDING REQUIREMENTS — QGD 10-25 STORY RECEIVING SITES**

**2) ADDITIONAL HEIGHT**

Maximum of 25 stories or 308' whichever is less; 25 (308')

**3) SETBACKS**

STREET DESIGNATION / SIDE / REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
	GROUND TO 25 (308')		RESIDENTIAL USES ON GROUND LEVEL MINIMUM	ABOVE 5 (68') PARKING USES ONLY MINIMUM	ABOVE 8 (104') MINIMUM
	MINIMUM	MAXIMUM AT GROUND			
Avenue	16'	30'	23'	31'	—
Primary Pedestrian	16'	30'	23'	31'	—
Dixie Highway	12'	35'	19'	27'	66'
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.

**4) MAXIMUM BUILDING FOOTPRINT**

STORIES	LOT AREA		
	< 50,000 SF	50,000-80,000 SF	> 80,000 SF
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%

\*The maximum building footprint may be adjusted in compliance with section 94-109.

**5) MINIMUM OPEN SPACE**

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

\*Open space shall be provided adjacent to the building entrance, and shall be consolidated into one single open space.

**6) MINIMUM ACTIVE USES**

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

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

**7) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR**

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

**8) MINIMUM ACTIVE USE LINER DEPTH**

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')
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**TABLE IV-60:  
INCENTIVE BUILDING REQUIREMENTS — QGD 10-25 STORY RECEIVING SITES**

Commercial	25'	20'
Residential	15'	15'

**TABLE IV-61:  
INCENTIVE BUILDING REQUIREMENTS — NWD 2-4**

FAR			
All Lots	An additional 0.75 for a maximum of 1.75		
HEIGHT			
4 stories or 48' whichever is less; 4 (48')			
SETBACKS			
STREET DESIGNATION / SIDE / REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 4 (48')		ABOVE 2 (24')
	MINIMUM	MAXIMUM AT GROUND	WHEN ABUTTING NWD-2C SUBDISTRICTS
			MINIMUM
Primary Pedestrian	16'	30'	—
Residential	17'	35'	—
Side Interior	5'	—	15'
Rear	5'	—	—
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF		
Podium: Ground	87%		
Podium: 2 to 3 (36')	90%		
Tower: 4 (48')	90%		
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 25,000 SF	> 25,000 SF	
Public	—	—	
Private	—	18%	
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2ND STORY (24')	
Primary Pedestrian	80%*	60%	
Residential	30%	—	
*65% for lots with buildable lot frontage ≤ 250'			
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Primary Pedestrian	50%		
Residential	30%		
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')	
Commercial	20'	20'	
Residential	15'	15'	

**TABLE IV-62:  
INCENTIVE BUILDING REQUIREMENTS — NWD 3-4**

FAR			
Base Zoning: NWD-2C	An additional 1.25 for a maximum of 1.75		
Base Zoning: NWD-4	No additional FAR, maximum 1.75		
Base Zoning: NWD-5	No additional FAR, maximum 2.75		
HEIGHT			
Base Zoning: NWD-2C	An additional 1 story (12') for a maximum of 3 stories or 36' whichever is less; 3 (36')		
Base Zoning: NWD-4	No additional height, maximum 4 stories or 48' whichever is less; 4 (48')		
Base Zoning: NWD-5	No additional height, maximum 5 stories or 60' whichever is less; 5 (60')		
LOT SIZE			
Minimum lot size	20,000 SF		
Minimum lot depth	150' from Rosemary Avenue		
SETBACKS			
STREET DESIGNATION / SIDE / REAR	STORIES		
	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	GROUND TO 5 (60')		ABOVE 3 (36')
	MINIMUM	MAXIMUM AT GROUND	WHEN ABUTTING R-C1 SUBDISTRICTS
			MINIMUM
Primary Pedestrian	16'	30'	—
Residential	17'	35'	—
Side Interior	5'	—	5'
Abutting NWD-R-C1	18'	—	100'
MAXIMUM BUILDING FOOTPRINT			
STORIES			
Podium: Ground		50%	
Podium: 2 to 3 (44')		50%	
Tower: 4 to 5 (68')		40%	
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 25,000		> 25,000
Public	—		—
Private	—		18%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR		LINERS: 2nd STORY (32')
	< 25,000	> 25,000	
Primary Pedestrian	80%	80%	60%
Residential	60%	60%	60%
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION		PERCENTAGE OF TRANSPARENCY	
Primary Pedestrian		50%	
Residential		50%	
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR		LINERS: 2nd STORY (32')
Commercial	25'		20'
Residential	15'		15'



**TABLE IV-62:  
INCENTIVE BUILDING REQUIREMENTS — NWD 3-4**

**TABLE IV-63:  
INCENTIVE BUILDING REQUIREMENTS — NoRA 2-8**

FAR			
Base Zoning: NoRA-2	An additional 2.80 for a maximum of 3.80		
Base Zoning: NoRA-5	An additional 1.05 for a maximum of 3.80		
HEIGHT			
Base Zoning: NoRA-2	Maximum of 8 stories or 125' whichever is less; 8 (125')		
Base Zoning: NoRA-5	Maximum of 8 stories or 125' whichever is less; 8 (125')		
SETBACKS			
STREET DESIGNATION / SIDE / REAR	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	MINIMUM GROUND TO 8 (125')	MAXIMUM AT GROUND	ABOVE 3 (50')
11th Street	23'	30'	—
North Dixie Highway	16'	24'	—
North Railroad Avenue	5'	10'	—
10th Street	23'*	35'	70'
Side Interior	5'	—	—
Alley	5'	—	—
*Residential uses at ground level shall include an additional minimum 7' walk-up garden.			
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Podium: Ground	87%	84%	84%
Podium: 2 to 3 (50')	90%	84%	84%
Tower: 4 to 8 (125')	90%	60%	55%
MAXIMUM FOOTPRINT LENGTH			
Maximum east-west length of tower footprint located with 100 feet from the back of curb of 10th Street shall be 100'.			
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Public	0%	3%	5%
Private	15%	20%	25%
MINIMUM ACTIVE USES			

TABLE IV-63: INCENTIVE BUILDING REQUIREMENTS — NoRA 2-8		
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 (80')
Primary Street	80%	60%
Residential Street	80%	80%
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR		
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY	
Primary Street	50%	
Residential Street	30%	
MINIMUM ACTIVE USE LINER DEPTH		
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 (50')
Commercial	25'	20'
Residential	15'	15'

TABLE IV-64: INCENTIVE BUILDING REQUIREMENTS — NoRA 5-10			
FAR			
An additional 0.75 for a maximum of 3.50			
HEIGHT			
Maximum of 10 stories or 155' whichever is less; 10 (155')			
SETBACKS			
STREET DESIGNATION / SIDE / REAR	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	MINIMUM GROUND TO 10 (155')	MAXIMUM AT GROUND	ABOVE 5 (80')
Avenue	16'	40'	—
Primary Street	16'	24'	36'
Secondary Street	12'*	30'	—
Side Interior	0' or NFPA	—	—
Rear/Alley	5'	—	—
*Residential uses at ground level shall include an additional minimum 7' walk-up garden.			
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Podium: Ground	87%	84%	82%
Podium: 2 to 3 (50')	90%	87%	85%
Tower: 4 to 5 (80')	90%	60%	55%
Tower: 6 to 10 (155')	90%	55%	50%
MINIMUM OPEN SPACE			
TYPE	LOT AREA		

TABLE IV-64: INCENTIVE BUILDING REQUIREMENTS — NoRA 5-10			
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Public	0%	3%	5%
Private	15%	20%	25%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 (80')	
Avenue	60%	60%	
Primary Street	80%*	60%	
Secondary Street	30%	—	
*65% for lots with buildable lot frontage <250'.			
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Street	50%		
Secondary Street	30%		
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 (50')	
Commercial	25'	20'	
Residential	15'	15'	

TABLE IV-65: INCENTIVE BUILDING REQUIREMENTS — NoRA 2-15			
FAR			
Base Zoning: NoRA-2	An additional 3.50 for a maximum of 4.50		
Base Zoning: NoRA-5	An additional 1.75 for a maximum of 4.50		
HEIGHT			
Base Zoning: NoRA-2	Maximum of 15 stories or 230' whichever is less; 15 (230')		
Base Zoning: NoRA-5	Maximum of 15 stories or 230' whichever is less; 15 (230')		
SETBACKS			
STREET DESIGNATION / SIDE / REAR	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	MINIMUM GROUND TO 15 (230')	MAXIMUM AT GROUND	ABOVE 8 (125')
Palm Beach Lakes	16'	40'	—
North Dixie Highway	16'	24'	—
11th Street	23'*	30'	43'
Spruce Avenue	18'*	35'	38'

**TABLE IV-65:  
INCENTIVE BUILDING REQUIREMENTS — NoRA 2-15**

Madeira	18**	—	38'
Side Interior	0' or NFPA	—	—
Alley	5'	—	—

\*Residential uses at ground level shall include an additional minimum 7' walk-up garden.

**MAXIMUM BUILDING FOOTPRINT**

STORIES	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Podium: Ground	87%	84%	84%
Podium: 2 to 5 (68')	90%	87%	85%
Tower: 6 to 8 (125')	90%	60%	55%
Tower: 9 to 15 (230')	60%	55%	50%

\*Parking uses may exceed maximum building footprint in compliance with additional setbacks.

**MAXIMUM FOOTPRINT LENGTH**

Maximum east-west length of tower footprint shall be 250'.

**MINIMUM OPEN SPACE**

TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Public	0%	3%	5%
Private	15%	20%	25%

**MINIMUM ACTIVE USES**

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 (80')
Avenue	30%	—
Primary Street	80%*	60%
Secondary Street	80%	80%

\*65% for lots with buildable lot frontage <250'.

**MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR**

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

**MINIMUM ACTIVE USE LINER DEPTH**

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 (50')
Commercial	25'	20'
Residential	15'	15'

**TABLE IV-66:  
INCENTIVE BUILDING REQUIREMENTS — NoRA 2-20**

FAR			
Base Zoning: NoRA-2	An additional 4.50 for a maximum of 5.50		
HEIGHT			
Base Zoning: NoRA-2	Maximum of 20 stories or 305' whichever is less; 20 (305')		
SETBACKS			
STREET DESIGNATION / SIDE / REAR	TYPICAL SETBACKS		CONDITIONAL SETBACKS
	MINIMUM GROUND TO 20 (305')	MAXIMUM AT GROUND	ABOVE 8 (125')
Palm Beach Lakes	16'	40'	—
11th Street	23'*	30'	43'
Spruce Avenue	18'*	35'	38'
Side Interior	0' or NFPA	—	—
Alley	5'	—	—
*Residential uses at ground level shall include an additional minimum 7' walk-up garden.			
MAXIMUM BUILDING FOOTPRINT			
STORIES	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Podium: Ground	87%	84%	84%
Podium: 2 to 5 (68')	90%	87%	85%
Tower: 6 to 8 (125')	90%	60%	55%
Tower: 9 to 20 (305')	60%	55%	50%
*Parking uses may exceed maximum building footprint in compliance with additional setbacks.			
MINIMUM OPEN SPACE			
TYPE	LOT AREA		
	< 50,000 SF	50,000 SF - 80,000 SF	>80,000 SF
Public	0%	3%	5%
Private	15%	20%	25%
MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 (80')	
Avenue	30%	—	
Primary Street	80%*	60%	
*65% for lots with buildable lot frontage <250'.			
MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Street	50%		
MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 (50')	

TABLE IV-66: INCENTIVE BUILDING REQUIREMENTS — NoRA 2-20		
Commercial	25'	20'
Residential	15'	15'

(Ord. No. 4213-09, § 6 (Exh. A), 6-29-2009; Ord. No. 4476-13, § 1, 7-22-2013; Ord. No. 4547-15, § 2, 4-13-2015; Ord. No. 4563-15, § 2, 7-6-2015; Ord. No. 4691-17, § 5, 2-13-2017; Ord. No. [4864-19](#), § 1 (Exh. A), 09-09-2019; Ord. No. [4883-19](#), § 4, 12-16-2019; Ord. No. [4883-19](#), § 5 (Exh. A), 12-16-2019; Ord. No. [4883-19](#), § 6 (Exh. B), 12-16-2019; Ord. No. [4956-21](#), § 6, 07-12-2021; Ord. No. [4958-21](#), § 5 (Exh. A), 08-09-2021; Ord. No. [4986-21](#), § 4 (Exh. A), 02-07-2022; Ord. No. [5017-22](#), § 4, 09-06-2022; Ord. No. [5027-22](#), § 12-13, 01-09-2023)