

Sec. 10-198. DI, institutional/cultural/university transition areas.

(a) *Purpose and intent.*

- (1) The downtown institutional/cultural/university transition areas (DI) zoning district is intended to complement two major public post-secondary educational institutions, Florida State University (FSU) and Florida Agricultural and Mechanical University (FAMU), allowing for land uses and activities typically required by students, faculty and other university personnel. The downtown institutional/cultural/university transition areas (DI) zoning district is also intended to accommodate the growth and expansion of these institutions, as well as provide a transition between the land uses and activities on the downtown periphery. The downtown institutional/cultural/university transition areas (DI) zoning district encourages a mix of uses to support a lively urban setting in harmony with the distinctive scenographic qualities, historic height and scale. The intent is to encourage institutional, cultural, office, residential and limited commercial development.
- (2) The downtown institutional/cultural/university transition areas (DI) zoning district is intended to:
 - a. Protect residential land uses in the downtown area, including the areas on the fringe of the plan's study area;
 - b. Encourage production of housing for young professionals and empty-nesters;
 - c. Direct expansion of Florida State University and Florida State University and Florida Agricultural and Mechanical University housing in the transitional areas;
 - d. Encourage rehabilitation, infill development and new construction (important in the transitional area);
 - e. Allow increased density while protecting important historic fabric and significant landscape features; and
 - f. Form a bridge between the college campuses, the state campus and downtown.
- (3) The areas designated under the downtown institutional/cultural/university transition areas (DI) zoning district are generally located west of M.L. King, Jr. Boulevard, east of Copeland Street, south of Tennessee Street and north of FAMU Way (see downtown area zoning atlas map series).
- (4) The floor area ratio has a base of 2.0. The development density shall not be less than 16 dwelling units per acre and shall not exceed 50 dwelling units per gross acre. Uses are based upon the downtown plan and comprehensive plan.
- (5) Urban planned unit developments. Urban planned unit developments are encouraged in this district east of Macomb Street. Urban planned unit developments are prohibited in the area bound by West Tennessee Street on the north, Macomb Street on the east, Copeland Street on the west, and Madison Street

on the south. Please see section 10-200 for detailed criteria and procedures for urban planned unit developments.

(b) *List of permitted uses.* The activity or use may be classified as permitted (P) or not allowed (X) in the downtown institutional/cultural/university transition areas (DI) zoning district. If the activity or use is not classified, then it is not permitted. All new development in this district is subject to Type A site plan review. Chapter 9, article III of this Code sets forth the development approval process required for Type A site plan review by the department of growth management.

Residential allowed uses:

Dwelling, one-family (P).
Dwelling, two-family (P).
Dwelling, multiple-family (P).
Dwelling, townhouse (P).
702 Rooming and boarding houses (P).
704 Organization lodging houses including fraternity and sorority houses (P).
Dormitories (P).

Retail trade allowed uses:

54 Food stores including, but not limited to, retail bakeries, coffee and health food stores (P).
56 Apparel and accessory stores (P).
581 Eating and drinking establishments (P).
591 Drug stores (P).
594 New and used book stores (P).

Finance, insurance, and real estate allowed uses:

601, 602, 603, 606, 608, and 609 Depository institutions including banks, savings institutions, credit unions and related functions (P).
611, 614, 615, and 616 Nondepository credit institutions including personal credit institutions and mortgage brokers (P).
621, 622, 623, 628 Security and commodity brokers, dealers, exchanges, and services (P).
631, 632, 633, 636, 637, and 639 Insurance carriers (P).
641 Insurance agents, brokers, and service (P).
651, 653, 654, 655 Real estate and title abstract offices (P).
671, 672, 673, 679 Holding and other investment offices (P).

Services allowed uses:

472 Travel agents and tour operators (P).
701 Hotels and motels (P).

721, 722, 723, 724, 725, 726, 729 Personal services, such as laundry and cleaning services, beauty shops, barber shops, shoe repair, funeral services (P), except commercial laundries, linen supply, dry cleaning plants, carpet and upholstery cleaning (X).

731, 732, 733, 734, 736, 737, 738 Business services (P).

735 Equipment rental and leasing (P), except heavy construction equipment, airplanes, oil drilling and toilets (X).

752 Automobile parking (lots and structures) (P).

781 Motion picture production (P).

782 Motion picture distribution (P).

783 Motion picture theaters (P).

784 Video tape rental (P).

791 Dance studios (P).

792 Theatrical productions (P).

793 Bowling centers (P).

801, 802, 803, 804, 805, 807, 808, 809 Health care services (P).

811 Legal services (P).

821 Kindergarten, elementary, and secondary schools (P).

822 Colleges, universities, professional schools (P).

823 Libraries (P).

824 Vocational schools (P).

829 Miscellaneous educational services (P).

832 Individual and family social services (P).

833 Job training (P).

835 Child day care services (P).

839 Miscellaneous social services (P).

841 Museums and art galleries (P).

842 Botanical and zoological gardens (P).

861, 862, 863, 864, 865, 866, 869 Membership organizations including business, civic, political and religious (P).

871, 872, 873, 874 Engineering, accounting, research, management and related services (P).

899 Miscellaneous services (P).

Services prohibited uses:

703 Camps and recreational vehicle parks (X).

751 Automotive rental, trailers and RV's (X).

753 Automotive repair (X).

754 Automotive services, except repair (X).

762 Electrical repair (X).

763 Watch, clock, and jewelry (X).

764 Reupholstery and furniture repair (X).

769 Miscellaneous repair (X).

794 Commercial sports (X).

799 Miscellaneous amusement and recreation services (X).
806 Hospital (X).

Public administration allowed uses:

911, 912, 913, 919 Executive, legislative, and general government, except finance (P).
921, 922 Justice, public order, and safety (P).
931 Public finance, taxation, and monetary policy (P).
941, 943, 944, 945 Administration of human resource programs (P).
951, 953 Administration of environmental quality and housing programs (P).
961, 962, 963, 964, 965, 966 Administration of economic programs (P).
971, 972 National security and international affairs (P).

Transportation, communications, electric, gas, and sanitary services prohibited uses:

401 Railroad transportation (X).
411 Local and suburban passenger transportation (X).
412 Taxicabs (X).
413 Intercity and rural bus transportation (X).
414 Bus charter service (X).
415 School buses (X).
417 Terminal and service facilities for motor vehicle passenger transportation (X).
431 United States Postal Service (X).
441, 442, 443, 444, 448, 449 Water transportation (X).
451, 452, 453 Transportation by air (X).
461 Pipelines, except natural gas (X).
473 Arrangement of transportation of freight (X).
474 Rental of railroad cars (X).
478 Miscellaneous transportation services (X).
481, 482, 483, 484, 489 Communications (X).
491, 492, 493, 494, 495, 496, 497 Electric, gas, water and sanitary services (X).

(c) *Development standards.* All uses in the downtown institutional/cultural/university transition areas (DI) zoning district are exempt from the on-site parking ratios listed in the schedule in section 10-358. No buffer requirements apply within the downtown institutional/cultural/university transition areas (DI) zoning district except between boundaries shared with any of the residential preservation zoning districts. In the case of a boundary shared with a residential preservation zoning district, a Type C buffer shall apply. Special regulatory overlays exist for the downtown with regard to floor area ratio, height, setback and coverage.

(d) *Specific guidelines.* Specific guidelines in the downtown institutional/cultural/university transition areas (DI) zoning district shall be as follows:

(1) *General standards.*

- a. Orientation. At least one public entrance of each principal structure, including residences, shall be oriented toward the front lot line or street side lot line. Pedestrian access from the public sidewalk, street right-of-way or driveway to the public entrance shall be provided via an improved surface.
- b. Blank walls. Front lot and street side exterior walls shall contain a minimum of 15 percent transparent or translucent material.
- c. Dumpster location. Garbage dumpsters shall be adequately set back from property lines and screened from public view.
- d. Garages and carports (residential only). In order to make the living area of a residence visually more dominant than its parking facilities, all garages or carports (whether attached to or detached from the principal structure) shall be set back from the front lot line a distance at least equal to that of the principal structure or required front yard setback, whichever is greater.
- e. Exception to general standards. New construction, addition or alteration that is not visible from the public right-of-way shall not require compliance with the orientation and blank wall standards.
- f. Bonus credit for floor area ratio. In order to receive the bonus credit, construction of the bonus item shall be concurrent with the construction of the principal use. The total land area shall be used in calculation of bonus eligibility. Bonuses may be granted by the city commission through resolution upon a demonstration of consistency with the downtown plan and comprehensive plan. The following specific activities shall be part of the plan of development in order for the project to be eligible for up to a 25 percent bonus for floor area ratio:
 1. Mixed use (the project shall contain more than one principal use from the list of permitted uses); or
 2. Residential development other than single-family or duplex; and
 3. Ground floor retail; the allowed retail activities are listed in section 10-174; or
 4. Establishment of other active businesses on the ground floor; the allowed service activities are listed in section 10-174.
- g. *Functional balconies.* Balconies must be useable and accessible through operable, full-height doors.
- h. *Specific limitations.* Those retail activities listed in section 10-174 are allowed only as part of a multiuse facility in the downtown institutional/cultural/university transition areas (DI) zoning district. This restriction does not apply to permitted retail trade activities listed in section 10-174.

581 Eating and drinking places. No drive-in or drive-thru facilities are permitted within this district except on those sites having frontage on Tennessee Street.

721 Laundry, cleaning, and garment services. Does not include dry cleaning plant operations. Pick-up stations only.

726 Funeral services and crematoriums. This use requires 100 percent opacity surrounding perimeter with exception of access point.

(2) *Height.* Heights are permissible up to 100 feet in this district on most properties adjacent to a special character district. The exception is a 50-foot height limit on the north side of Call Street at its intersection with Macomb Street. Other properties in the district shall be subject to heights of 60 or 100 feet as indicated on the height overlay map (DT-2). Development of property within the area bounded by Gaines Street to the north, railroad tracks to the south, M. L. King, Jr. Boulevard to the east, and Railroad Avenue to the west is not subject to any height limitation if the development includes at least 50% of the development's gross square footage as residential use.

(3) *Setback and coverage.* The area includes setbacks as noted on each block. There are no coverage controls within the downtown institutional/cultural/university transition areas (DI) zoning district (see setback and coverage overlay map DT-3).

(4) *Floor area ratio (FAR).* The maximum floor area ratio is 2.0 throughout the downtown institutional/cultural/university transition areas (DI) zoning district with the exceptions noted as follows (see floor area ratio overlay map DT-1):

- a. Development of the property within the area bounded by Tennessee Street to the north, Macomb Street to the east, Copeland Street to the west, and Madison Street to the south, which is not subject to any floor area limitation.
- b. Development of property within the area bounded by Gaines Street to the north, the railroad tracks to the south, M. L. King, Jr. Boulevard to the east, and Railroad Avenue to the west is not subject to any floor area ratio limitation of the development includes at least 50 percent of the development's gross square footage as residential use.

(5) *Corridor design standards.* Corridor design standards in the downtown institutional/cultural/university transition areas (DI) zoning district shall be as follows:

a. *Purpose and intent.* Certain downtown street corridors are characterized by special scale and character worthy of regulatory and design review protection. These corridors are of community benefit and help establish a sense of place and feeling of identity common to downtown. The following design standards are established to preserve, protect and enhance these assets.

b. *Designated corridors.* The corridor design standards for the DI zoning district includes portions of the following street segments:

College Avenue--Monroe Street to Copeland Street
Copeland Street – Tennessee Street to Pensacola Street

c. *Physical characteristics.*

1. The north side of College Avenue from Monroe Street to Adams Street is characterized by buildings constructed at the edge of the right-of-way for pedestrian retail access.

2. College Avenue from Adams Street to Duval Street is characterized by a generous setback, which provides a view of the Hospitality Building Clock Tower in the foreground, and opens to the vista to Florida State University, which is comfortable walking distance of downtown.
3. College Avenue from Duval Street to Copeland Street is characterized by the vista of Florida State University's Westcott Building and by generous setbacks and landscaping in the right-of-way.
4. On the campus side of the street. Older, smaller scale buildings predominate on the east side of Copeland Street. Mature trees in setbacks on both sides of Copeland Street unify the sense of the street.

d. *Design standards.*

1. The north section of College Avenue from Adams Street to Duval Street shall be retained with a setback which will protect the location orienting view west toward the Florida Hotel Motel Association's Clock Tower.
2. The remaining portions on the south and north sides of College Avenue from Bronough Street to Copeland Street shall retain a setback to protect the green space right-of-way and tree canopy and to preserve the westerly gateway entrance of the Westcott Building.
3. The blocks fronting on the east side of Copeland Street between Tennessee Street and Gaines Street shall permit the following activities in the required setback from Copeland Street: outdoor dining; seating; public art and sculpture; fountains; landscaping; and areas for outdoor assembly.
4. New construction in the blocks bounded by Tennessee Street on the north, Copeland Street on the west, Macomb Street to the east, and Madison Street to the south shall harmonize with and complement those buildings on the adjacent Florida State University Campus and the character of the neighborhood itself. Compatibility with historic architecture and existing landscaping is required.

- e. *Photographic record.* The Corridor Design Standards photographic record shall be updated no less than every three years. This record is established to demonstrate existing desired and undesired conditions and shall serve as a performance standard for design review. The applicable corridors are listed in Section 10-198(d)(5).