

DIVISION 2. EASTSIDE NEIGHBORHOOD SPECIAL ZONING DISTRICT

Sec. 12-394.1 Title

This Article shall be known as the “Eastside Neighborhood Special Zoning District (ENSZD).”

Sec. 12-394.2 Intent, Applicability and Boundaries

A. Intent. This District is intended to guide design for the improvement and redevelopment of properties in the Eastside Neighborhood Area. The standards contained herein intend to:

1. Maintain flexibility while ensuring that each building contributes to the whole;
2. Ensure that buildings are placed on their lots so as to create public spaces between buildings that are walkable, well-proportioned and memorable;
3. Allow streets and other public spaces to be naturally watched-over and more secure;
4. Ensure that buildings are placed on their lots so as to create well-defined and usable private spaces behind buildings;
5. Ensure that service areas and parking lots are screened from view where possible;
6. Encourage interaction among neighbors and establish community identity and pride;
7. Maximize affordable housing opportunities and convenience to jobs and commerce.

B. Applicability. The requirements of this Division shall be in addition to each and every other requirement of the Town of Davie Land Development Code (Code), and in the case of conflict, the provisions of this Division shall control.

C. Boundaries. The boundaries of the ENSZD shall be delineated on the ENSZD map of this Division.

Sec. 12-394.3 Regulating Plan.

The Regulating Plan graphic for the Eastside Neighborhood provides the overall view of appropriate land uses. Several properties provide more than one permitted use. The Regulating Plan is intended to be a guide to direct necessary uses and building types to fulfill the goal of redevelopment in the Eastside Neighborhood Area. The three types of buildings of this Zoning District are Front Porch Houses (Type I), Side Porch Houses (Type II) and Civic Buildings. Each building type and placement produces a significant impact on the built environment.

The Regulating Plan is not intended to restrict or prohibit development on any parcel. Properties which are shown as a New Street, or Civic use on the Regulating Plan may be constructed as either Type I or Type II buildings. Properties which are shown with different boundaries from the Regulating Plan may be developed with the present boundaries.

Sec. 12-394.4 Neighborhood Site Design Standards.

The Neighborhood Site Design Standards graphic depicts the Type I and Type II standards. Civic Building standards are as follows:

(a) Heights: The height for Civic Buildings shall not exceed 45 feet; however, steeples, flagpoles, monuments, and similar architectural feature with a footprint no greater than 125 square feet may exceed 45 feet but shall be no taller than 90 feet.

(b) Uses: community hall or neighborhood clubhouse, public school, church or house of worship, public day care center, governmental building, library, museum, park facilities, cultural center.

(c) Building Placement: Civic Buildings on sites which are located at the terminus of a street or vista shall be positioned on the site so as to signify the view axis with either a centered facade, tower, or some vertical architectural feature.

(d) Encroachments into the right-of-way by publicly owned facilities are permitted in the form of porticos, arcades, or colonnades.

(e) Setbacks: There shall be side and rear setbacks of 5 feet at each property line.

(f) The primary entrance of the building or group of buildings shall face the front lot line.

(g) Fences, Walls, Hedges: A fence, wall, or hedge or combination thereof shall be constructed along all unbuilt property lines of civic building lots, including the rear property line, except where openings are required for driveways or pedestrian walkways.

(h) Parking: On-street parking within 600 feet of a civic building may apply towards the parking requirement of such development. Off-street parking shall be to the rear or side of civic buildings, and not on the corner of a corner lot.

Sec. 12-394.5 General Provisions.

(a) Porches, Balconies: Porches shall occur streetward of the build-to line. Balconies may cantilever beyond the build-to line and shall not extend beyond the porch. Porches shall be open except for railings and support columns.

(b) Arcade/Colonnades: A 10-foot minimum depth required from building wall to column face. A 10-foot minimum clearance required, not including signs and other fixtures. Enclosed area shall be permitted above the arcade/colonnade. Awnings are encouraged in the neighborhood, but are not considered arcades or colonnades.

(c) Height: There shall be no height limit on structures or part of structures with footprints of less than 125 square feet. The height of detached garage shall not exceed 15 feet. Corner lot buildings are encouraged to be two stories in height.

(d) Minimum Lot Size: Single Family - 3,600 sq. ft. ; Civic - 10,000 sq. ft.

(e) Garage: For the purposes of this District, a metallic carport shall not be considered a garage. Any garage shall be placed precisely the distance from the property line following the applicable criteria below:

(1) Corner Lots: rear property line of 4 feet and at street side property line of 0 feet.

(2) Mid-Block Lots: side property line of 4 feet and no closer to a street than 20 feet from the allowable front build to line permits.

(f) Future Additions to Buildings: All future additions to primary buildings originally built to this Code shall be constructed within the buildable area designated by this Code. Garages need not be constructed at the same time as the primary structure. Existing buildings requesting additions are encouraged to be constructed within the buildable area, pursuant to the standards contained in this Division, but may adhere to the R-5 and CF District Regulations, as applicable. Existing buildings within the ENSZD District are identified on the Existing Conditions Map.

(g) Drainage/Stormwater Runoff: All stormwater shall be retained on the property from which it originates. Overhangs intruding into the public right-of-way shall be guttered and drainage shall be deposited on the building site.

(h) Fences, Walls, Hedges. Fences or garden walls or combination thereof are required on all un-built front and side property lines which abut streets. Height shall be 30" - 36". Fences, garden walls, hedges, or combination thereof are required on un-built rear property lines. Height shall be 3 feet - 5 feet. Properties with pools are required to meet the minimum fence or wall height requirements of the Town. Shrubs for hedges shall be at least 2 feet tall at time of planting and spaced at a maximum of 3 feet on center. Provided, however, that shrubs and hedges shall be maintained so as not to impede visibility or public safety.

- (1) Openings for Pedestrians: 4-foot wide maximum at the front, side, or rear.
- (2) Opening for Vehicle Access: 12-foot wide maximum for Front Porch and Side Porch Houses.
- (3) Gated openings shall open inward.
- (4) Fences, Garden Walls and Hedges shall be minimum 50% opaque. Chain-link are prohibited along all property lines which abut streets or alleys.

(i) Parking Requirements: Single-family- 2 spaces per dwelling. Civic- 1 space per 400 square feet.

- (1) Onstreet spaces adjacent to a private lot shall count toward the parking requirements of that lot. For purposes of calculating required parking for any lot, a partial space longer than 11' equals one space. Parking may occur onstreet, in garages and on parking surfaces. A standard parking stall space shall be nine (9) feet by eighteen (18) feet. Handicapped spaces shall be twelve (12) feet by eighteen (18) feet.
- (2) Front driveways to rear parking areas are permitted only where rear or side street access is unavailable. Lots that have both rear and side access capabilities shall use the rear access.
- (3) Circular drives are prohibited except for civic buildings.
- (4) Parking areas of civic buildings are not required to be curbed, however, must possess car stops in place of curbing.
- (5) Parking areas shall consist of the following surfaces only: turf block, compacted grass, brick, pavers, asphalt or concrete.

Sec. 12-394.6 Neighborhood Architectural Standards.

A. Intent. The Architectural Standards work with the Eastside Neighborhood Site-Design Standards, Regulating Plan, and Street Standards, to ensure harmony among

buildings. A strict style sheet is avoided so that variety and creativity are not stifled. At the same time, however, the Architectural Standards provide a clear and administratively simple way to review proposals for compliance and fit with the desired image for Eastside. The lists of permitted materials come from a study of the buildings found in South Florida, and are chosen for appropriateness to the subtropical environment.

A basic intention of the Architectural Standards is authenticity. The Standards encourage building constructions which are straightforward and functional, and which draw their ornament genuinely from the traditional assembly of real materials. The Standards discourage “fake” materials, such as simulated wood, to avoid a tacky image for the neighborhood. Exceptions should be granted using this statement of intent as a basis for decision-making. The Neighborhood Architectural Standards List includes materials, configurations and general requirements.

Where these Architectural Standards conflict with the Town of Davie Code of Ordinance, these Architectural Standards shall govern for properties within the ENSZD.

Sec. 12-394.7 General Requirements.

(a) Mailboxes shall be located at the front of the fence line, accessible to the postal carrier from the sidewalk. Mailboxes may be attached to the fence or garden wall, or supported on a post immediately behind the fence or garden wall.

(b) The following shall be located in rear yards or side yards not facing side streets: (1) window and wall air conditioners; (2) air conditioning compressors.

(c) The following shall be located in the rear yards only: clotheslines, clothes drying yards; antennas, barbecues, swimming pools and tubs.

(d) Materials that attempt to fake the appearance of some other material shall be discouraged. The following are prohibited:

- (1) Undersized Shutters
- (2) "Ribbon Windows" or Horizontal Stripes of Glass
- (3) Reflective and/or Bronze-tint Glass
- (4) Plastic or PVC Roof Tiles
- (5) Backlit Awnings
- (6) Glossy-finish Awnings
- (7) Styrofoam Cornices
- (8) Barbed wire or wire mesh fences

Sec. 12-394.8 Landscaping

Landscaping of lots shall conform to the Town of Davie Land Development Code, Article VI.

Sec. 12-394.9 Signage and Lighting

All signage and lighting within the ENSZD shall conform to the Town of Davie Land Development Code, Article VIII.

Sec. 12-394.10 Street Standards

A. Intent

These Street Standards establish certain dimensions and details for the streets within Eastside. Each time a street is constructed or reconstructed, these Standards shall be the basis for the design and engineering. The intent is to create streets which appropriately serve the needs of pedestrians, cyclists and motorists, rather than motorists alone. The design requirements for a given street depend on its location and function. These Standards are devised to:

1. Discourage high-speed car traffic and careless driving, and encourage eye contact between motorists and pedestrians (through parallel parking, correct travel-lane width, and suitable radii at corners);
2. Establish safe crossings for pedestrians at intersections (through suitable radii at corners);
3. Maintain appropriate passage for emergency vehicles and occasional moving vans (through 'clear zones' at corners, to allow smaller curb radii but admit larger vehicles when required);
4. Establish safe sidewalks where pedestrians have minimum conflict with moving cars (by regulating curb cuts and by locating parking and trees between sidewalks and travel lanes);
5. Maintain shade and an agreeable appearance (through orderly spacing of full-size canopy trees);
6. Minimize the heat buildup and to limit impervious area (through minimized asphalt areas and through placement of canopy trees);
7. Efficiently provide parking (through parallel spaces onstreet) and to control parking habits (through curbed street sections which deter random or disorderly parking).

B. Standards

These referenced standards of this Division shall supersede Section 12-338 when in conflict. In order to promote pedestrian safety, corner curb radii shall be fifteen feet. Travel lanes may be reduced to ten feet each in width (minimum pavement) to establish quicker pedestrian crossings as well as discouraging increased traffic speeds associated with wider roadways. Sidewalks are required to be at least five feet in width unless restricted by right-of-way and street design dimensions which may require a narrower sidewalk which shall not be less than four feet in width. Parallel parking to be encouraged along streets. Minimum width of on street

parking stall shall be nine feet which includes adjacent gutter. On street parking stalls shall be twenty two (22) feet long. A clear zone radius of twenty five (25) feet is applicable to streets in the ENSZD.

C. Landscaping

Trees within the public right of way shall be spaced evenly 20 to 30 feet apart, except near street intersections where they may be spaced closer together. All plant materials shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests for diseases. Grass areas shall be planted in species normally grown as permanent lawn. Grass areas must be sodded. All new landscaping must incorporate the Xeriscape principles.