

# EDGEWOOD DISTRICT

# Guidelines

# Basic Site Standards

Front Yard

Rear Yard

Side Yard

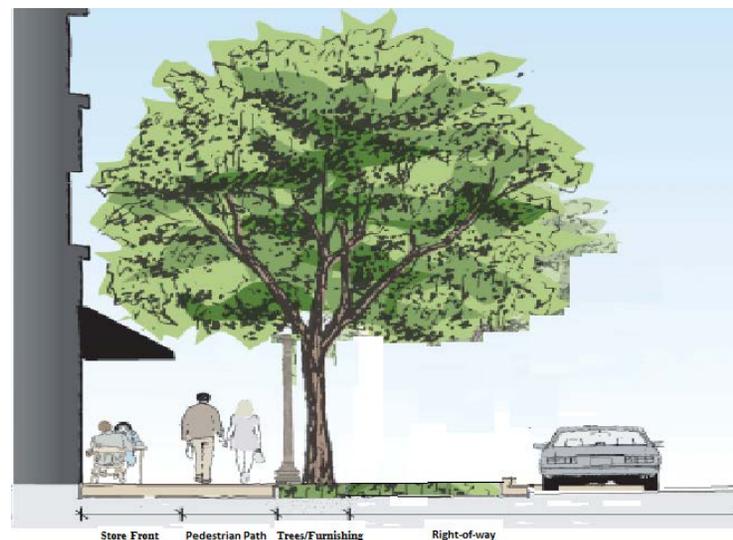
## Front Yard (22-26.5')

### Purpose:

- Frame the largest open space in the City
- Provide for pedestrian safety
- Provide for health benefits
- Enhance development projects

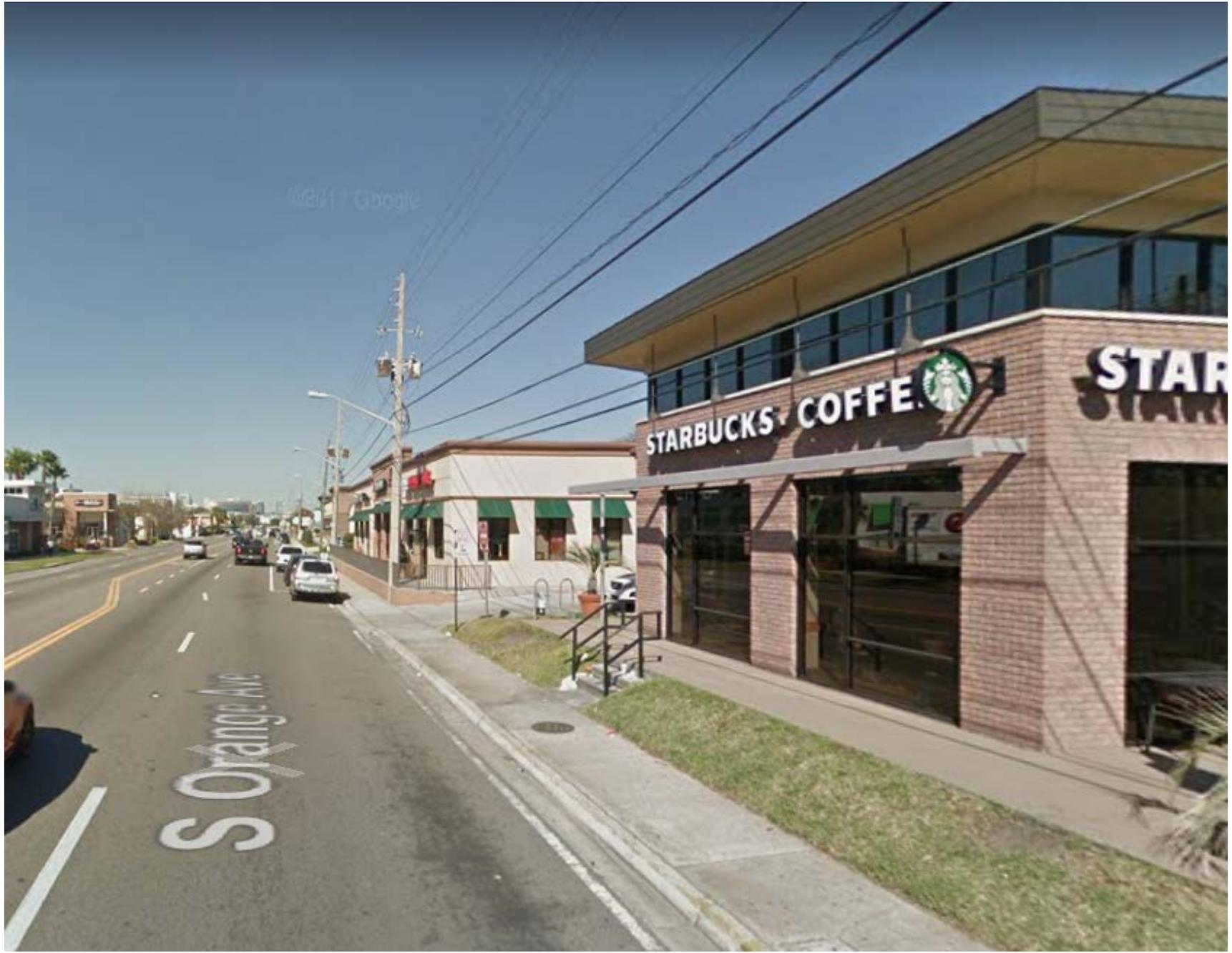
### Components:

- Store Front Zone (8 feet) – adequate width for landscaping, signage, or cafe
- Pedestrian Path Zone (8 feet) – adequate for ADA and side by side walking, accommodates future uses (tech)
- Tree / Furnishing Zone (6 feet) – adequate for tree viability (recommended 2.5' from pavements), bike storage, trash bins, seating, human scale lighting





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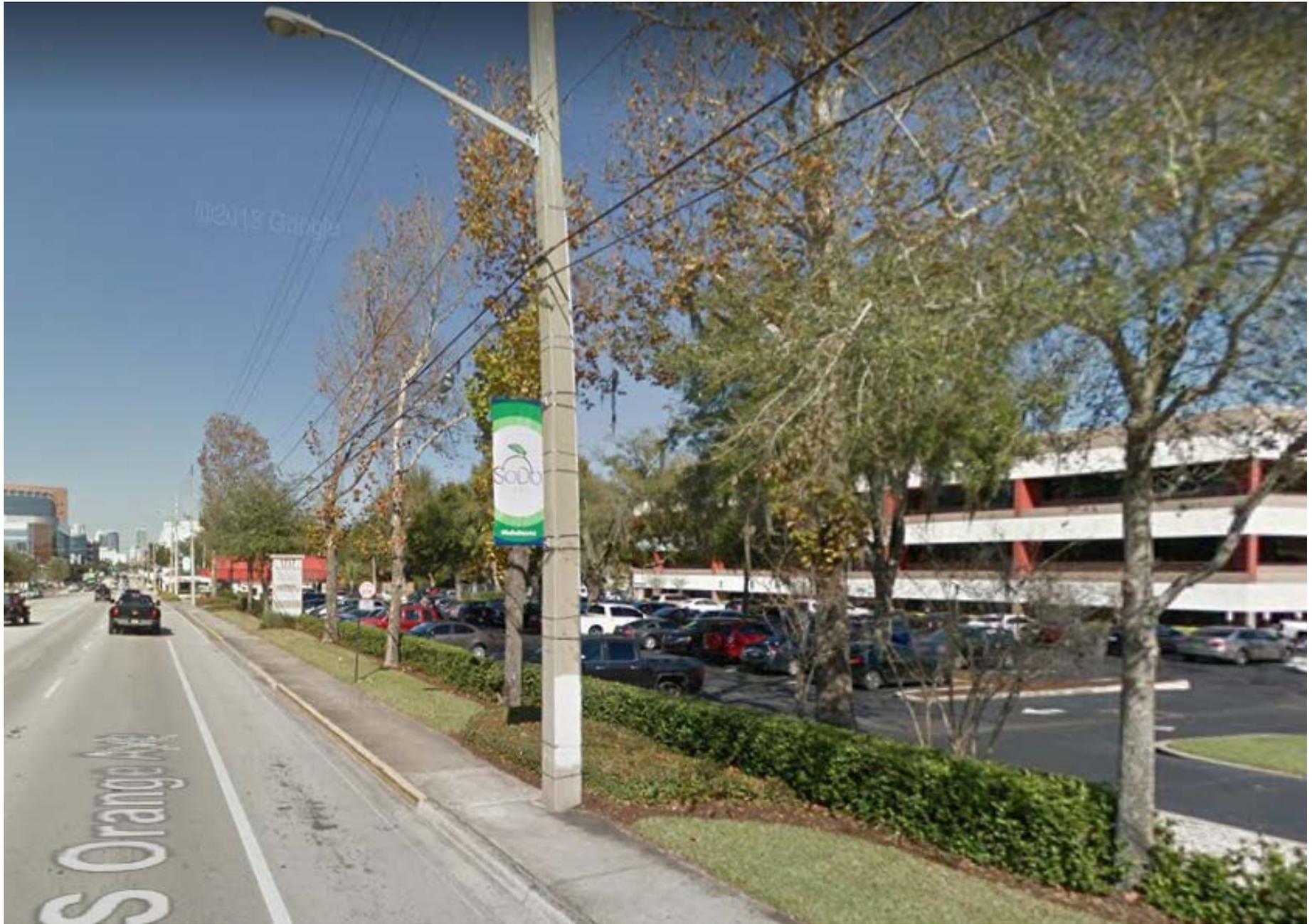






Perkins  
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Access

PERKINS  
ARCHITECTURE









Florida Herald









## Store Front (8 feet closest to building) Uses allowed

- Adjacent café or restaurant seating provided railing or other delineating techniques are less than 36 inches in height and more than 50% open
- Landscaping/planters (where not used for activity 6 feet in width, below windows, understory trees in front of blank walls).
- Overhanging architectural elements such as awnings, canopies (at least 80 inch clearance, as required by accessibility standards)
- Bay windows not extending greater than 18 inches from the building wall
- Street furniture
- Signage per code
- Daily signage provided such must not block or impede pedestrian traffic or be placed outside the Store Front zone
- Stormwater management when designed as an amenity.
- Gallery type construction (13 feet clearance)





Consistency Issues

Utilities

Understory Trees

PEDESTRIAN PATH AND TREE/FURNISHING ZONE

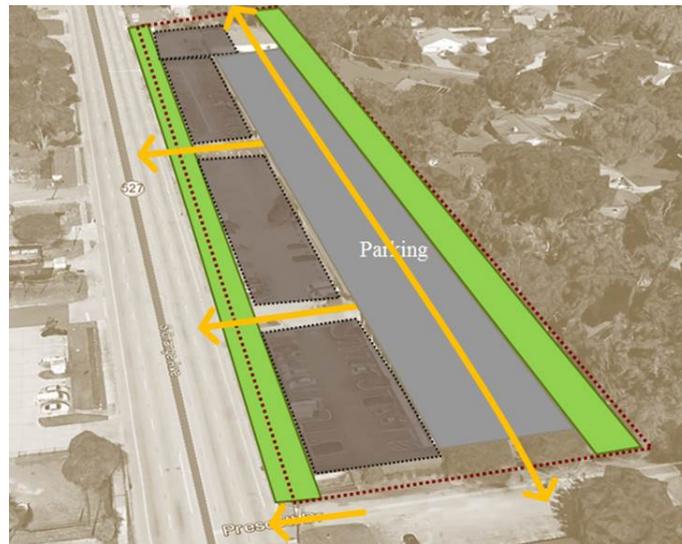




Rear Yard = a secondary north/south travel corridor

West side: between Holden Avenue and Stratemeyer Drive

East side: between Gatlin Avenue and Lake Conway Drive







## Sideyard/Building Frontage

Side setback can go to zero –idea is to continue the activity to encourage pedestrian activity

## Minimum Building Frontage

55% of lot to be building w/60% of ground floor being public entrances and transparent windows .

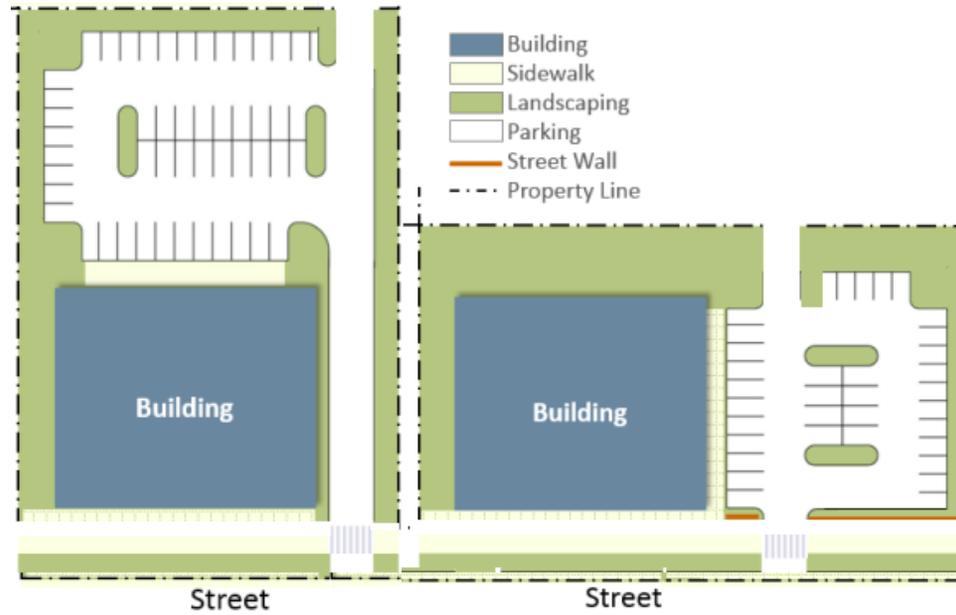
Courtyards allowed to be recessed if not exceeding 50% of the building width, paved and enhanced with landscaping





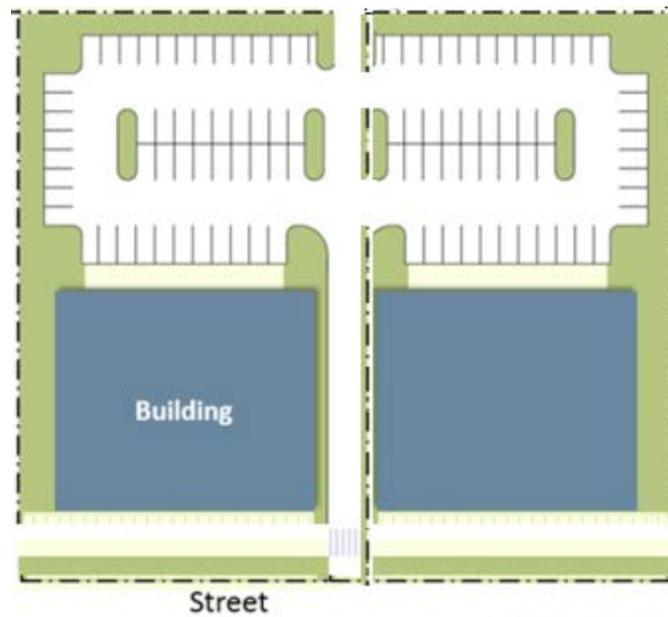
## Parking

Side yard (45%) with street wall or behind building

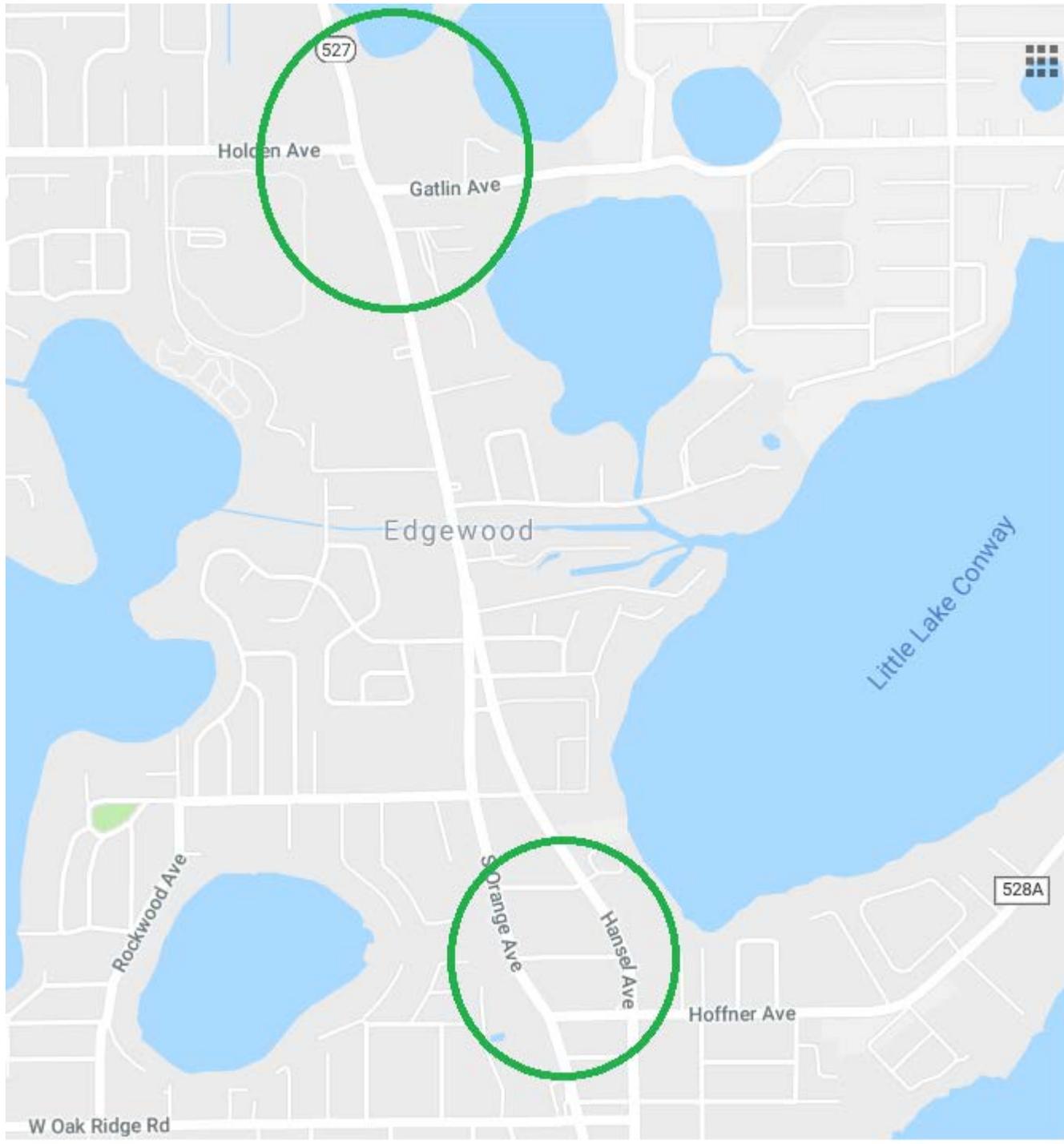


## Vehicular Access

Shared driveways encouraged with ISR bonus (typically 60%) and required connection to adjacent driveway or side street if available







527

Holden Ave

Gatlin Ave

Edgewood

Little Lake Conway

Rockwood Ave

Orange Ave

Hansel Ave

Hoffner Ave

W Oak Ridge Rd

528A

## USES







Windows 2.5-6.5

