



MASTER DEVELOPMENT PLAN FORUM WORK SESSION AGENDA

December 11, 2025 at 3:00 PM

Council Chambers – 340 Ocean Drive and YouTube

NOTICE: *This meeting is limited to Selected Panelists, members of the Town Council, and Town Staff. No public participation shall occur at the Work Session unless authorized by majority of the Town Council.*

INTRODUCTION

Town Staff, along with consultant Dana Little from the Treasure Coast Regional Planning Council, will provide a general introduction.

QUESTIONS FOR DISCUSSION

1. Master Development Plan Forum Work Session Guideline & Questions for Discussion

CLOSING REMARKS & ADJOURNMENT



AGENDA ITEM

Meeting Name: Master Development Plan Forum Work Session
Meeting Date: December 11, 2025
Prepared By: Town Staff
Item Title: Master Development Plan Forum Work Session Guideline & Questions for Discussion

INTRODUCTION:

This work session will begin with a general introduction by staff and consultant Dana Little, followed by a structured, table-based group discussion. Participants will be randomly assigned to a table upon arrival, with a Council member serving as a facilitator for each. Each table will designate its timekeeper, scribe, and spokesperson.

All tables will discuss each question provided, and Town Council facilitators will listen and encourage respectful discussion, asking probing questions to clarify statements or explore topics in further detail.

Staff and Dana Little will serve as floaters, checking in with tables and providing clarification and technical support while observing discussions and offering support or information when requested or they otherwise determine it may be helpful.

QUESTIONS FOR DISCUSSION:

1) Preferred Uses (20 minutes)

Our current Commercial General zoning allows a variety of commercial uses (*see Attachment #4*). If redevelopment were to occur, which uses are most important to retain or add? If a preferred use is not listed, please feel free to suggest it.

As a follow-up, do you presently have access to most of your daily living needs within reasonable distance, and are there any you wish were right here in Juno Beach rather than elsewhere?

How should we support local business retention, and would you support redevelopment negotiations that provide concessions in exchange for local business retention strategies?

2) Commercial General Character (35 minutes)

A) Scale and Height

As of right, meaning that we presently have no legal means to deny an application presenting such a permit request, current zoning allows up to four stories (60 feet) and 18 units per acre. Under what circumstances, if any, is that level of height and unit density acceptable to you and if not, what is?

As a follow-up, what would you exchange, if anything, to make height and density more acceptable to you?

B) Architectural Design

Thinking about Caretta, the Pulte Homes project, and the look and feel of our existing strip-oriented commercial development with large surface parking lots, what types of buildings and associated “vibe” would you like to see if a Commercial General parcel were to be redeveloped?

As a follow-up, how important is the “Old Florida” architectural style to you in reference to future commercial redevelopment?

C) Considering different types of potential Commercial General redevelopment (*see Attachment #2*), which do you feel is most contextually appropriate for Juno Beach?

As a follow-up, if we simply leave our regulations as they are, do you believe that no redevelopment will occur?

3) Infrastructure and Environment (20 minutes)

Thinking about what it’s like to drive or walk along the streets next to our commercial properties, what changes or public/private improvements would you like to see in the future? We would like to hear about table consensus for the top three to five potential improvements, though it is OK to also express support for others

- Wider sidewalks to accommodate more users with fewer conflicts
- Stores with windows and entryways right along sidewalks (traditional Mainstreet look)
- Outdoor cafés along public sidewalk
- Public benches with shade
- Small public gathering/plaza area(s)
- Passive greenspace, whether public or private
- Parking not visible from public view
- Public art
- Enhanced public landscaping, including native plants and shade trees
- Other: _____

4) Trade-offs (20 minutes)

If the current zoning regulations don’t allow your vision of success to be achieved, which strategies would you support to help make your vision possible? (Circle or highlight your top three (3) choices.)

- A) Use taxpayer dollars to buy commercial properties and vacant land that go up for sale.
- B) Modify zoning regulations to make it easier to redevelop commercial properties.
- C) Authorize interest-based negotiations with property owners and developers, noting that outcomes are not well-defined from a regulatory perspective.
- D) Increase zoning regulations to slow development, noting risk for litigation and delay of code changes due to Senate Bill 180.
- E) Offer taxpayer-funded incentives directly to businesses to open and/or stay in town.
- F) Encourage businesses to tax themselves in order to support local retention strategies.
- G) Do nothing. Maintain current zoning regulations and let the chips fall where they may.
- H) Other: _____

5) Economic Vitality (30 minutes):

- A) How important is it for Juno Beach to have a strong, vibrant local economy — with small businesses that thrive and provide resources to you as a resident — even if that brings a bit more activity and traffic?
- B) How do you feel about zoning code changes that shift from business uses toward more residential development?
- C) Currently, about 27% of Juno Beach is residential and 9% is commercial, and the town is sometimes described as a ‘bedroom community.’ What is your opinion on continuing this pattern of development?

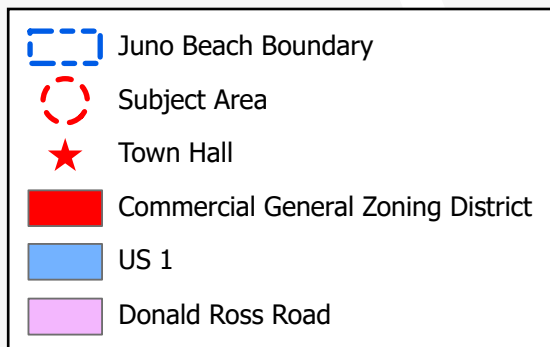
6) Future Generations (20 minutes)

- A) Looking ahead, what types of uses or amenities—such as retail, restaurants, schools, or mixed-use spaces—should Juno Beach encourage through zoning or redevelopment to support future residents, including children and grandchildren
- B) To what extent do you agree or disagree that Juno Beach should maintain its current mix of businesses and housing versus making changes to attract housing and amenities that support young families and children?

Additional comments or questions may be raised at the conclusion of each presentation. Please be mindful of time to ensure that all participants have the opportunity to ask questions and share their perspectives.

ATTACHMENTS:

1. Project area map
2. Architectural Styles Examples
3. Potential Attributes, e.g., green space, pedestrian-oriented sidewalks complemented by small-scale, locally owned retail establishments fronting the street, shade, public art, park-like plazas, parking not visible from street, bicycle lanes, multi-modal paths, etc.
4. Copies of code section for Commercial General (CG) zoning district (permitted uses, preferred uses, special exception uses, building site area regulations)



Late Victorian (Key West Cracker)

Key West Cracker architecture is defined by its simple, functional wood-frame construction designed for Florida's climate. Typical features include raised foundations for airflow, wide porches that wrap or extend across the front, metal roofs, exposed rafters, and plentiful windows that promote cross-ventilation. Color palettes traditionally lean toward soft pastels, whites, creams, and weathered natural wood tones, creating a light, coastal character. This style reflects the practical, climate-responsive building traditions of early Florida settlers.



Spanish Revival

Spanish Revival architecture draws influence from Mediterranean and Spanish colonial traditions, featuring stucco walls, red clay tile roofs, arched doorways and windows, wrought-iron details, and decorative tile work. Many buildings include courtyards or garden walls that emphasize indoor-outdoor living. The color palette commonly uses warm earth tones such as terracotta, sand, ochre, and beige, accented by deeper hues like cobalt blue, dark green, or deep red. This style conveys a sense of historic charm and architectural ornamentation.

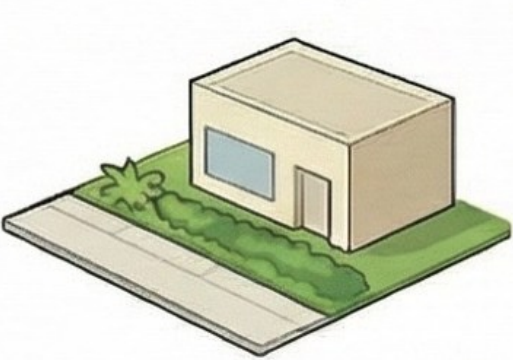


Mid-Century Modern

Mid-Century Modern architecture emphasizes simplicity, openness, and a strong connection to the surrounding landscape. Hallmarks include clean horizontal lines, flat or low-sloped roofs, large panes of glass, carports, open floor plans, and minimal ornamentation. Materials often mix natural woods with concrete or stone. Color palettes typically focus on whites, grays, and natural wood tones, occasionally accented with bold mid-century colors such as mustard yellow, teal, burnt orange, or olive green. This style promotes transparency, indoor-outdoor flow, and modern functionality.

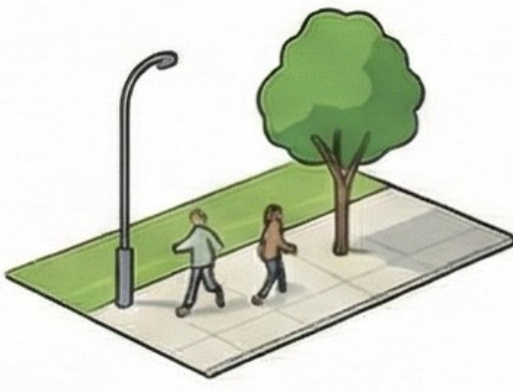


GREEN SPACE



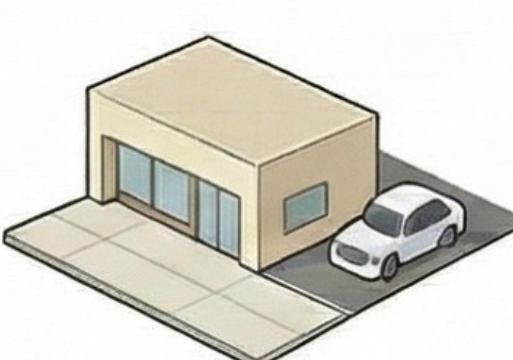
Integrating Green Space involves zoning requirements for open space dedication, pervious surface minimums, or landscape buffering standards. These areas provide essential ecological services, such as stormwater infiltration and urban heat island mitigation, which can reduce utility costs and infrastructure strain for a development. Furthermore, accessible green space acts as a high-value recreational amenity that significantly increases the marketability and property values of adjacent residential and commercial projects.

PEDESTRIAN-ORIENTED SIDEWALKS



Prioritizing Pedestrian-Oriented Sidewalks in streetscape design means allocating sufficient right-of-way width for safe movement, ADA compliance, and amenity zones for street furniture and lighting. Zoning codes that emphasize walkability foster active transportation and create a comfortable human scale. For retail and mixed-use developments, these inviting pathways are crucial for generating the foot traffic necessary to support ground-floor businesses and creating a vibrant public realm.

BUILDINGS CLOSER TO SIDEWALK



Buildings Closer to Sidewalk Utilizing zoning tools like build-to lines or maximum front setbacks brings Buildings Closer to the Sidewalk, creating a defined "street wall" and a sense of urban enclosure. This approach, often found in form-based codes, maximizes lot coverage efficiency and ensures an active frontage. By engaging pedestrians directly with storefronts and building entrances rather than parking lots, developments encourage ground-level interaction and enhance the overall safety and energy of the streetscape.

SHADE



Implementing Shade through landscape ordinances requiring street tree canopy coverage or zoning allowances for architectural projections like awnings is vital for microclimate regulation. These elements improve thermal comfort, making outdoor areas usable during peak heat. For developments, effective shading strategies encourage longer dwell times in commercial districts, enhance the viability of outdoor dining, and can reduce cooling energy loads for adjacent buildings.

PUBLIC ART



Incorporating Public Art is a powerful placemaking tool, often achieved through policies like incentive zoning or 'percent-for-art' mandates. These mandates typically require that a specified percentage of a commercial project's total construction costs be dedicated to providing and installing public art. Beyond aesthetic enhancement, these installations serve as visual landmarks that define a development's unique cultural identity. A strong commitment to public art fosters civic engagement, differentiates a project in the competitive marketplace, and effectively turns spaces into memorable destinations.

PARK-LIKE PLAZAS



Developing Park-Like Plazas, sometimes fulfilled through Privately Owned Public Space (POPS) mechanisms, creates essential hardscaped civic gathering points within denser urban fabrics. These activated spaces serve as community focal points designed to host events and encourage social interaction. For developers, a well-executed plaza significantly elevates the prestige and value of surrounding commercial and residential properties.

PARKING NOT VISIBLE FROM STREET



Parking Not Visible from Street Zoning standards that ensure Parking is Not Visible from the Street—typically by requiring rear-loaded access via alleys, screening walls, or wrapping structured parking behind active uses—maintain a high-quality public realm. This planning approach preserves an uninterrupted, engaging street frontage and prioritizes architectural aesthetics over vehicular infrastructure. The benefit is a safer, more visually appealing pedestrian environment that maximizes the value of the developable street-facing land.

MULTI-MODAL PATHS



The creation of Multi-Modal Paths, often designated in comprehensive plans as greenways or shared-use trails independent of the road network, provides critical regional connectivity. These paths accommodate various non-motorized users, separating them from vehicular traffic for maximum safety. For adjacent developments, direct access to these paths is a premium recreational and commuting amenity that enhances long-term property desirability and community resilience.

BICYCLE LANES



Integrating Bicycle Lanes as part of a municipal "Complete Streets" policy is essential for developing a robust multi-modal infrastructure network. By providing dedicated, safe rights-of-way for active transportation (especially protected cycle tracks), developments encourage a modal shift away from single-occupancy vehicles. This reduces on-site parking demand, alleviates local traffic congestion, and attracts tenants prioritizing mobility options and healthier lifestyles.

ATTACHMENT #4

PART II - CODE OF ORDINANCES
Chapter 34 - ZONING
ARTICLE III. - DISTRICT REGULATIONS
DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

DIVISION 14. COMMERCIAL GENERAL (CG) ZONING DISTRICT

Sec. 34-625. Purpose.

- (a) The purpose of the CG commercial general district is to provide attractive and efficient retail shopping and personal service uses, to be developed either as a planned unit or in individual parcels. Retail drive-in businesses are not permitted. To enhance the general character of the district and its compatibility with its residential surroundings, this district is also suitable for professional, administrative, and general sales offices together with certain commercial uses designed primarily to serve employees in the district.
- (b) Certain preferred uses are identified in the district and provided incentives to encourage their development. The purpose of the preferred uses is to encourage an environment which is particularly compatible and complementary to the adjacent residential area. The town desires a traditional town center atmosphere in its commercial areas, so as to link the commercial areas with the residential areas by both aesthetics and vehicular/pedestrian access, and to encourage residents to patronize such businesses.

(Ord. No. 207, § 4.61, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-626. Uses permitted.

Permitted uses in the CG commercial general district are as follows:

- (1) Retail and service establishments, hardware stores, food stores, clothing stores, drugstores, barbershops, beauty salons and jewelry stores.
- (2) Business services.
- (3) Department stores.
- (4) Churches, synagogues or other houses of worship.
- (5) Nonprofit cultural centers.
- (6) Professional offices (greater than 40,000 gross floor area (GFA)).
- (7) Medical and dental offices.
- (8) Health spa/gym (greater than 20,000 GFA).
- (9) Banks and financial institutions (greater than 50,000 GFA).
- (10) Professional or studio-type schools (greater than 50,000 GFA).
- (11) Public safety facilities such as fire and/or police stations.
- (12) Day care centers, if not adjacent to a residential use or residentially zoned property.
- (13) Adult entertainment establishments.
- (14) Outpatient substance abuse treatment provider.

(Ord. No. 207, § 4.62, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 644, § 2, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Sec. 34-627. Preferred permitted uses.

Preferred permitted uses in the CG commercial general district are as follows:

- (1) Professional offices (40,000 gross floor area (GFA) or less).
- (2) Residential (single-family and/or multifamily dwellings). A maximum 75 percent of the total gross floor area on the site may be used for residential.
- (3) Health spa/gym (20,000 GFA or less).
- (4) Banks and financial institutions (50,000 GFA or less).
- (5) Retail deli, bakery, and sandwich shop.
- (6) Retail landscape nursery with outdoor displays.
- (7) Temporary festive outdoor markets (only fruits, vegetables, plants, flowers, arts, and handcrafted items shall be sold). Maximum two-year temporary permit, renewable at the discretion of the town council.
- (8) Professional or studio type schools (50,000 GFA or less).
- (9) Transient residential facilities (maximum 30 units or less for timeshare and maximum 15 rooms or less for bed and breakfast).
- (10) Hotel/motel (150 rooms/units or less).

(Ord. No. 207, § 4.62.1, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 3, 1-12-2011; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017)

Sec. 34-628. Accessory uses.

Accessory uses in the CG commercial general district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Drive-in financial facilities.
- (4) Accessory uses customarily incident to the permitted or approved special exception uses.
- (5) Satellite dish antennas (see article IV, division 13 of this chapter).

(Ord. No. 207, § 4.63, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-629. Special exception uses.

Special exception uses in the CG commercial general district are as follows:

- (1) Public parking garages
- (2) Public and private utility structures.
- (3) Fuel service stations (see section 34-869).

- (4) Supplemental off-site parking.
- (5) Public and private academic schools.
- (6) Assisted living facilities (see article IV, division 12 of this chapter).
- (7) Transient residential facility (greater than 30 units for timeshare).
- (8) Convenience stores (see section 34-868).
- (9) Vehicle minor repair facility (see section 34-870).
- (10) Hotel/motel (greater than 150 rooms/units).
- (11) Day care centers, if adjacent to a residential use or residentially zoning property.
- (12) Uses utilizing optional building site area development modifications identified in section 34-632.
- (13) Restaurants and drinking establishments.

(Ord. No. 207, § 4.64, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 644, § 4, 1-12-2011; Ord. No. 668, § 4, 5-28-2014)

Sec. 34-630. Site plan and appearance review requirements.

A site plan and appearance review is required for all uses.

(Ord. No. 207, § 4.65, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997)

Sec. 34-631. Building site area regulations.

The following building site area regulations shall apply to the CG commercial general district:

- (1) Minimum total area: 40,000 square feet.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot depth: 150 feet.
- (4) Density: When applied to residential uses in this district, the maximum densities shall be those which are in effect for the RH zoning district, i.e., 18 dwelling units per gross acre for multiple-family dwellings. The maximum density for transient residential facilities and hotel/motel facilities within this district shall be 30 guest units per gross acre.
- (5) Setbacks:
 - a. The following setback schedule shall apply, and all properties adjoining or adjacent to property with a residential or "R" zoning district designation shall incorporate a minimum of a 15-foot landscaped buffer within such adjoining yard or setback:

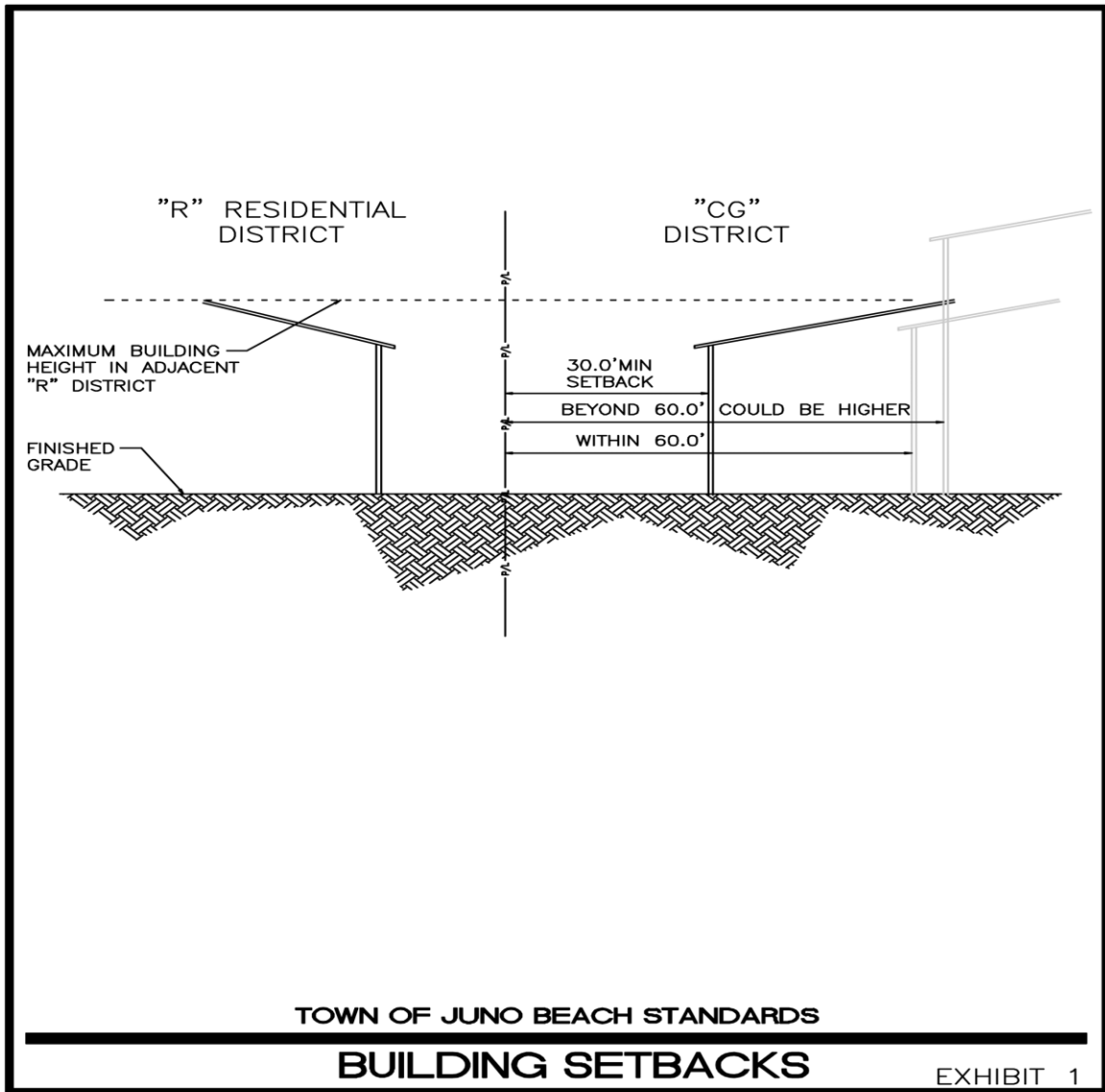
Setback Distance Requirements from Property Line			
Total Lot Area	Front	Side	Rear
1.5 acres or less	25'	20'	20'
More than 1.5 acres to 3 acres	35'	20'*	20'*
More than 3 acres	45'	20'*	20'*

*Where the rear or side setback adjoins property with a residential or "R" zoning district designation, the required setback shall be increased from 20 feet to 30 feet.

- b. For all buildings higher than two stories, all stories above the first two stories shall be set back a minimum of five feet from the first story building facade and shall include an architecturally compatible roof treatment or element along such building line break (see graphic representation in Exhibit 2 appended to the end of this section).
- (6) Ocean setbacks: 50 feet west of the Coastal Construction Control Line (CCCL).
- (7) High-rise setback: see subsection (5) of this section.
- (8) Maximum building height:
 - a. For buildings having two stories, the maximum building height shall not exceed 30 feet. For buildings having three stories, the maximum building height shall not exceed 45 feet. No building shall exceed three stories, except for those buildings which contain a minimum of one floor of residential space which shall be permitted a maximum of four stories and 60 feet in height.
 - b. For properties with a total lot area exceeding two acres, all structures within 60 feet of a rear or side property line adjoining property with an "R" or residential zoning district designation shall not exceed the maximum building height for the adjacent residential property (see graphic representation of this concept in Exhibit 1 and Exhibit 2 appended to the end of this section).
 - c. A minimum 20-foot building separation shall be required between all principal structures on site.
- (9) Maximum building dimension: 200 feet.
- (10) Maximum lot coverage: 40 percent.
- (11) Minimum landscaped open space: 15 percent of total lot area. All building sides shall be required to install foundation planting materials along a minimum of 40 percent of the length of each facade. Such foundation plantings shall be at least four feet deep, as measured from the edge of the building.
- (12) Minimum parking:
 - a. See article IV, division 4 of this chapter.
 - b. A shared parking study shall be required for all mixed use projects proposing less than the amount of parking otherwise required. The town council, in the exercise of its discretion, may approve a shared parking plan if the study clearly demonstrates that all uses included in the shared parking will not require more than the proposed amount. Projects utilizing shared parking shall not designate spaces for any specific use within the project, with the exception of approved valet parking as provided in subsection (12)d of this section.
 - c. Parking shall be located behind the principal buildings and screened from the roadway by structures and/or a heavily landscaped buffer unless the town council determines, in the exercise of its discretion, that this requirement shall create an unsafe or hazardous condition on site. In such event, the town council may allow parking in other locations on site.
 - d. Any use proposing valet parking shall submit a plan to the town council for review and approval. Such plan shall be reviewed in conjunction with site plan review. Valet parking shall not utilize more than 30 percent of the required on-site parking for the approved use or uses. The valet parking plan shall address each of the following:
 - 1. The location of the valet parking booth or area;
 - 2. The location and number of parking spaces to be utilized for valet parking;

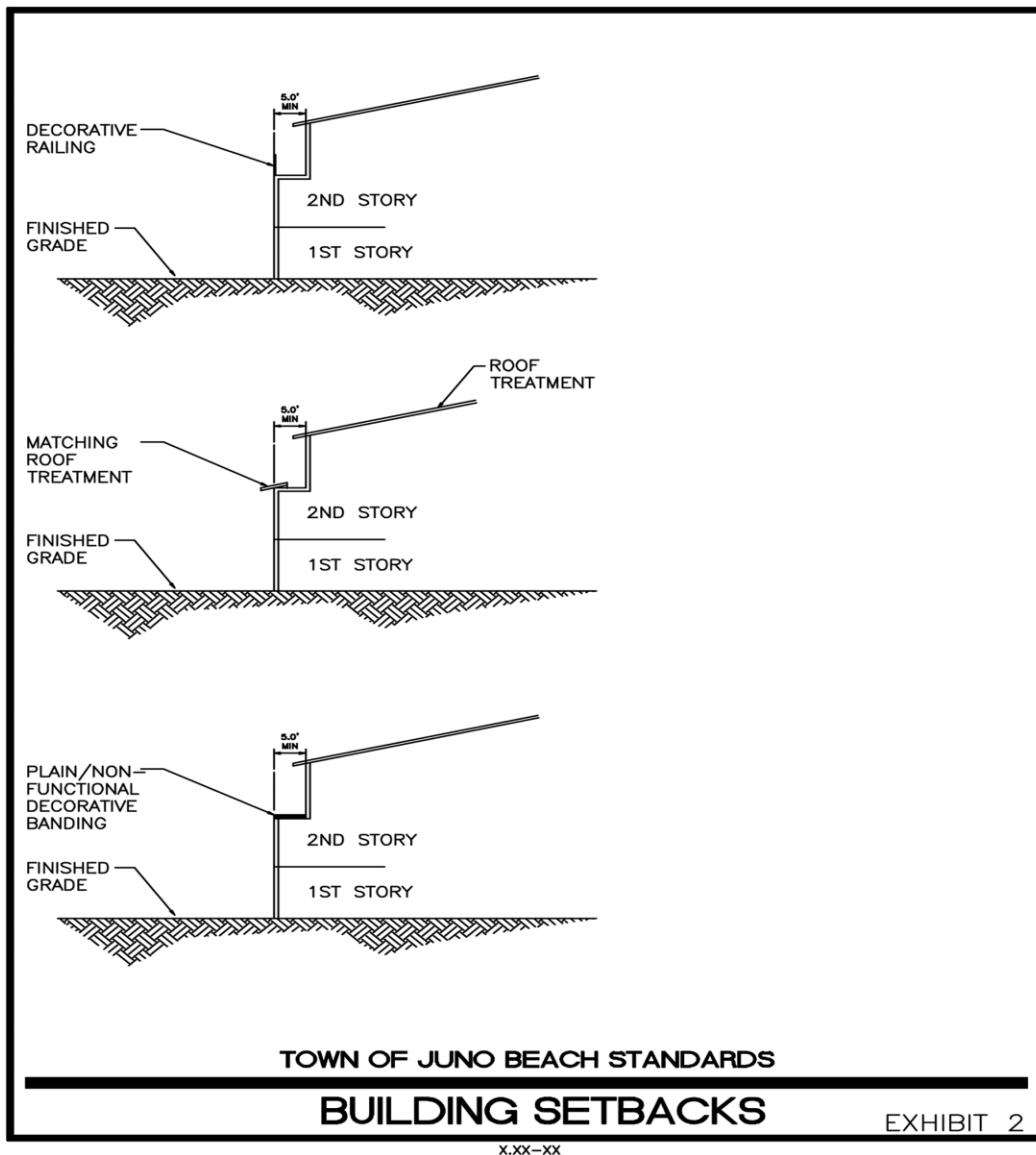
3. Evidence that the business owns the parking spaces proposed for valet use or a copy of any agreement or lease that provides the business with the right to use spaces owned by another individual or entity for valet parking;
 4. The impacts of valet parking on the shared parking plan for the project (if one exists) and on patrons who do not utilize such service;
 5. The hours of operation; and
 6. The location and text of any signage associated with the valet parking operation and assigned spaces.
- (13) Loading: see section 34-985; however, if it can be proven that a preferred permitted use requires only typical nine-foot by 19-foot parking space to service the majority of loading needs, then said preferred permitted use shall be permitted a nine-foot by 19-foot loading space. If the use changes in the future, then the new use will have to meet the requirements of section 34-985 or, if the new use is a preferred permitted use, demonstrate that the majority of loading needs may be serviced by the existing loading space.
- (14) Specific requirements for preferred permitted uses:
- a. A temporary festive outdoor market must be of a design which creates a festive outdoor market atmosphere. This atmosphere shall be created by a site plan which integrates the site with the rest of the town by creating real streets on the site, creating a public square on which goods may be sold, and other similar means so as to create a traditional town center atmosphere. The majority of outdoor displays must be covered, but may be open aired. Such covered structures shall be made of high quality materials such as wooden posts, and the roofs may be of canvas, metal, or other high-quality materials, Such outdoor displays shall be of the Old Florida style of architecture as required in article II, division 4 of this chapter.
 - b. If the quality and merits of a site plan for preferred permitted use warrant it, the town council may waive requirements in article IV, division 7 of this chapter. However, the landscape buffer requirements, along with barriers, trees and shrubs, on the sides and rear property lines shall not be waived.
- (15) Minimum architectural treatments: All sides of any building within the CG zoning district shall be designed with a variety of treatments matching the general architectural theme of the project. The intent of this requirement is to have all sides of the building appear as the front facade, including those fronting a roadway, alley or parking area.

EXHIBIT 1



X.XX-XX

EXHIBIT 2



X.XX-XX

(Ord. No. 207, § 4.66, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 434, 12-16-1992; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 785, § 2, 6-26-2024)

Sec. 34-632. Site area development modification option.

(a) *Purpose and intent.*

- (1) The commercial general (CG) district incorporates the predominant business corridor along U.S. Highway 1, which serves as a gateway to the town. In order to foster quality development patterns and practices along this corridor, the town council may consider modifications to the building site area regulations specifically identified in this section. Any of the identified modifications shall be requested in the form of a special exception to the town council during site plan review and shall be subject to

- any additional conditions necessary to address the criteria set forth in section 34-93. No applicant shall be entitled to such modifications by right; rather, the applicant shall be required to demonstrate that the proposed project meets the purpose and intent of this section.
- (2) The purpose of this potential flexibility is to provide for creative and innovative designs and approaches by the applicant that will clearly promote a sustainable and livable mixed-use environment within the district.
 - (3) The potential modifications are intended to provide a vehicle for quality, innovative development and redevelopment within the town's commercial corridors. Consequently, all applicants requesting such modification shall provide for the enhancement of the physical appearance of landscaping, architecture, signage and site development over and above the site plan appearance standards generally applicable within the town (see section 34-116).
 - (4) Each applicant shall also identify the public benefits derived from the proposed development, such as the promotion of public use, the preservation of natural resources, and the integration of the project with the town's extensive natural environment.
- (b) *Applicability.* The provisions for modifications to the site area development requirements set forth herein shall be made by special exception, and may be applied to any proposed development order application within the CG district that involves any mix of uses (i.e., retail/office; retail/residential; office/residential, etc.).
 - (c) *Boundaries.* The site area development modification shall apply within the CG commercial general zoning district.
 - (d) *Conflict with applicable regulations.* Where the provisions of the modifications are in conflict with other zoning regulations applicable to the property, the provisions of this section shall control, and are subject to town council approval.
 - (e) *Performance standards.* All development within the CG district shall comply with the rules and regulations of all agencies having jurisdiction within the town and with all applicable requirements of this chapter.
 - (f) *Additional criteria.* All applicants seeking development approval in accordance with the CG district shall comply with the standards of the district, and with the town council's approval, as modified herein. Furthermore, all applicants shall demonstrate the following:
 - (1) The proposed development is consistent with the goals, objectives and policies of the town comprehensive plan.
 - (2) The proposed development is consistent with the purpose and intent of this section as set forth in subsection (a) of this section, including, but not limited to, innovative and enhanced architecture, landscaping, and public use areas.
 - (3) The proposed development includes adequate, safe and appropriate public facilities and services.
 - (4) The proposed development provides for pedestrian and vehicular interconnection between adjacent projects as well as a public focal point and/or public gathering place which shall include a water, landscape or art feature.
 - (5) The proposed development is not detrimental to existing land uses or the native ecosystems within the district.
 - (g) *Potential building site area regulation modifications.*
 - (1) Minimum total lot area: 10,000 square feet; and the creation of any new lots must meet the minimum requirement of 40,000 square feet.
 - (2) Minimum lot width: 100 feet.

- (3) Minimum lot depth: 100 feet.
- (4) Setbacks: See section 34-631(5); covered arcades, cafes, awnings and walkways may extend up to eight feet into a required front or side yard setback provided that the property adjacent to such yard or setback does not have a residential or "R" zoning district designation.
- (5) Maximum building height: See section 34-631(8). No building shall exceed 60 feet in height. Notwithstanding the foregoing, the town council may approve five stories within this overall height limitation for buildings with a mix of uses, including a residential component, provided that the town council determines that the applicant has demonstrated that the proposed project meets the purpose and intent of this section.
- (6) Maximum building dimension: 300 feet.
- (7) Maximum lot coverage: 45 percent.
- (8) Minimum landscaped open space: 15 percent. Additionally, all building sides shall be required to install foundation planting materials along a minimum of 30 percent of the length of each facade. Such foundation plantings shall be at least four feet deep, as measured from the edge of the building.
- (9) Parking:
 - a. See section 34-631(12) for parking standards. A minimum of 90 percent of the parking provided for a project shall be located behind the principal buildings and screened from the roadway by structures and/or a heavily landscaped buffer.
 - b. Preferred permitted nonresidential uses may be permitted up to a 25 percent reduction in the number of spaces required pursuant to section 34-981 (b)(5) provided that the town council determines that the applicant has demonstrated that the proposed project meets the purpose and intent of this section. This reduction in required parking shall not be available in conjunction with a shared parking plan.
- (10) Signage: Mixed use developments may be entitled to utilize both the commercial and residential sign standards (see article IV, division 6 of this chapter).
- (11) Residential (single-family and/or multifamily dwellings) uses: A maximum of 80 percent of the total gross floor area on the site may be used for residential provided that the town council determines that the applicant has demonstrated that the proposed project meets the purpose and intent of this section.

(Ord. No. 207, §§ 4.67—4.67.7, 8-8-1979; Ord. No. 302, 6-25-1986; Ord. No. 375, 11-15-1989; Ord. No. 476, 12-13-1995; Ord. No. 491, 2-12-1997; Ord. No. 581, § 2(exh. A), 8-24-2005; Ord. No. 668, § 4, 5-28-2014; Ord. No. 689, § 13, 1-25-2017; Ord. No. 747, § 2, 3-23-2022; Ord. No. 765, § 2, 7-26-2023)

Secs. 34-633—34-652. Reserved.