

ORDINANCE # 2976
ATTACHMENT "A"

4.16 NEIGHBORHOOD CONSERVATION DISTRICTS

Neighborhood conservation districts are areas located in residential neighborhoods with a distinct physical character that have preservation or conservation as the primary goal. Although these neighborhoods tend not to merit designation as a historic district, they warrant special land use attention due to their distinctive character and importance as viable, contributing areas to the community at large. Neighborhood conservation districts provide a means to protect character-defining streetscapes in older areas threatened by new development or governmental policies that undermine rather than encourage neighborhood preservation.

4.16.1 POINT PLEASANT NEIGHBORHOOD CONSERVATION DISTRICT (PPNCD).

The Point Pleasant neighborhood has a unique character that has been created over years of development, which has continued from its original settlement in the 1880's to the present time. Originally named Curry's Point, after one of its first settlers, H.F. Curry; Point Pleasant was considered an area for the elite since its roots. It has contributed over time a collection of homes and structures that epitomize the rich history of Bradenton.

Today, it sits as one of the City's most architecturally eclectic neighborhoods, emerging over time by the remodeling and care of a diversity of property owners. The area contains a mix of residential architecture styles from different time periods, which, along with a mature canopy of trees and landscape, work together to become an area of charm and grace.

The pressures of new development, as well as flood regulations, have created a recent pattern of growth that is inconsistent with the character of the neighborhood. The stark contrast of large scale structures, height, a flat façade profile, and a lack of architectural features or compatible landscaping, has overshadowed the evolved character of Point Pleasant. Larger scale development can dwarf adjacent, smaller structures and disturb the character of an area simply due to the scale and bulk of the new structure. Attention to massing, scale, and articulation can help to offset these disturbances, and even be used to enhance the uniqueness that has led to the creation of the neighborhood character.

This section is intended to protect and preserve the character of the Point Pleasant neighborhood.

a. BOUNDARIES

The PPNCD Boundaries are as depicted on the map in Figure 1.



**Point Pleasant Neighborhood Conservation District
Proposed Boundary**

Prepared by Department of
Planning and Community Development

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Path: G:\GIS\MapDocs\Point Pleasant District.mxd
GIS Data: Manatee County GIS, City of Bradenton



Legend

- PPNCD Boundary
- Parcels

Figure 1

b. FUTURE LAND USE

The Future Land Use Map designates the properties in the PPNCD as High Density (15 Dwelling Units per acre). The High Density Residential Future Land Use designation pursuant to Policy 1.2.1 of the City of Bradenton Comprehensive Plan allows for residential uses, with a potential neighborhood commercial component which will consist of light retail, restaurants, personal services, office and other similar neighborhood activities. It is the express intent of these regulations to further restrict the type of neighborhood commercial uses permitted within the PPNCD.

c. PERMITTED USES

Notwithstanding the uses listed in Table 4.7 Specific Function & Use for properties designated T4-R and T4-O the following is the list of uses permitted within the PPNCD.

i. RESIDENTIAL

Multi-Family	P
Single Family Attached	P
Single Family Semi-Detached	P
Single Family Detached	P
Accessory Unit	P

ii. LODGING

Inn (up to 10 rooms)	SU
Bed & Breakfast (up to 6 rooms)	SU
Boarding House	SU

iii. OFFICE

Live-Work Unit	P
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iv. CIVIC

Fountain or Public Art	P
Library	SU
Museum	SU
Playground	P
Surface Parking Lot ⁽¹⁾	SU

v. OTHER: URBAN FARMING

Greenhouse < 200 sq. ft.	P
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vi. OTHER: AUTOMOTIVE

Parking Lot/Garage ⁽¹⁾	SU	(Currently P in T4-O)
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vii. OTHER: EDUCATION

Other- Childcare Center ⁽²⁾
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P=PERMITTED

SU=SPECIAL USE

BLANK=NOT ALLOWED

1. Only as an ancillary use to a Bed & Breakfast, Library, or Museum.
2. Adult and child day care centers with six or fewer clients and "Family Day Care Home" as defined and licensed by HRS are exempt from zoning requirements.

d. SETBACKS & HEIGHT

i. Minimum front and side setbacks of the primary structure are to be the predominant existing setback of the block face.

- The predominant setback is the most common on the block face.
- The block face to be used is the side of the street in which the property is located.
- Any structure legally constructed prior to the date of the adoption of these regulations, February 10, 2016, may be rebuilt with the same minimum setbacks it possessed should it be destroyed by more than 50% of its current replacement value, and shall be considered a legal conforming structure.

ii. Viewsheds to the water shall be provided at street ends and property lines where practical.

- These provisions are not retroactive; they apply only to new construction, substantial improvements, or newly planted landscape materials. New structures and additions may be built to the minimum setbacks.
- New trees may not be planted within a viewshed.
- Fences are permitted pursuant to section 4.13.

iii. The height bonuses allowed by Table 4.4 are not permitted.

e. ARCHITECTURE

i. When structures built next to one another are similar in appearance with little to no differentiation they take on an appearance that is not consistent with the eclectic character of the PPNC. Techniques shall be employed in new construction and redevelopment that give the appearance of individuality, within the characteristic architectural styles that predominate. Elements and finishes of historic structures within the PPNC are to be incorporated into the design of new structures. This shall not preclude two (2) adjacent homes from having the same architectural style provided different articulations are used.

ii. **FAÇADE VARIATIONS.** The following is applicable to structures having more than one (1) story, whether each story is for living or habitable area or not:

- Repetitive, monotonous, undifferentiated wall planes shall not be permitted.
- Buildings shall be articulated with projections, recesses, covered entryways, porches, balconies, covered box or bay windows and/or similar architectural features, dividing large facades into human scaled proportions.

iii. NEW STRUCTURES CAN BE OF THE FOLLOWING STYLES:

- Contemporary
- Craftsman
- Florida Wood Vernacular
- Neo-Classical
- Mediterranean Revival

f. LANDSCAPING

Street trees are not required within the PPNCD. When street trees are planted, Royal Palms and Live Oaks are to be used for street trees based on planting area, the predominate tree on the block, and potential utility conflicts.

g. DEFINITIONS

ARCHITECTURAL FEATURES: Features that enhance the residential or human/pedestrian scale. Examples of such architectural features are bay windows, dormers, open porches and entryways, arbors and trellises, garden walls, and window and door awning.

ARTICULATION: The giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller, identifiable pieces. Articulation also includes the use of projections and recesses that divide large facades into human-scaled proportions that reflect the single-family dwellings nearby and avoid repetitive, monotonous, undifferentiated wall planes.

FAÇADE: The front of the building facing or oriented toward the street or roadway, excluding alleyways.

HUMAN SCALE: The proportional relationship of a particular building structure, or streetscape element to the human form and function. Human scale relates the size and/or height of a structure to the height and mass of a pedestrian traveling along the sidewalk or street adjacent to that structure.

MASSING: The overall configuration or composition of the major volumes of a building. The sense of bulk, size, and shape of a structure, usually perceived by reference to the surrounding space, nearby structures, and natural features such as trees.

SCALE: The apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different building's heights, or the relationship between the size of an addition and the building to which it is attached.

VIEWSHED: A viewshed is the geographical area that is visible from a location. It includes all surrounding points that are in line-of-sight with that location and excludes points that are beyond the horizon or obstructed by terrain and other features (e.g., buildings, trees).