

LDC Update Draft #1 Major Changes

Project Scope

1



PROJECT SCOPE



A NEW CODE FOR A NEW ERA

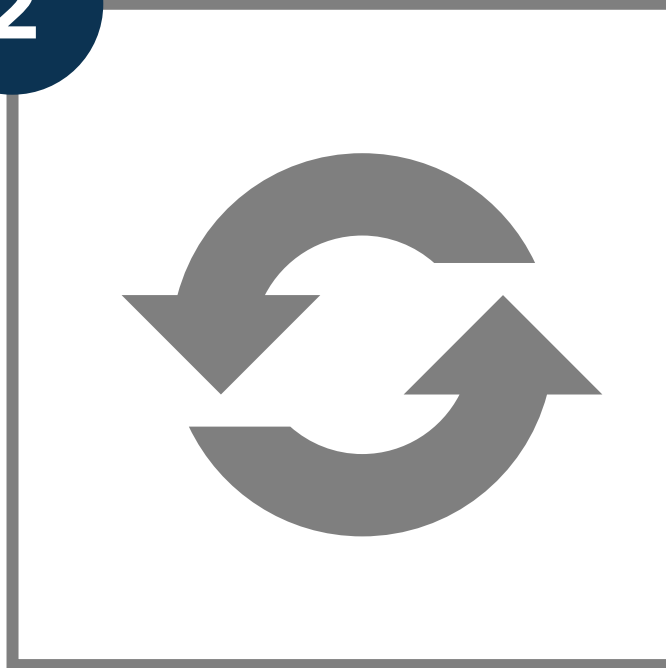
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REORGANIZE



2

**IMPLEMENT
MATRIX**



3

UPDATE



1 REORGANIZE



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Title XII – Land Development Code

CURRENT

- Ch. 12-1 General Provisions
- Ch. 12-2 Comprehensive Plan
- Ch. 12-3 Zoning Districts
- Ch. 12-4 Off-Street Parking
- Ch. 12-5 Signs
- Ch. 12-6 Tree/Landscape Regulations
- Ch. 12-7 Subdivisions
- Ch. 12-8 Stormwater Management
- Ch. 12-9 Floodplain Management
- Ch. 12-10 Airport
- Ch. 12-11 Admin. & Enforcement
- Ch. 12-12 Boards & Commissions
- Ch. 12-13 Definitions

PROPOSED

- 12-1. General Provisions
- 12-2. Definitions
- 12-3. Administration & Enforcement
- 12-4. Zoning Districts
- 12-5. Design & Preservation Standards
- 12-6. Accessory, Temporary & Special Uses
- 12-7. Streets, Parking, and Loading
- 12-8. Tree Protection, Landscaping, & Buffering
- 12-9. Site & Subdivision Design
- 12-10. Floodplain Management
- 12-11. Signs
- 12-12. Airport



2 IMPLEMENT MATRIX



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~~268~~
308
items



Comment	Inspire Response	Staff Comment	Action
Parking can be reduced via administrative variance and a waiver can be approved by Engineering and Planning staff. Some of the CRA tables contain references to elements which are not allowed. (LS)			Which elements are not allowed, but are mentioned in the CRA tables?
29. As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
30. Sec. 12-3-1: Zoning districts should be simplified. I have concerns about commercial and industrial uses and their proximity to residential uses, particularly by allowing cumulative zoning without form standards for residential. We need to continue to embrace the concept of facilitating the development of missing middle housing but in a careful and intentional manner. In order to have a more organized appearance, improve quality of neighborhoods and better address the functional needs of streets we should further review the	Agree 100% that the district standards section needs to be simplified. The first task is to create a table of uses so that it is clear which uses are allowed (P or C) in which districts. Then, taking standards that have nothing to do with use or dimensional standards out of the chapter and moving them to the respective chapters (landscaping, signs, parking, etc.)	Would like to further discuss (VD). Agree (GH) (LS)(SM)	WS (2/1) – simplify standards and language wherever practicable; change buffer standards to be between districts—not uses

Comment	Inspire Response	Staff Comment	Action
As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
		Agree with AT. (LS)	Why specify front and side yard setbacks if not along the water? Why is there a 30' setback from the mean high-water line in one district and 20' in the other for lots of record? There should be a minimum based on water protection and the regular district setback, whichever is wider. [SEPARATE ORDINANCE]

subsections
to Title VIII
ts" for each water to establish the Natural lead of creating



CHANGES IN ALL CHAPTERS

- ✓ Refer to the **Mayor or designee** instead of individual departments or divisions (with minor exceptions)
- ✓ Add/update **graphics** where needed
- ✓ Address changes in **Florida statutes**
- ✓ **Clarify** language
- ✓ Eliminate **repetition**
- ✓ Reflect **current practice**

1. Off-street parking. All development within the North Hill preservation district shall comply with the regulations established in chapter 12-4. Parking lots shall comply with the requirements of chapter 12-6. Design of and paving materials for parking lots, spaces and driveways shall be subject to approval of the architectural review board. **MOVED FROM SEC. 12-3-10, HISTORIC AND PRESERVATION LAND USE DISTRICT / PR-1AAA, PR-2, PC-1 (STATEMENTS ALREADY ADDRESSED IN THIS OR OTHER CHAPTERS, PROVISION REGARDING HEDGE MOVED TO LANDSCAPE CHAPTER)**

1. Off-street parking. Design of, and paving materials for, parking lots, spaces and driveways shall be subject to approval of the architectural review board. **MOVED FROM SEC. 12-3-10, OEHR-2, OEHC-1, OEHC-2 and OEHC-3 (THESE REQUIREMENTS ALREADY ADDRESSED IN THIS CHAPTER AND THE DEVELOPMENT REVIEW CHAPTER, PROVISION REGARDING HEDGE MOVED TO LANDSCAPE CHAPTER)**

i. OEHR-2 district. All nonresidential development shall comply with off-street parking requirements established in chapter 12-4.

ii. OEHC-1, OEHC-2 and OEHC-3 districts. All nonresidential development shall comply with off-street parking requirements established in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district. **FROM SEC. 12-3-12, GRD**

i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). **ALREADY ADDRESSED IN THIS CHAPTER**

ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration. **STATED IN THE ZONING CHAPTER, IN THE SETBACK PROVISIONS FOR THE GRD DISTRICT (SUBSECTION ii MOVED TO LANDSCAPING CHAPTER (PERIMETER LANDSCAPING))**

2. Off-street parking. The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district shall be based on the requirements set forth in chapter 12-4.

The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). **FROM SEC. 12-3-12 (WRD) (PROVISIONS ALREADY ADDRESSED IN THIS CHAPTER, SCREENING SUBSECTIONS MOVED TO LANDSCAPE CHAPTER)**

2. Off-street parking. The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district-1 shall be based on the requirements set forth in section 12-4-1(4). The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). **FROM SEC. 12-3-12 (WRD-1) (PROVISIONS ALREADY ADDRESSED IN THIS CHAPTER, SCREENING SUBSECTIONS MOVED TO LANDSCAPE CHAPTER)**

The required parking may be provided by the owner on the same parcel of property proposed for development, or off-site as specified in section 12-4-1(4). In addition to the requirements of section 12-4-1, screening shall be provided along the edges of all parking areas visible from the street rights-of-way. **FROM SEC. 12-3-13, SOUTH PALAFOX BUSINESS DISTRICT (PROVISIONS ALREADY ADDRESSED IN THIS CHAPTER, SCREENING SUBSECTIONS MOVED TO LANDSCAPE CHAPTER)**

(6) Off-street parking. Placement of off-street parking outside the airport development corridor is encouraged. **FROM SEC. 12-3-29, AIRPORT DEVELOPMENT CORRIDOR OVERLAY DISTRICT**

h. Parking access, design and reductions. **FROM SEC. 12-3-31 (CBA)**

1. Intent. **MOVED 1ST SENTENCE TO INTENT OF ARTICLE**. In general, parking supply should be shared by multiple users and property owners to facilitate the ability to "park once and walk." **ADDED THIS TO THE SHARED PARKING SUBSECTION** On-street parallel parking is encouraged on both sides of the street to provide a supply of convenient shared parking, and as a means to provide a protective buffer for pedestrians on the sidewalk. **NOT A DIRECTIVE FOR DEVELOPERS AS THE CITY IS RESPONSIBLE FOR ON-STREET PARKING IN DOWNTOWN** **FROM SEC. 12-3-31 (CBA)** Where surface parking is permitted, it should be hidden or screened from the pedestrian realm by use of garden walls and narrow landscape edges. **MOVED TO LANDSCAPING CHAPTER UNDER PERIMETER STRIP REQUIREMENTS**

Major Changes

2



Ch. 12-1. Gral Prov. & Nonconformities



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Contents:

Article I. General Provisions

- Short title
- Authority and purpose
- Relationship to the City Comprehensive Plan
- Buildings to conform to regulations
- Administration
- Interpretation, conflicts, and omissions
- Enforcement, violations, and penalties
- Severability

Article II. Nonconformities and Vested Rights

- Intent
- Nonconforming lots; lots of record
- Nonconforming structures
- Nonconforming uses of land and structures
- Nonconforming site improvements
- Governmental right-of-way takings
- Vested Rights

Major Changes

Article I. General Provisions

- ✓ Add a new section on *enforcement, violations, and penalties*.
- ✓ Add a new section on *severability*.

Article II. Nonconformities and Vested Rights

- ✓ The North 9th Avenue corridor requires compliance with landscaping, lighting, signage, and fencing if the redevelopment of the site exceeds 50% of the value of the building.
 - ✓ Proposing to apply this provision **citywide**.
 - ✓ Clarify that the building value shall be per property appraiser data.
- ✓ Remove section “adopting” Comprehensive Plan, legal status of Plan, and public participation requirements.
- ✓ Add new section on *vested rights*.

Ch. 12-2. Definitions



A NEW CODE FOR A NEW ERA

Contents:

- Definitions enumerated
- General interpretative terms

Major Changes

- ✓ Update and clarify definitions
- ✓ Add examples for certain uses defined
- ✓ Add new definitions
- ✓ Remove terms not found in the Code
- ✓ Modify certain definitions

Ch. 12-2. Definitions



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ADDED

- Affordable housing
- Attic
- Business services
- Compatibility
- Consignment store
- Contributing resource
- Cultural facility
- Adult day care center
- Dormer
- Event center
- Fence
- Fenestration
- Florida fire prevention code
- Food ruck
- Food truck court
- Glazing
- Handicraft shop
- Non-contributing resource
- Outdoor seating area
- Pawn shop
- Post-secondary educational institution
- Public use
- Recreational indoor, outdoor, passive
- Repair establishments (light & heavy)
- Retail sales and services
- Roof (various types)
- Required setback
- Electronic reader board sign
- Internal illuminated sign
- Projecting sign
- Wall sign
- Storefront
- Story and half story
- Utility use (minor and major)
- Vehicle repair establishment
- Zoning Board of adjustment

DELETED

- Amusement machine complex
- Antenna array
- Drop-in and evening child care
- Colonnade
- Concurrency monitoring report
- Condominium
- Cul-de-sac
- Development order
- Enforcing officer
- Large family child care home
- Non-precision instrument runway
- Private stable

MODIFIED

- Appeal (combined several)
- Building height (moved details to Ch. 12-4)
- Dry cleaner (add flash point)
- Multifamily (clarify that units are on single lot)
- Duplex (clarify that they don't have to be side-by-side and require independent entrances)
- Townhouse (clarify each unit has its own lot)
- Family (added adoption & legal guardianship and increase number to 6)
- Outbuilding (cross reference accessory structure)
- School (exclude post-secondary)

Ch. 12-3. Adm. & Enforcement



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Contents:

- Article I. Review Authorities
- Article II. General Procedures for the Review of all Applications
- Article III. Amendments to the Comprehensive Plan, Land Development Code, and Zoning Map
- Article IV. Subdivision Procedures
- Article V. Conditional Use Permit
- Article VI. Development Plan Review
- Article VII. Special Planned Development
- Article VIII. Tree Removal and Pruning Permit
- Article IX. Sign Permits
- Article X. Architectural Review
- Article XI. Historic, Cultural, and Archaeological Resources
- Article XII. Variances and Modifications
- Article XIII. Concurrency Management and Monitoring
- Article XIV. License to Use Right-of-way
- Article XV. Appeals

Major Changes

- ✓ Bring together all provisions related to **authorities**
 - Bring in from another title **Council** responsibilities related development review
 - Add to the **Planning Board** list of duties (from other sections)
 - Eliminate requirement for a Planning Board member to serve on **ARB**
 - Incorporate **CLG** requirements for ARB
 - Spell out **abbreviated review** responsibilities for ARB.
- ✓ Compile in one article all **common procedures** relevant to all applications (pre-application meetings, submittal requirements, completeness review, public notices, and neighborhood workshops)
- ✓ Create tables to clearly outline **review authorities** and **public notice requirements**
- ✓ **Require a pre-app** for some applications (see table)
- ✓ Ensure all application types include **review criteria**
- ✓ Add a **requirement for a traffic impact analysis** for certain applications
- ✓ Bring in requirement for **stormwater management plan** from another chapter
- ✓ Require a **lot grading plan** for single family construction

Ch. 12-3. Adm. & Enforcement



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Major Changes (cont.)

- ✓ Add **review timeframe** requirements per SB 1080
- ✓ Add **refund process** per state statutes
- ✓ Standardize radius for **public notifications** (500 feet for all, while some are now 300 feet)
- ✓ Standardize timing of **public notifications** (10 days for all, while some are now 5 and others 15)
- ✓ Standardize timing of **newspaper notifications** and **site posting** (10 days for all, while some are now 7 and others 15)
- ✓ Shift from the Planning Board Chair to the Mayor the responsibility to determine if an approved application needs to go back to a board to consider **minor changes**
- ✓ Update **comprehensive plan** process per statutes
- ✓ Clean up **Development Plan** process based on current practice
- ✓ Improve review criteria for **Development Plans**
- ✓ Add new section for historic, cultural, and archaeological resources designations and **alterations** (Certificate of Appropriateness)
- ✓ Separate **variances** from appeals
- ✓ Add new section to address the accommodation of **Certified Recovery Residences** (per statutes)
- ✓ ROW encroachment **insurance** to be required for **major encroachments too**.
- ✓ **Conditional uses** will now get approved by the planning board only, instead of planning board AND city council.

Ch. 12-3. Adm. & Enforcement



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TABLE 12-3. 1. DEVELOPMENT REVIEW AUTHORITIES

APPLICATION TYPE	APPROVAL TYPE	PRE-APPLICATION CONFERENCE	PLANNING & ZONING STAFF	ARCHITECTURAL REVIEW BOARD	ZONING BOARD OF ADJUSTMENT	PLANNING BOARD	CITY COUNCIL
Development Plan (see Article VI):							
New development in the conservation district	A	Yes	Yes	No	No	Yes	No
Multifamily over base height in certain districts (see Sec. 12-3-61)	A	Yes	Yes	No ⁽¹⁾	No	Yes	No
Nonresidential parking in residential zoning (see Sec. 12-3-61)	A	Yes	Yes	No ⁽¹⁾	No	Yes	No
Major revisions to approved SSD plans	A	Yes	Yes	No ⁽¹⁾	No	Yes	Yes
Architectural Review (see Article X):							
Historic & Preservation Land Use District	Q	Yes	Yes	Yes	No	Yes	Yes
Redevelopment Districts	Q	Yes	Yes	Yes	No	Yes	Yes
Subdivision (see Article IV):							
Preliminary Plat [STAFF UPDATING]	A	Yes	Yes	No	No	No	No
Final Plat [STAFF UPDATING]	A	Yes	Yes	No	No	No	No
Two-lot Split	A	Yes	Yes	No	No	No	No
Vacation of Streets/Alleys	L	Yes	Yes	No	No	Yes	Yes
Comprehensive Plan Amendments (see Article III):							
Future Land Use Map Amendment	L	Yes	Yes	Yes	No	Yes	Yes
Comprehensive Plan Text Amendment	L	Yes	Yes	Yes	No	Yes	Yes
Land Development Code/ Zoning Map Amendments (see Article III):							
LDC Text Amendment	L	Yes	Yes	Yes	No	Yes	Yes
Zoning Map Amendment	L	Yes	Yes	Yes	No	Yes	Yes
Other Applications:							
Appeals /administrative	Q	No	No	No	No	No	Yes
Appeals /legislative board decision	Q	No	No	No	Yes	No	No
Conditional Uses	Q	Yes	Yes	No	No	Yes	Yes
Special Planned Development	Q	Yes	Yes	No	No	Yes	Yes
Development of Regional Impact	Q	Yes	Yes	Yes	No	Yes	Yes
Variations	Q	No	Yes	No	Yes	Yes	Yes
Administrative Variance	Q	Yes	Yes	No	No	No	No
Variations within the waterfront redevelopment and the gateway redevelopment districts	Q	No	Yes	No	No	Yes	No

A: Administrative; L: Legislative; Q: Quasi-judicial.

TABLE 12-3. 2. REQUIRED PUBLIC NOTICE FOR DEVELOPMENT APPLICATIONS

Application	Type of Notice		
	Mailed	Published	Sign
Comprehensive Plan Amendment, Text	-	X	-
Comprehensive Plan Amendment, Map	X	X	X
LDC Text Amendment	-	X	-
Rezoning	X	X	X
Conditional Use	X	X	X
Special Planned Development	X	X	X
Preliminary Plat	-	-	-
Final Plat	-	-	-
Appeal	X	X	X
Vacation of Streets/Plat	-	X	X
Development of Regional Impact	X	X	X
Variance	X	X	X
Neighborhood workshop	X	-	-

Ch. 12-4. Zoning



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Contents:

- Article I. In General
- Article II. Standard Zoning Districts Established
- Article III. Historic, Preservation, and Redevelopment Zoning Districts Established
- Article IV. Overlay Zoning Districts Established
- Article V. Development Incentives

Major Changes

- ✓ Differentiate between **zoning districts** and **future land use categories**
- ✓ Tie **density** requirements to future land use categories instead of districts
- ✓ Eliminate the **Neighborhood** Land Use District (not used)
- ✓ Clarify the Mayor or designee is responsible for **use interpretation**
- ✓ Clarify that **setbacks** are measured to the finished surface of the building
- ✓ Allow limited setback **encroachments** (balconies, bay windows, porches) citywide
- ✓ Clarify and streamline **building height** measurement:
 - Citywide: Finished grade to highest point of roof
 - CRA single-family & duplex: Finished grade to bottom or eave or parapet
 - CRA multifamily and non-res: Stories
- ✓ Clarify **density calculations** esp. for mixed-use.

Ch. 12-4. Zoning



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Major Changes (cont.)

TABLE 12-4. 3. SCHEDULE OF USES FOR NON-RESIDENTIAL AND MIXED-USE DISTRICTS

P=Permitted; C=Conditional Use; Blank=Prohibited	See Section	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3	SPBD (2)	M-1	M-2 (4)	CO	ARZ (13)	ATZ-1	ATZ-2	IC
COMMERCIAL/ RETAIL USES																
Automobile sales, new and used							P			P	P					
Bars	12-6-21					P	P	P	P	P	P					
Boat and truck (over 5,000 pounds) sales and rentals								P	P	P	P					
Drive-through facilities	12-6-29				P	P	P	P	P	P	P		P			
Food truck courts	16-6-31				P	P	P	P		P	P					
Outdoor sales of trees, plants and shrubs. (3)					P	P	P	P		P	P					
Pawn shops										P	P					
Restaurants	12-6-8; 12-6-21		P	P (9a)	P	P	P	P	P (9)	P	P		P			
Retail lumber and building materials.								P		P	P					
Retail sales and services.			P	P (9a)	P	P	P	P	P	P	P		P		P	P
Sale or rental of sporting goods including instructions in skiing, sailing, or scuba diving									P							
INDUSTRIAL/MANUFACTURING USES																
Cabinet shops							P	P		P	P					
Upholstery shops							P	P		P	P					
Cultivating and wholesale of trees, shrubs and plants.								P		P	P					
Industrial, heavy										P	P		P (15)			
Industrial, light								P		P	P		P (15)			C
Lumber, building material storage yards										P	P					
Mini-storage warehouses								P		P	P					
Newspaper offices and printing firms						P	P	P		P	P					
Sign shop							P	P		P	P					
Stone yard or monument works										P	P					
Warehouses								P		P	P		P			
Wholesale business										P	P					
INSTITUTIONAL USES																
Cemeteries.	12-6-24	P	P		P	P	P	P		P	P					
Churches and religious institutions	12-6-26	P	P	P (9a)	P	P	P	P		P	P					
Clubs and lodges, non-profit	12-6-21	P	P	P (9a)	P	P	P	P		P	P					
Correctional centers, probation offices, and parole offices (12)										C	C					

- ✓ Create **table of uses** and use encompassing categories rather than very detailed uses
- ✓ Cross-reference **specific standards** sections

Ch. 12-4. Zoning



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Major Changes (cont.)

RESIDENTIAL LOW (5 UPA)

R-1AAAAA ⇒ RL-1

R-1AAAA ⇒ RL-2

R-1AAA ⇒ RL-3



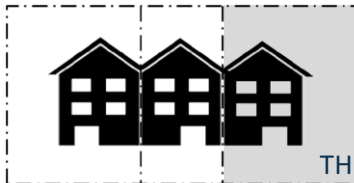
- ✓ Rename residential **zoning districts**
- ✓ Expand **missing middle housing** options in Residential Medium Density districts

RESIDENTIAL MEDIUM (18 UPA)

R-1AA ⇒ RM-1

R-1A ⇒ RM-2

R-1B ⇒ RM-3



Townhomes limited to 2 units

★ Eliminate restriction

Multifamily not allowed

★ Allow up to 4 units

RESIDENTIAL HIGH (35 UPA)

R-ZL ⇒ R-ZL

R-2A ⇒ RH-1

R-2B ⇒ RH-2



Ch. 12-4. Zoning



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Major Changes (cont.)

TABLE 12-4. 4. RESIDENTIAL DISTRICT STANDARDS

	RL-1	RL-2	RL-3	RM-1 ⁽¹⁾	RM-2 ⁽¹⁾	RM-3	R-ZL	RH-1	RH-2
Maximum Density	5			18			35		
Minimum Lot Area (square feet)									
Single-family	20,000	12,000	9,000	5,000	3,500	5,000	2,500	3,500	3,500
Duplex	N/A	N/A	N/A	7,500	5,000	7,500	5,000	5,000	5,000
Townhouse	N/A	N/A	N/A	3,750	2,500	3,750	2,000	2,500	2,500
Triplex, fourplex	N/A	N/A	N/A	5,000	3,500	5,000	3,200	3,200	3,200
Multi-family (more than 4 units)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,000	20,000
Minimum Lot Width at building setback / at ROW (feet)									
Single-family	100 / 50	80 / 50	60 / 50	40 / 40	30 / 30	40 / 40	30 / N/A	30 / 30	30 / 30
Duplex	N/A	N/A	N/A	60 / 50	50 / 50	60 / 50	50 / N/A	50 / 50	50 / 50
Townhouse ⁽¹²⁾	N/A	N/A	N/A	30 / 25	25 / 25	30 / 25	20 / N/A	25 / 25	25 / 25
Triplex, fourplex	N/A	N/A	N/A	N/A	N/A	N/A	40 / N/A	50 / 50	50 / 50
Multi-family (more than 4 units)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	100 / 100	100 / 100
Minimum Yard Requirements (feet) ⁽⁴⁾									
Front Yard	60	30	30	30 ⁽²⁾	20 ⁽²⁾	10 ⁽²⁾	20	15 ⁽²⁾	15 ⁽²⁾
Side Corner Yard	30	15	15	15	10	5	10	7.5	7.5 ⁽²⁾
Side Yard	10	8	7.5	6	5	5	8 ⁽³⁾	5	5 ⁽²⁾
Rear Yard	60	30	30	30	25	10	20 ^(5, 8)	20 ⁽⁹⁾	20 ^(2, 9)
Building Separation (feet)	N/A	N/A	N/A	N/A	N/A	N/A	16 ⁽⁷⁾	N/A	N/A
Minimum floor area (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	350 for efficiencies (600 average for all units)	
Maximum Building Height (feet)	35/45/75 ⁽⁶⁾	35/45/75 ⁽⁶⁾	35/45/75 ⁽⁶⁾	35/45/75 ⁽⁶⁾	35/45/75 ⁽⁶⁾	45/75 ⁽⁶⁾	35/45/75 ⁽⁶⁾	35/150 ⁽¹⁰⁾	70 ⁽¹¹⁾
Maximum Lot Coverage ⁽¹³⁾									
Single-family and duplex	N/A	N/A	N/A	N/A	N/A	N/A	75%	75%	75%
Townhouse	N/A	N/A	N/A	50%	75%	50%	50%	75%	75%
Multi-family and other uses	N/A	N/A	N/A	50%	75%	50%	50%	75%	75%
Building Coverage for multifamily and non-residential uses	30%	30%	30%	50%	75%	50%	50%	1—4 stories	30%
								5—7 stories	25%
								8—9 stories	20%
								10—13 stories	7%
								Over 13 stories	5%
Recreation/Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5% of lot area in addition to required landscape area	

- ✓ Create table of residential **dimensional standards**
- ✓ Add **missing standards**

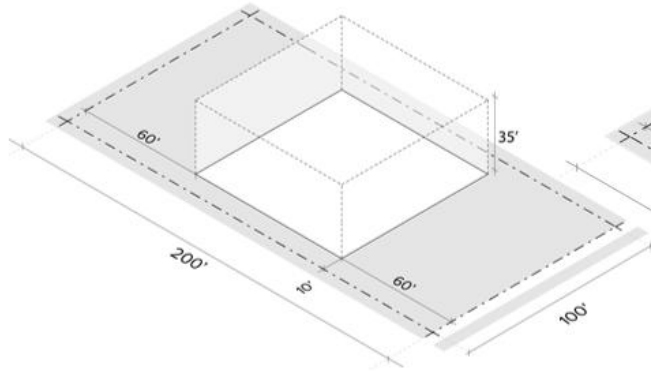
Ch. 12-4. Zoning



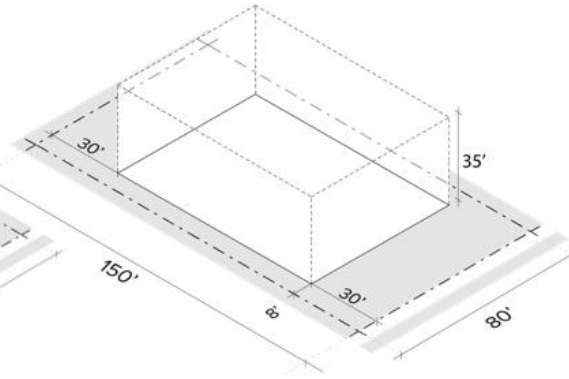
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Zoning:

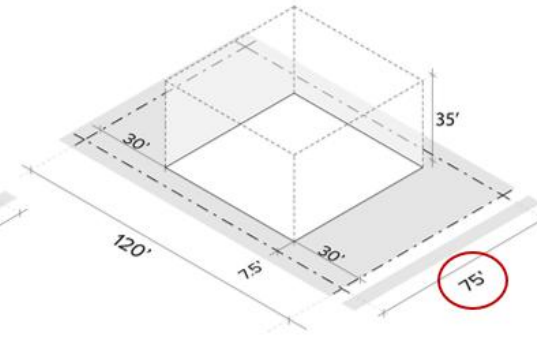
RL-1 R-1AAAA



RL-2 R-1AAAA

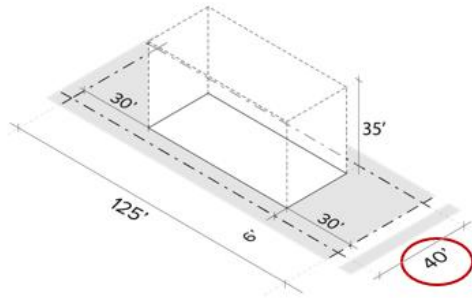


RL-3 R-1AAA

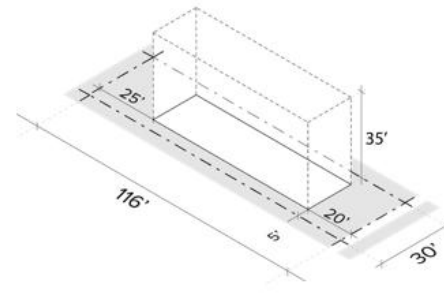


✓ Reduce lot size from 75 to 60 feet in the R-1AAA district

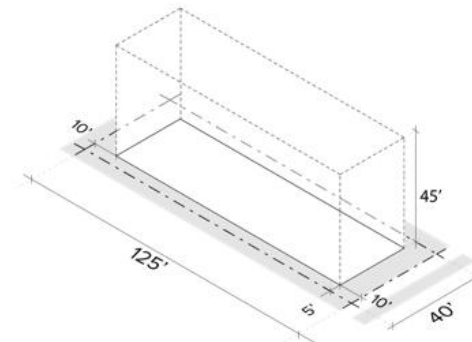
RM-1 R-1AA



RM-2 R-1A



RM-3 R-1B



Ch. 12-4. Zoning



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Major Changes (cont.)

TABLE 12-4. 5. NON-RESIDENTIAL DISTRICT STANDARDS

	RO	R-NC & R-NCB	C-1	C-2A	C-2 & C-3	M-1 & M-2	ATZ ⁽⁷⁾
Density (units per acre)	35	35	35	135	35; 135 inside DBA	N/A	N/A
Minimum Lot Area (square feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A ⁽⁷⁾
Minimum Lot Width (feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A ⁽⁷⁾
Minimum Yard Requirements ⁽³⁾							
Front Yard (feet)	10 ⁽²⁾	10 ⁽²⁾	NA; 10 ft. max, within DBA	10 ft. max.	NA; 10 ft. max, within DBA	If abutting residential zoning: Commercial 20 Industrial 40	⁽⁷⁾
Side corner yard (feet)	5	5	NA; 10 ft. max, within DBA	NA; 10 ft. max, within DBA	NA; 10 ft. max, within DBA		⁽⁷⁾
Side Yard (feet) ⁽¹¹⁾	5	5	N/A	N/A	N/A		⁽⁷⁾
Rear Yard (feet)	10	10	N/A	N/A	N/A		⁽⁷⁾
Maximum Floor Area	N/A	4,000 in R-CNB ⁽⁶⁾	N/A	N/A	N/A	N/A	N/A
Maximum Building Coverage ⁽⁵⁾							
Residential except multifamily	50%	50%	N/A	N/A	N/A	N/A	N/A
Other uses:							
1—4 stories	30%	30%	N/A	N/A	N/A	N/A	50%
5—7 stories	25%	25%	N/A	N/A	N/A	N/A	N/A
8—9 stories	20%	20%	N/A	N/A	N/A	N/A	N/A
Maximum Building Height (feet)	45 ^(1,4)	45 ^(1,4,8)	45 ⁽¹⁾	100 ^(1, 8)	100 ^(1, 8)	100 ^(1, 9)	45 ⁽¹⁰⁾
Maximum Lot Coverage ⁽⁵⁾							
Up to 100 feet in height	75%	75%	75%	100%	75%; 100% in DBA	75%	N/A
Over 100 feet in height			65%	90%	65%; 90% in DBA		

DBA = dense business area

- ✓ Create table of non-residential **dimensional standards**
- ✓ Add **missing standards**

Ch. 12-4. Zoning



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Major Changes (cont.)

- ✓ Recreate maps of historic district zones (brick and wood) and building type locations
- ✓ Create table of dimensional standards for historic districts based on hand drawn graphics
- ✓ Bring in graphics from the Seville Historic District Guidelines Study depicting building types
- ✓ Add missing standards to historic district dimensional standards tables
- ✓ Create redevelopment district dimensional standards tables
- ✓ Bring building typology diagram from the Aragon Design Code
- ✓ Delete building color requirements for GRD-1 as the palette referenced does not exist
- ✓ Reorganize and expand the **bonuses and incentives** section
- ✓ List **improvements eligible** for bonus
- ✓ Lists **bonuses available** for each type of improvement
- ✓ Clean up **density transfer** section

Ch. 12-4. Zoning



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Major Changes (cont.)

Bonuses and Incentives

IMPROVEMENTS ELIGIBLE:	BONUSES		
	Development Density	Building Height	Reduced Parking
Vertical mixed-use		✓	
Affordable housing	✓	✓	
Public open space	✓		
Conservation	✓		
Tree preservation			✓
Superior site and building design	✓	✓	
Parking garages		✓	

Ch. 12-5. Design & Preservation



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Contents:

- Article I. Design Standards and Guidelines
- Article II. Historic Preservation Standards
- Article III. Community Redevelopment Area (CRA) Urban Design Overlay District
- Article IV. Palafox Historic Business District

Major Changes

- ✓ State that single family homes outside historic districts and the CRA are exempt from the design guidelines (per Statutes)
- ✓ **New massing standards** as part of design guidelines
- ✓ Reorganize historic preservation standards - extract historic & preservation districts' zoning and site design standards (landscaping, parking, signs) from this chapter and focus only on building design standards (alterations, demolition, new construction)
- ✓ Clarified that contributing structures in the preservation districts are only subject to the Secretary of Interior Standards
- ✓ Consolidated CRAUDO dimensional standards tables and use same terminology as zoning chapter
- ✓ Specify primary building frontage for townhomes
- ✓ Add **new façade articulation standards** applicable to the CRAUDO

Major Changes (cont.)

- ✓ Clarified that building elevation requirements do not override zero entry or ADA requirements
- ✓ **Added standards** explaining how auto-oriented uses (service stations, drive-through facilities, auto sales & service, self-storage) can meet the building frontage standards (for discussion at this time)
- ✓ For the CRA Urban Design Overlay:
 - Clarify principal building yard requirements is 8 ft. "max." not "min."
 - Permit town homes to have a "standard" yard type
 - Allow stoops in single-family homes and duplexes
 - Replace the term "streetscreens" with "garden wall."
 - Remove corrugated metal panels from the list of prohibited exterior wall materials.
 - Remove the requirement that "outdoor dining areas shall be separated from public walkways and streets," since other outdoor seating areas in the city (ex. Palafox St) do not require architectural separation from the public sidewalk.

Ch. 12-6. Accessory & Specific Uses



A NEW CODE FOR A NEW ERA

Contents:

Article I. Accessory Uses and Structures

Article II. Specific Uses

Major Changes

- ✓ Clarify that accessory structures are not allowed in the front yard (current language says “required” front yard)
- ✓ Change from 4 to 3 feet the minimum required distance between accessory and principal structures
- ✓ Require second floor windows to be above eye level if the ADUs encroach into the principal building setbacks.
- ✓ Establishes height standards and setback table for accessory dwelling units (ADUs)
- ✓ Change maximum fence height in the CRAUDO from 42 to 48 inches
- ✓ Adds regulations for outdoor display of merchandise, outdoor storage accessory to a principal use

Major Changes (cont.)

- ✓ Remove parking and landscaping requirements (already in those chapters)
- ✓ Remove references to districts where uses would be allowed (already in table of uses)
- ✓ Update home occupations to comply with statutes (allow all businesses and allow some non-resident employees)
- ✓ Add standards for drive-through facilities (stacking lanes, circulation)
- ✓ Remove *libraries, community centers, and public buildings* section (standards already stated in other chapters)

Ch. 12-7. Streets, Parking, and Loading



A NEW CODE FOR A NEW ERA

Contents:

- Article I. Streets, Sidewalks
- Article II. Site Access
- Article III. Off-Street Parking
- Article IV. Loading

Major Changes

STREETS:

- ✓ Bring in Complete Streets provisions from Title XI. Reworded to make applicable to development.
- ✓ Delete evaluation criteria
- ✓ Add standards for local streets (ROW and lane width)
- ✓ Current visibility triangle provisions apply to street intersections. Per staff, **the same measurements apply to driveways.**
- ✓ Increase public sidewalk minimum width from 5 to 6 feet
- ✓ Add provision **requiring an easement to accommodate the sidewalk** if no adequate ROW width exists
- ✓ Clarify that sidewalks damaged as a result of development or redevelopment shall be repaired or replaced by the developer
- ✓ **Require a 10-foot trail (instead of sidewalk)** if the development is on a priority street per Active Transportation Plan
- ✓ Replace the term “parkway” with “landscape strip” throughout the LDC

Ch. 12-7. Streets, Parking, and Loading



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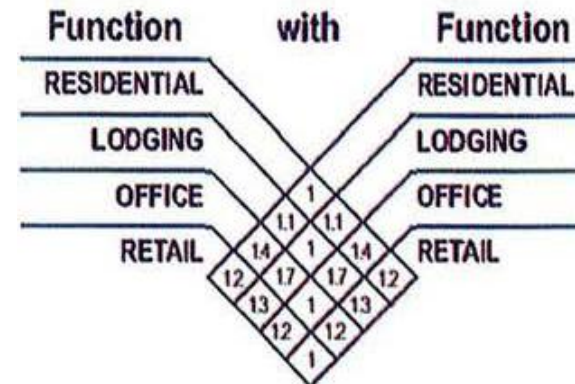
Major Changes (cont.)

PARKING:

- ✓ Consolidated **parking exemptions** (resid in DBA, HC-1, HC-2, some activities in SPBD, CRAUDO, C-2, & CRA)
- ✓ Consolidate **parking reduction** options (parking study, commercial in DBA, on-street, reductions in CRA, tree preservation, mixed-use, ride-share)
- ✓ Mayor or designee to determine required **parking for uses not listed**
- ✓ Update **parking ratios** (consolidate similar uses, add new uses)
 - Reduce parking for community residential homes, repair garages, offices, and health clubs
 - Change multifamily parking **from 1 per unit to 1.5 for 1-bedroom (BR) unit, 1.75 for 2 BR, 3 for 3 BR+**
- ✓ Require **EV charging stations**
- ✓ Require **bike parking spaces and state cap** (currently only required in CRAUDO)
- ✓ Add **standards to protect landscaping from overhanging** vehicles.

LOADING:

- ✓ Note that if a use is less than 5,000 sq. ft. no loading space is required, unless it is a restaurant
- ✓ Allow administrative reduction based on nature of use
- ✓ Add standards for loading spaces (dimensions, signage, etc.)



Ch. 12-8. Tree Protection & Landscaping

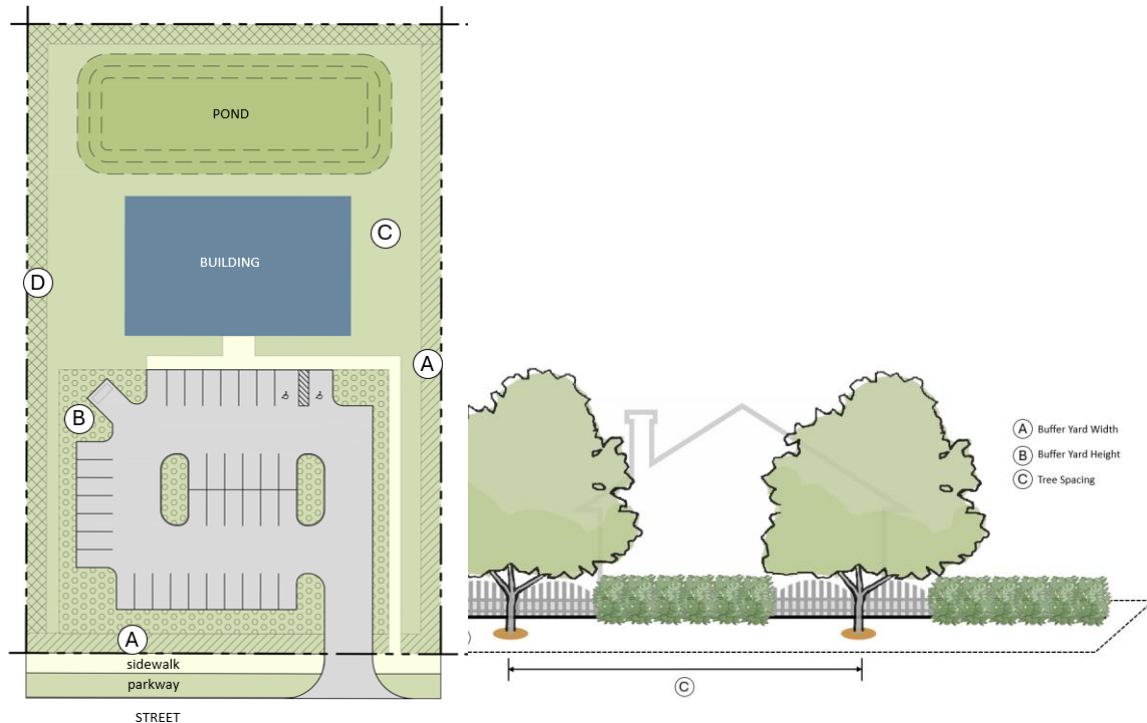


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Contents:

Article I. Tree Protection

Article II. Landscaping



Major Changes

- ✓ Move **plant lists** up (instead of appendix)
- ✓ Define **landscaping zones** on a site to ease implementation
- ✓ Consolidate requirements for **garden walls** to screen parking areas – added table and photos
- ✓ Change **interior landscaping** requirement from a percentage of the site to trees required. Apply the percentages as minimum impervious required (zoning chapter)
- ✓ Refine/clarify buffer standards
- ✓ Add general section with **planting requirements** for all canopy and understory trees
- ✓ Current definition of living material allows up to 50% of non-living material. **Change to 100% living** for the *required* landscaping.
- ✓ Apply **required street tree** standards citywide.

Ch. 12-9. Site & Subdivision Design



A NEW CODE FOR A NEW ERA

Contents:

Article I. Subdivision Design

Article II. Site Utilities and Lighting



Major Changes

- ✓ Focus chapter on **design** of subdivisions – process in Ch. 12-3
- ✓ Clarify that combining previous platted lots is exempt from platting or recording BUT not from **stormwater requirements**
- ✓ Require **block length** to be maintained within the CRA Urban design, historic preservation, and redevelopment districts
- ✓ Require new subdivisions adjacent to existing subdivisions to **connect to existing stub outs** and new subdivisions to **provide for future connectivity**
- ✓ Require subdivision design to comply with the Florida **Fire Prevention Code**
- ✓ Add provision noting that all new development is required to **connect to the public water system**.
- ✓ Refined **dumpster screening** requirements.
- ✓ Note that new development must demonstrate that there will not create **runoff to adjacent properties**.
- ✓ Add options for urban, low-impact design stormwater facilities in downtown
- ✓ Allow up to 50% of required surface water runoff treatment to be provided off-site

Ch. 12-10. Floodplain Management



Contents:

- Statutory authorization, findings of fact, purpose and objectives
- Applicability
- Duties and powers of the floodplain administrator
- Permits
- Site plans and construction documents
- Inspections
- Variances and appeals
- Violations
- General
- Buildings
- Subdivisions
- Site improvements, utilities, and limitations
- Manufactured homes
- Recreational vehicles and park trailers
- Tanks
- Other development

Major Changes

- ✓ Change from “construction board of adjustments and appeals” to the “zoning board of adjustments” for variances and appeals.

Ch. 12-11. Signs



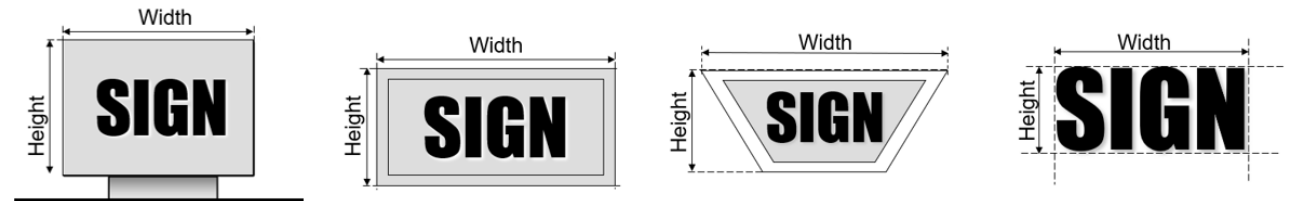
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Contents:

- Purpose
- Signs within special districts
- Noncommercial speech
- Permits and exceptions
- Prohibited signs
- General sign standards and criteria
- Sign area calculations
- Permanent on-site signs
- Permanent off-site signs
- Wayfaring signs
- Public transit bus shelter and bench signs
- Temporary signs
- Maintenance
- Administration and enforcement
- Insurance

Major Changes

- ✓ Add **non-commercial speech** provision
- ✓ Bring in special district sign standards from other chapters
- ✓ Ensure **content neutrality**
- ✓ Use “on-site” and “off-site” instead of “accessory” and non-accessory”
- ✓ Exempt small signs (3 sq. ft. max), nameplates, signs in drive-through facilities and gas stations, and A-frame signs from permitting requirements
- ✓ Add graphics and tables
- ✓ Refine sign area calculations



Ch. 12-12. Airport



A NEW CODE FOR A NEW ERA

Contents:

- Purpose
- Airport zoning protection regulations
- Structure permit
- Sound level reduction
- Administration and enforcement
- Appeals
- Future uses
- Variances
- Exemptions
- Required reevaluation

Major Changes

- ✓ Add to the purpose statement – prevent electronic signal interference with aviation radio frequencies
- ✓ Replace reference to “Pensacola International Airport FAR Part 150 Study” with “FAA regulations”
- ✓ Remove reference to “Appendix G, Part 150 Study” and instead refer to FAA
- ✓ Removes statement that complete legal descriptions of noise zone boundaries are on file with the City Clerk and airport

Moving Out of LDC

3



Move sections out of LDC



Maintenance Standards found in various sections (Sec. 12-3-13, South Palafox business district; Sec. 12-3-12, Redevelopment land use district; Sec. 12-3-27. Palafox historic business district)



Title VIII – Offenses

Sec. 12-11-8. Regulation of patrons' **dogs at permitted food service establishments.**



Title IV – Health and Sanitation

Sec. 12-4-5. **Parking** vehicles on residential property



Chapter 11-4 – Streets, Sidewalks and Other Public Places