

City of St. Petersburg  
**Committee of the Whole**  
Meeting of March 16, 2017 @ 8:00 a.m.  
City Hall - Room 100

A. Call to Order – Council Chair Darden Rice

B. Discussion Item

- a. **Meadowlawn Community Garden – Weeki Wachee Fund (Ajoc)**
- b. **Residential LDR Update (Liz Abernathy)**

C. Next Meeting – March 23, 2017 @ 2:30 p.m., City Hall - Room 100  
Penny for Pinellas – Public Works Administration

D. Adjournment

## MEMORANDUM

City Council Committee of the Whole Meeting of March 16, 2017

TO: Members of the St. Petersburg City Council, Committee of the Whole

FROM: Susan P. Ajoc, Community Services Director *SPA*

DATE: March 13, 2017

RE: Weeki Wachee Funds – Meadowlawn Ecological Center and Garden

The proposed project is the Meadowlawn Ecological Center and Garden to be located on the northeast section of Lynch Elementary. The specific location (1901 71<sup>st</sup> Avenue North) is the former Meadowlawn Little League site acquired by the Pinellas County School Board for future expansion of the elementary school. The request is for \$259,372 for implementation of the proposed project plus ten (10) years of operating expenses from Weeki Wachee funds.



### BACKGROUND

Residents within the Meadowlawn Neighborhood have been exploring the possibility of a community garden within their area for a number of years. The level of interest increased once the Pinellas County School Board purchased the former Meadowlawn Little League site. In March 2015, the Meadowlawn Neighborhood Association invited all residents within the Meadowlawn area to attend a meeting on March 17, 2015, to discuss a proposed garden concept with Council Member Darden Rice. There were 28 residents in attendance. As a result of the community discussion, at the June 4, 2015, City Council meeting, Council Member Rice presented a new business item for a referral to the Committee of the Whole for a \$25,000 Weeki Wachee request for a due diligence/feasibility study for the proposed Meadowlawn garden.

During the October 15, 2015, Committee of the Whole, the members discussed the scope of the study to include: site review, feasibility study and cost analysis to implement the proposed Meadowlawn garden. The \$25,000 was approved and appropriated (Resolution 2015-548) at the November 12, 2015, City Council meeting.

Booth Design Group, a landscape architecture, planning and urban design company, was retained as the consultant to assist with the feasibility study. Staff evaluated the existing conditions including structures and utilities onsite on at least two occasions, and reviewed documentation/maps provided by the Pinellas County School Board staff. Based on the interests of the community, the consultant also researched other communities and possible options that would be suitable for the Meadowlawn location.

In addition, there were various meetings and contact between representatives from the Meadowlawn Neighborhood, Council Member Rice and the Pinellas County School Board, Booth Design and Community Services and Engineering (Capital Improvements Division) Departments to discuss proposal, level of support and potential options. A draft concept was presented on November 2, 2016, to the community after notice was sent to residents within the Meadowlawn, Fossil Park and Winston Park communities. Residents were also provided a link to a survey if not able to attend the meeting. There were 32 residents in attendance; a majority of the attendees were in support of the concept.

An online survey resulted in 36 respondents with 34 in support of the garden of which 58.8% (20) of the participants said they would be interested in a garden plot. When asked if there was an interest in volunteering, 47.2% indicated they would volunteer for special events or a few times a year, and another 27.8% would be interested in volunteering. Respondents also indicated interest 79.2% in environmental issues (e.g. organic gardening, composting) and 66.7% in plant swaps.

#### PINELLAS COUNTY SCHOOL BOARD

Neighborhood representatives, Council Member Rice and Community Services staff have met and had contact with Pinellas County School Board and Lynch Elementary staff on numerous occasions. School Board Property Management staff support the proposed revised concept and gave initial support for a 25 – 30 year lease agreement. Discussions included the potential for a joint use facility such as an outdoor classroom. Specific details of the agreement still need to be discussed with staff and final approval from the Pinellas County School Board is required.

#### PROPOSAL

The proposed ecological center and garden site will encompass 14,300 square feet. Construction of the proposed design is divided into two phases. Majority of the work will occur in Phase I. Phase II will allow for expansion of the garden plot area. Total build out of the garden will allow for either 41 or 42 garden plots (depending on garden layout). The plots will be raised planters and also provide for ADA accessible plots.

The estimated cost for the proposed project is \$199,372.25. This estimate includes both phases and a 10% contingency. The monthly estimated operating cost is \$500 for a total of \$60,000 for ten years. The combined total estimate would be \$259,372.25.

The estimated construction costs, current conditions and proposed project layout are attached for consideration.



# ESTIMATED CONSTRUCTION COSTS

## MEADOWLAWN ECOLOGICAL CENTER & GARDEN, CONCEPTUAL DESIGN

Date: 03-08-2017

### DEMOLITION PH. 1

Qty.	Item	Per	Ext. Cost	Ext. Cost
1	REMOVAL OF EXISTING (2) DUGOUTS AND FILL IN RECESSES	ALLOW	2,500.00	2,500.00
1	REMOVAL OF (2) CMU SEPERATER WALLS IN BLEACHER AREA FOR SOIL STORAGE	ALLOW	1,700.00	1,700.00
14,300	REMOVAL OF SOD/BALL FIELD/ HAUL AWAY OLD SOIL (4" DEPTH)	S.F.	1.75	25,025.00
2,400	REMOVAL OF EXISTING PARKING LOT FOR NEW ASPHALT	S.F.	1.75	4,200.00
1	REMOVAL OF (1) UTILTY POLE	ALLOW	750.00	750.00
155	FENCE BACKSTOP REMOVAL AND UP LEFT FIELD LINE	L.F.	20.00	3,100.00
1	REMOVAL OF EXISTING PALM TREE	Ea.	250.00	250.00
<b>DEMOLITION SUBTOTAL</b>				<b>\$37,525.00</b>

### LANDSCAPE PH. 1

Qty	Code	Botanical Name / Item	Common Name / Description	Per	Unit Cost	Ext. Cost
75		1 GAL. LANDSCAPE PLANTS		Ea.	4.00	300.00
100		3 GAL. LANDSCAPE PLANTS		Ea.	10.00	1,000.00
9	LIM	LAGERSTROMIA INDICA "MUSKOGEE"	CRAPE MYRTLE "LAVENDER"	Ea.	300.00	2,700.00
50	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	Ea.	35.00	1,750.00
140	SHELL	CRUSHED SHELL	CRUSHED COQUINA SHELL	C.Y.	85.00	11,900.00
90	SOIL	NEW TOPSOIL FOR PLANTERS		C.Y.	55.00	4,950.00
17	MULCH	"FLORIMULCH" BRAND	100% MELALEUCA	C.Y.	45.00	765.00
5,300	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE FLORATAM	S.F.	0.35	1,855.00
<b>LANDSCAPE SUBTOTAL</b>						<b>\$25,220.00</b>

### IRRIGATION PH. 1

Qty.	Item	Per	Ext. Cost	Ext. Cost
1,500	LOW VOLUMNE DRIP IRR. ON HEDGE AND ENTRY LANDSCAPE	SF	1.00	1,500.00
5,300	SPRAY IRRIGATION ON SOD AREAS	SF	0.50	2,650.00
1	IRRIGATION SYSTEM: CONTROLLERS, VALVES, VALVE BOXES ETC.	ALLOW	2,500.00	2,500.00
550	1.5" CONDUIT FOR PLOT WATERING	LF	2.00	1,100.00
22	BRONZE WATER SPIGOTS AND INSTALL	Ea.	150.00	3,300.00
<b>IRRIGATION SUBTOTAL</b>				<b>\$11,050.00</b>

**HARDSCAPE PH. 1**

Qty.	Item	Per	Ext. Cost	Ext. Cost
1	RAISED PLANTER BEDS WITH OLD BLEACHER SEATS, PROVIDED BY CITY	ALLOW	14,500.00	14,500.00
1	ROOF REPAIR ON BLEACHER AREA AND ADD GUTTERS	ALLOW	4,500.00	4,500.00
1	3 COMPOST BINS MADE OF P.T. WOOD	ALLOW	1,200.00	1,200.00
1	EX. BUILDING ROOF AND DOOR REPAIR	ALLOW	8,500.00	8,500.00
1,560	5' WIDE SIDEWALK	S.F.	4.50	7,020.00
3,000	ASPHALT PARKING AND ADA PLOTS	S.F.	4.00	12,000.00
200	FENCING (6' HT. CHAIN LINK) ALONG LEFT FIELD AND RIGHT FIELD AS NEEDED	L.F.	30.00	6,000.00
1	SLIDING GATE FOR SOIL STORAGE AREAS	ALLOW	850.00	850.00
1	PLAQUE- HISTORICAL BACKGROUND ON THE FIELD	ALLOW	500.00	500.00
1	COMMUNITY GARDEN PARK SIGN, TO MATCH CITY STANDARDS	Ea.	2,000.00	2,000.00
1	ADA PARKING SIGN	Ea.	175.00	175.00
1	RULES SIGN	Ea.	250.00	250.00
2	BENCH	Ea.	1,400.00	2,800.00
2	RAIN BARRELS	Ea.	100.00	200.00
1	TRASH RECEPTACLES	Ea.	800.00	800.00
2	PICNIC TABLES	Ea.	1,400.00	2,800.00
1	LIGHTING- 1 POLE MOUNT AREA LIGHT FOR NIGHT SECURITY	Ea.	3,500.00	3,500.00
<b>HARDSCAPE SUBTOTAL</b>				<b>\$67,595.00</b>

**BUTTERFLY GARDEN PH. 1: NW CORNER**

Qty	Code	Botanical Name / Item	Common Name / Description	Per	Unit Cost	Ext. Cost
60		1 GAL. LANDSCAPE PLANTS		Ea.	4.00	240.00
100		3 GAL. LANDSCAPE PLANTS		Ea.	10.00	1,000.00
3		FLOWERING TREES		Ea.	275.00	825.00
11	SHELL	CRUSHED SHELL	CRUSHED COQUINA SHELL	C.Y.	60.00	660.00
10	SOIL	NEW TOPSOIL FOR PLANTS		C.Y.	55.00	550.00
10	MULCH	"FLORIMULCH" BRAND	100% MELALEUCA	C.Y.	45.00	450.00
<b>LANDSCAPE SUBTOTAL</b>						<b>\$3,725.00</b>

**BUTTERFLY GARDEN PH. 1: LINEAR/STREETSIDE**

Qty	Code	Botanical Name / Item	Common Name / Description	Per	Unit Cost	Ext. Cost
30		1 GAL. LANDSCAPE PLANTS		Ea.	4.00	120.00
50		3 GAL. LANDSCAPE PLANTS		Ea.	10.00	500.00
2		FLOWERING TREES		Ea.	275.00	550.00
5	SHELL	CRUSHED SHELL	CRUSHED COQUINA SHELL	C.Y.	60.00	300.00
5	SOIL	NEW TOPSOIL FOR PLANTS		C.Y.	55.00	275.00
5	MULCH	"FLORIMULCH" BRAND	100% MELALEUCA	C.Y.	45.00	225.00
<b>LANDSCAPE SUBTOTAL</b>						<b>\$1,970.00</b>

<b>SUBTOTAL</b>	<b>\$147,085.00</b>
<b>CONTINGENCY (10%)</b>	<b>\$14,708.50</b>
<b>TOTAL PHASE 1 INSTALLED COST</b>	<b>\$161,793.50</b>

N.I.C. PERMITTING, STRUCTURAL REVIEW OF THE EXISTING ROOF OVER THE BLEACHERS AND THE EX. BUILDING ON SITE. ADDITIONAL REPAIR WORK MIGHT BE NEEDED PER THEIR REVIEW.

**PLEASE NOTE:**

The Landscape Architect has no control over the costs of labor, materials, or equipment. Other factors outside the Landscape Architect's control include the contractor's methods of determining prices, competitive market conditions, and other bidding circumstances. Each of these factors may affect the actual cost of constructing this project. Unit costs are based on a historical current unit of probable construction costs prepared for the Owner. The opinions of probable costs, as provided here, are made on the basis of the Landscape Architect's experience and qualifications and represents the Landscape Architect's judgment as a design professional familiar with the construction industry. The Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions price list.



# ESTIMATED CONSTRUCTION COSTS

## MEADOWLAWN ECOLOGICAL CENTER & GARDEN, CONCEPTUAL DESIGN

Date: 03-08-2017

### DEMOLITION PH. 2

Qty.	Item	Per	Ext. Cost	Ext. Cost
4,950	REMOVAL OF SOD/BALL FIELD/ HAUL AWAY OLD SOIL (4" DEPTH)	S.F.	1.75	8,662.50
<b>DEMOLITION SUBTOTAL</b>				<b>\$8,662.50</b>

### LANDSCAPE PH. 2

Qty	Code	Botanical Name / Item	Common Name / Description	Per	Unit Cost	Ext. Cost
70	SHELL	CRUSHED SHELL	CRUSHED COQUINA SHELL	C.Y.	75.00	5,250.00
70	SOIL	NEW TOPSOIL FOR PLANTERS		C.Y.	55.00	3,850.00
<b>LANDSCAPE SUBTOTAL</b>						<b>\$9,100.00</b>

### IRRIGATION PH. 2

Qty.	Item	Per	Ext. Cost	Ext. Cost
200	1.5" CONDUIT FOR PLOT WATERING	LF	2.00	400.00
20	BRONZE WATER SPIGOTS AND INSTALL	Ea.	150.00	3,000.00
<b>IRRIGATION SUBTOTAL</b>				<b>\$3,400.00</b>

### HARDSCAPE PH. 2

Qty.	Item	Per	Ext. Cost	Ext. Cost
1	RAISED PLANTER BEDS WITH OLD BLEACHER SEATS, PROVIDED BY CITY	ALLOW	13,000.00	13,000.00
<b>HARDSCAPE SUBTOTAL</b>				<b>\$13,000.00</b>

SUBTOTAL                    \$34,162.50  
 CONTINGENCY (10%)        \$3,416.25  
**TOTAL PHASE 2 INSTALLED COST        \$37,578.75**

**TOTAL INSTALLED COST PH. 1&2        \$199,372.25**

N.I.C. PERMITTING

**PLEASE NOTE:**

The Landscape Architect has no control over the costs of labor, materials, or equipment. Other factors outside the Landscape Architect's control include the contractor's methods of determining prices, competitive market conditions, and other bidding circumstances. Each of these factors may affect the actual cost of constructing this project. Unit costs are based on a historical current unit of probable construction costs prepared for the Owner. The opinions of probable costs, as provided here, are made on the basis of the Landscape Architect's experience and qualifications and represents the Landscape Architect's judgment as a design professional familiar with the construction industry. The Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions price list.



## ESTIMATED CONSTRUCTION COSTS MEADOWLAWN ECOLOGICAL CENTER & GARDEN, CONCEPTUAL DESIGN

### SCHOOL PORTION

Date: 03-08-2017

#### DEMOLITION SCHOOL

Qty.	Item	Per	Ext. Cost	Ext. Cost
19,500	REMOVAL OF SOD/BALL FIELD/HAUL AWAY OLD SOIL	S.F.	1.75	34,125.00
<b>DEMOLITION SUBTOTAL</b>				<b>\$34,125.00</b>

#### LANDSCAPE SCHOOL

Qty	Code	Botanical Name / Item	Common Name / Description	Per	Unit Cost	Ext. Cost
120	SHELL	CRUSHED SHELL	CRUSHED COQUINA SHELL	C.Y.	75.00	9,000.00
90	SOIL	NEW TOPSOIL FOR PLANTERS		C.Y.	55.00	4,950.00
<b>LANDSCAPE SUBTOTAL</b>						<b>\$13,950.00</b>

#### IRRIGATION SCHOOL

Qty.	Item	Per	Ext. Cost	Ext. Cost
1	PLUMBING FOR PLANTER IRRIGATION	ALLOW	1,500.00	1,500.00
2,500	SPRAY IRRIGATION ON LANDSCAPE AREAS	SF	0.50	1,250.00
14	BRONZE WATER SPIGOTS AND INSTALL	Ea.	150.00	2,100.00
<b>IRRIGATION SUBTOTAL</b>				<b>\$4,850.00</b>

#### HARDSCAPE SCHOOL

Qty.	Item	Per	Ext. Cost	Ext. Cost
1	RAISED PLANTER BEDS WITH OLD BLEACHER SEATS, PROVIDED BY CITY	ALLOW	6,000.00	6,000.00
1	COMPOST BIN MADE OF P.T. WOOD	ALLOW	400.00	400.00
1	TOOL STORAGE SHED	Ea.	2,500.00	2,500.00
1	CHALK BOARD	Ea.	1,000.00	1,000.00
200	FENCING (4' HT. CHAIN LINK) TO SEPARATE SCHOOL GARDEN FROM COMMUNITY GARDEN	L.F.	30.00	6,000.00
1	SCHOOL GARDEN PARK SIGN, TO MATCH CITY STANDARDS	Ea.	1,200.00	1,200.00
1	RULES SIGN	Ea.	250.00	250.00
3	CUSTOM CURVED CONCRETE BENCHES	Ea.	1,400.00	4,200.00
16	WOOD STUMPS	Ea.	100.00	1,600.00
1	RAIN BARREL	Ea.	100.00	100.00
1	TRASH RECEPTACLE	Ea.	800.00	800.00
15	HYDROPONIC TOWERS	Ea.	250.00	3,750.00
1	SHADE STRUCTURE FOR CLASSROOM	ALLOW	4,500.00	4,500.00
1	SHADE STRUCTURE WITH SOLAR PANELS ON TOP	ALLOW	10,500.00	10,500.00
1	SOLAR PANEL ROOF KIT	ALLOW	7,500.00	7,500.00
1	LIGHTING- 1 POLE MOUNT AREA LIGHT FOR NIGHT SECURITY	Ea.	3,500.00	3,500.00
<b>HARDSCAPE SUBTOTAL</b>				<b>\$53,800.00</b>

#### BUTTERFLY/AQUATIC GARDEN SCHOOL

Qty	Code	Botanical Name / Item	Common Name / Description	Per	Unit Cost	Ext. Cost
120	1 GAL.	LANDSCAPE PLANTS		Ea.	4.00	480.00
140	3 GAL.	LANDSCAPE PLANTS		Ea.	10.00	1,400.00
3		FLOWERING TREES		Ea.	225.00	675.00
5	SHELL	CRUSHED SHELL	CRUSHED COQUINA SHELL	C.Y.	60.00	300.00
10	SOIL	NEW TOPSOIL FOR PLANTS		C.Y.	55.00	550.00
10	MULCH	"FLORIMULCH" BRAND	100% MELALEUCA	C.Y.	45.00	450.00
<b>LANDSCAPE SUBTOTAL</b>						<b>\$3,855.00</b>

**SUBTOTAL** \$110,580.00  
**CONTINGENCY (15%)** \$16,587.00  
**TOTAL SCHOOL INSTALLED COST** \$127,167.00

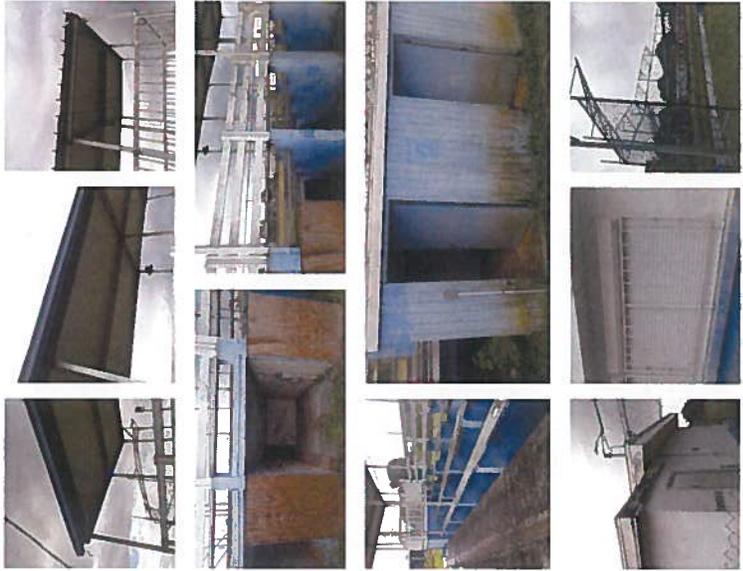
N.I.C. PERMITTING, STRUCTURAL REVIEW OF THE PROPOSED STRUCTURES,

**PLEASE NOTE:**

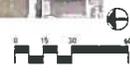
The Landscape Architect has no control over the costs of labor, materials, or equipment. Other factors outside the Landscape Architect's control include the contractor's methods of determining prices, competitive market conditions, and other bidding circumstances. Each of these factors may affect the actual cost of constructing this project. Unit costs are based on a historical current unit of probable construction costs prepared for the Owner. The opinions of probable costs, as provided here, are made on the basis of the Landscape Architect's experience and qualifications and represents the Landscape Architect's judgment as a design professional familiar with the construction industry. The Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions price list.



CASE STUDY  
AZALEA COMMUNITY GARDEN



EXISTING CONDITIONS  
MEADOWLAWN ECOLOGICAL CENTER AND GARDEN



<p>BOG BOOTH Ecological Design COMMUNITY PLANNING</p>	<p>MEADOWLAWN ECOLOGICAL CENTER AND GARDEN ST. PETERSBURG, FL</p>	
	<p>EXISTING CONDITIONS</p>	
<p>REFERENCE SHEET (S)</p>	<p>DATE</p>	<p>CHECKED BY / JB</p>
<p>DESIGNED BY</p>	<p>DRAWN BY / CP</p>	<p>07/21/16</p>
<p>10032</p>	<p><b>E1.00</b></p>	





# LDR 2017-01 – RESIDENTIAL LAND DEVELOPMENT REGULATIONS (LDRs) CODE UPDATE

## C.O.W. March 16, 2017

SECTION NO.	SECTION TITLE	COMPLEXITY	DESCRIPTION
1.	Neighborhood Traditional Single-Family Districts <i>Maximum development potential</i>	Regulatory Change	<p><b>Problem Statement:</b> Concerns have been expressed regarding the size and bulk of new homes being built, particularly in the traditional neighborhoods, and their consistency with the surrounding neighborhood and development pattern. Many new homes have 2nd stories built close to or at the minimum required setbacks, creating a box-like, bulky appearance. Research on the average home size and FAR indicates significant increases for new construction.</p> <p><b>Requested Action:</b> Create standards to limit the size and bulk of new homes to be proportionate with the lot size by establishing a maximum building coverage standard and a maximum Floor Area Ratio. Establish standards for bonuses if the development incorporates design elements beneficial to the character of the neighborhood including providing greater second floor setbacks in the front or side and providing an extended front porch.</p>
2.	Neighborhood Traditional Single-Family Districts <i>Maximum development potential</i> <i>Minimum Lot Size</i>	Regulatory Change	<p><b>Problem Statement:</b> Minimum Lot Area in NT-1 is not reflective of the existing development pattern, rendering many lots unbuildable without a variance, which puts an undue burden on the property owners and discourages redevelopment efforts</p> <p><b>Requested Action:</b> Reduce the minimum lot size in the NT-1 zoning districts to 4,500 s.f.</p>
3.	Neighborhood Traditional Single-Family Districts <i>Maximum development potential</i> <i>Maximum Intensity</i>	Regulatory Change	<p><b>Problem Statement:</b> Code currently addresses Impervious Surface Ratio, but does not limit building coverage, which creates issues with allowing enough area for pools, decks and patios</p> <p><b>Requested Action:</b> Establish a maximum building coverage limit of 0.50</p>
4.	Neighborhood Traditional Single-Family Districts <i>Building envelope: Maximum height and minimum setbacks.</i>	Regulatory Change	<p><b>Problem Statement:</b> Interior side yard setback of 10% for lots less than 60-feet allows structures too close to the property line and is not consistent with the building code.</p> <p><b>Requested Action:</b> Provide a minimum 5-foot setback for lots equal to or less than 50-feet</p>
5.	Neighborhood Traditional Single-Family Districts <i>Building envelope: Maximum height and minimum setbacks.</i>	Regulatory Change	<p><b>Problem Statement:</b> Rear yard setback of 10-feet from alleys with less than 16-feet is too restrictive, and has resulted in numerous variance requests</p> <p><b>Requested Action:</b> Provide a minimum rear yard setback of 10-feet or 22-feet including the alley, whichever is less. This provides the minimum turning radius needed for the garage.</p>
6.	Neighborhood Traditional Single-Family Districts <i>Building envelope: Maximum height and minimum setbacks.</i>	Regulatory Change	<p><b>Problem Statement:</b> Language is not clear that open porch setback applies to a one-story porch; a two-story covered porch is too great of a mass at the reduced porch setback</p> <p><b>Requested Action:</b> Modify the footnote to clarify that a covered two-story porch is required to meet the principal structure setbacks</p>
7.	Neighborhood Traditional Single-Family Districts <i>Setbacks consistent with established neighborhood patterns.</i>	Regulatory Change	<p><b>Problem Statement:</b> This section allows reduced front and side yard setbacks based on the neighborhood pattern. There is no practical way to get accurate measurements of existing side yard setbacks on the subject and adjacent blocks, and it is not appropriate to allow a reduction of side yards without such data.</p> <p><b>Requested Action:</b> Eliminate the allowance for a side yard reduction based on neighborhood pattern</p>
8.	Neighborhood Traditional Single-Family Districts <i>Building Design</i>	Clarification	<p><b>Problem Statement:</b> This section addresses both building and site design, but section title only references building design</p> <p><b>Requested Action:</b> Add "Site" to description</p>
9.	Neighborhood Traditional Single-Family Districts <i>Building Design</i> <i>Building and parking layout and orientation</i>	Clarification	<p><b>Problem Statement:</b> NS includes language stating that accessory structures shall be located behind the front façade of the principal structure, but no such language exists for NT.</p> <p><b>Requested Action:</b> Add same language to NT for consistency</p>
10.	Neighborhood Traditional Single-Family Districts <i>Building Design</i> <i>Vehicle connections. (1.c. &amp; 1.d.)</i>	Clarification	<p><b>Problem Statement:</b> Not clear that driveways are only allowed if the alley access is obstructed</p> <p><b>Requested Action:</b> Add clarifying language.</p>
11.	Neighborhood Traditional Single-Family Districts <i>Building Design</i> <i>Vehicle connections. (2.)</i>	Clarification	<p><b>Problem Statement:</b> Not clear that an additional driveway apron is allowed only if a driveway on the front is allowed</p> <p><b>Requested Action:</b> Add clarifying language</p>
12.		Clarification	<p><b>Problem Statement:</b> This section also speaks to porches, in addition to pedestrian connections</p>

	Neighborhood Traditional Single-Family Districts <b>Building Design Pedestrian connections.</b>		Requested Action: Add "Porches" to description
13.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Pedestrian connections.</b>	Problem Statement: Requiring a separate walkway for homes with front driveways is not necessary as pedestrians can access the public sidewalk and street via the drive. This adds to both cost and additional impervious surface in the front yard. Requested Action: Add new subsection exempting separate walkway when there is a driveway in the front Problem Statement: It is not clear that the walkway through the front entry does not count towards the required 48-square feet of usable porch area, and that columns and railings are not to be included in this calculation Requested Action: Add clarifying language and graphic Problem Statement: Description of the district notes that the intent is to support the appearance and character of neighborhoods developed over time, but code does not provide a clear, measurable standard to regulate repetitive design Requested Action: Create new Repetitive Design Standard: Design of homes located on the same block face or within three lots on an adjacent block face with similar design shall be varied, such that a substantially similar design cannot be replicated. Variation shall include at least three of the following elements: architectural style, roof form, materials, and details (doors, windows, columns). Problem Statement: Requirement for height to width ratio requirements need clarification Requested Action: Add graphics and clarifying language stating that height to width ratio is for front façade only and is required, not optional Problem Statement: Language regarding blank façade on multi-story buildings is confusing Requested Action: Modify to state that there shall not be blank areas greater than 16-feet in width for both first and second stories, except for one-story garage in the rear third of the building, in the interior side yards Problem Statement: The percentage of fenestration and glazing is excessive for all architectural styles and has caused the need for frequent design variances Requested Action: Reduce minimum percentages to be reflective of typical architectural styles; limit side requirement to front 2/3, eliminate rear requirement unless on corner lot; clarify through lots Problem Statement: Requires windows on street-side façade to be evenly distributed, however this is not appropriate for certain architectural styles Requested Action: Modify subsection, to allow a variation based on architectural style and clarify window design requirements Problem Statement: New homes in the flood plain can be required to be significantly higher than existing grade, which results in a greater expense of wall area below the first floor Requested Action: Add new standard: Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style. Problem Statement: Not clear what constitutes a decorative garage door and not clear that garage doors be 10-feet behind the main structure, includes the front porch. Concerns have been raised in certain neighborhoods regarding the location of the garage. Requested Action: Add additional language and graphic to clarify. Change NT-3 to require 10-feet behind the main structure, not including the front porch. Problem Statement: Standards do not articulate the architectural design practice which dictates that heavier materials such as brick or stone should be placed below lighter materials such as stucco or siding on a wall face Requested Action: Add additional language to clarify Problem Statement: Accessory structure design requirements are located in multiple sections of the code and need to be consolidated for clarity Requested Action: Reformat for clarity Problem Statement: Accessory structures 200 square feet and over are required to be consistent with style, materials and color of the principal structure. Restrictions on open carports in the rear yard not visible from a City street do not support the purpose of this section of code related to the pedestrian experience, and create an undue financial burden on residents desiring to construct two car carport structures. In addition, metal carports along alleys are very typical to the districts. Requested Action: Allow exemption for open carports up to 20' by 22' feet up to 15 feet in height in the rear 1/3 yard, behind the principal structure, not visible from the street.
14.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Pedestrian connections.</b>	
15.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Building Style</b>	
16.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Building Form</b>	
17.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Wall Composition (1.)</b>	
18.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Wall Composition (2.)</b>	
19.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Wall Composition</b>	
20.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Wall Composition</b>	
21.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Garage Doors</b>	
22.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Building Design Building Materials</b>	
23.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Accessory Structures</b>	
24.	16.20.010.11	Neighborhood Traditional Single-Family Districts <b>Accessory Structures</b>	

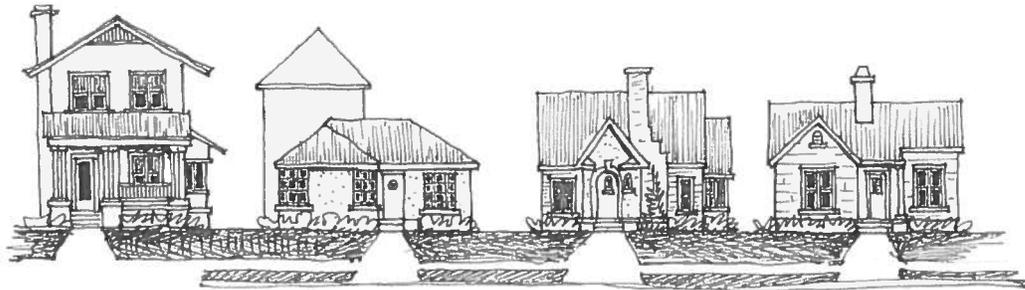
25.	16.20.020.6	Neighborhood Suburban Single-Family Districts <i>Maximum development potential</i>	Regulatory Change	<p><b>Problem Statement:</b> Concerns have been expressed regarding the size and bulk of new homes being built, particularly in the traditional neighborhoods, and their consistency with the surrounding neighborhood and development pattern. Many new homes have 2nd stories built close to or at the minimum required setbacks, creating a box-like, bulky appearance. Research on the average home size and FAR indicates significant increases for new construction.</p> <p><b>Requested Action:</b> Create standards to limit the size and bulk of new homes to be proportionate with the lot size by establishing a maximum building coverage standard and a maximum Floor Area Ratio. Establish standards for bonuses if the development incorporates design elements beneficial to the character of the neighborhood including providing greater second floor setbacks in the front or side and providing an extended front porch.</p> <p><b>Problem Statement:</b> Code currently addresses Impervious Surface Ratio, but does not limit building coverage, which creates issues with allowing enough area for pools, decks and patios</p> <p><b>Requested Action:</b> Establish a maximum building coverage limit of 0.50</p> <p><b>Problem Statement:</b> Language is not clear that open porch setback applies to a one-story porch</p> <p><b>Requested Action:</b> Modify the footnote to clarify that a covered two-story porch is required to meet the principal structure setbacks</p> <p><b>Problem Statement:</b> This section allows reduced front and side yard setbacks based on the neighborhood pattern. There is no practical way to get accurate measurements of existing side yard setbacks on the subject and adjacent blocks, and it is not appropriate to allow a reduction of side yards without such data. In addition, this section has a procedure for approval that is inconsistent with language in NT and also references the incorrect commission</p> <p><b>Requested Action:</b> Eliminate the allowance for a side yard reduction based on neighborhood pattern and revise language to be consistent with NT section</p> <p><b>Problem Statement:</b> This section addresses both building and site design, but section title only references building design; Accessory structure placement not clear</p> <p><b>Requested Action:</b> Add "Site" to description and add language clarifying that accessory structures/sheds be located behind the front facade</p> <p><b>Problem Statement:</b> Description of the district notes that the intent is to support the appearance and character of neighborhoods developed over time, but code does not provide a clear, measurable standard to regulate repetitive design</p> <p><b>Requested Action:</b> Create new Repetitive Design Standard: Design of homes located on the same block face or within three lots on an adjacent block face with similar design shall be varied, such that a substantially similar design cannot be replicated. Variation shall include at least three of the following elements: architectural style, roof form, materials, and details (doors, windows, columns).</p> <p><b>Problem Statement:</b> Limits blank walls to no more than 16 linear feet; Difficult and impractical to design to this standard for garage, which typically are at least 20-feet.</p> <p><b>Requested Action:</b> Add language to exempt garages up to 15-feet in height from this requirement, if the garage is located in the rear third of the building. Clarify that 16-feet blank facade limit applies to each story.</p> <p><b>Problem Statement:</b> New homes in the flood plain can be required to be significantly higher than existing grade, which results in a greater expense of wall area below the first floor</p> <p><b>Requested Action:</b> Add new standard: "Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required." The base may consist of a different material or decorative band, depending upon on the architectural style.</p> <p><b>Problem Statement:</b> Language regarding transparency and requirement for windows to be evenly distributed is unnecessary in the NS zoning district. Window distribution should be dictated by the chosen architectural style.</p> <p><b>Requested Action:</b> Delete requirement for windows to be evenly distributed</p> <p><b>Problem Statement:</b> Accessory structure design requirements are located in multiple sections of the code and need to be consolidated for clarity</p> <p><b>Requested Action:</b> Reformat for consistency</p> <p><b>Problem Statement:</b> Accessory structures 200 square feet and over are required to be consistent with style, materials and color of the principal structure. Restrictions on open carports in the rear yard not visible from a City street do not support the purpose of this section of code related to the pedestrian experience, and create an undue financial burden on residents desiring to construct two car carport structures. In addition, metal carports along alleys are very typical of the districts. There is a continual request from residents for this modification. Mechanical equipment is required to be screened from view of the streetscape, and it is also important to screen from view of waterways.</p> <p><b>Requested Action:</b> Allow exemption for open carports up to 20' by 22' feet and up to 15 feet in height in the rear 1/3 yard, behind the principal structure, not visible from the street.</p> <p><b>Problem Statement:</b> Photos and descriptions of architectural styles need updating. Descriptions are very limited and most photos are not from the City</p> <p><b>Requested Action:</b> Eliminate detail in this section and refer to design guidelines for historic properties (currently being updated; in draft stage)</p>
26.	16.20.020.6	Neighborhood Traditional Single-Family Districts <i>Maximum development potential</i> <i>Maximum Intensity</i>	Regulatory Change	
27.	16.20.020.7	Neighborhood Suburban Single-Family Districts <i>Building envelope: Maximum height and minimum setbacks.</i>	Regulatory Change and Clarification	
28.	16.20.020.11	Neighborhood Suburban Single-Family Districts <i>Setbacks consistent with established neighborhood patterns.</i>	Clarification	
29.	16.20.020.12	Neighborhood Suburban Single-Family Districts <i>Building Design</i>	Clarification	
30.	16.20.020.12	Neighborhood Suburban Single-Family Districts <i>Building Design</i>	Clarification/Regulatory Change	
31.	16.20.020.12	Neighborhood Suburban Single-Family Districts <i>Building Design</i> <i>Wall Composition (1.)</i>	Regulatory Change	
32.	16.20.020.12	Districts <i>Building Design</i> <i>Wall Composition (3.)</i>	Regulatory Change	
33.	16.20.020.12	Neighborhood Suburban Single-Family Districts <i>Building Design</i> <i>Transparency</i>	Regulatory Change	
34.	16.20.020.12	Neighborhood Suburban Single-Family Districts <i>Building Design</i> <i>Accessory structures</i>	Consistency	
35.	16.20.020.12	Neighborhood Suburban Single-Family Districts <i>Building Design</i> <i>Accessory structures</i>	Regulatory Change	
36.	16.40.020.1	Architecture and Building Design Architectural Styles	Regulatory Change	

37.	16.40.040.3.2	Fence, Wall and Hedge Regulations <i>Waterfront yards (all uses). Maximum Height</i>	Clarification/ Regulatory Change	<p><b>Problem Statement:</b> Height of solid fences, walls and hedges are limited to 3-feet in height in the waterfront yard. There are many types of plant material other than hedges that can block waterfront views.</p> <p><b>Requested Action:</b> Change "hedge" to "landscape materials, other than trees"</p> <p><b>Problem Statement:</b> Gates and fencing for docks on non-contiguous water lots (Coffee Pot Boulevard, Sunrise Dr. S., Sunset Drive N. and S.) are not separately regulated, and specific standards for materials, height and width, are needed to protect the public view of these water lots from the adjacent streets.</p> <p><b>Requested Action:</b> Add regulations to limit the height to 5-feet, with a maximum gate height of 6-feet and a maximum arch structure of 7.5-feet. Any fencing projecting beyond the limits of the dock shall be limited to 5-feet in height and 3 feet in width. Add language requiring materials to be decorative wrought iron, aluminum, masonry, concrete, stone, vinyl, or composite. Wood fences and gates may be repaired but not replaced.</p> <p><b>Problem Statement:</b> Fence code references landscaping required for 6-foot high fences over 150 linear feet in length, but landscape section of the code does not include a standard for residential.</p> <p><b>Requested Action:</b> Add standard, same as commercial</p> <p><b>Problem Statement:</b> Circular driveway standards need updating &amp; surface materials for required parking spaces need clarification</p> <p><b>Requested Action:</b> Update graphics for circular drives (6.b.), add language to Surface materials (8.) Clarifying that all required parking spaces need to be on an improved surface</p> <p><b>Problem Statement:</b> Accessory dwelling units and accessory living space are treated the same, and there should be more flexibility for accessory living space</p> <p><b>Requested Action:</b> Provide separate code sections for accessory dwelling units and accessory living space</p> <p><b>Problem Statement:</b> Prohibits variance to any standards related to accessory dwelling units and accessory living space. Given the very limited number of accessory dwelling units constructed in the last ten years, this provision seems unduly restrictive.</p> <p><b>Requested Action:</b> Delete subsection in its entirety</p> <p><b>Problem Statement:</b> Language references reinstatement process for grandfathered accessory dwelling units, which is not consistent with those sections of code related to grandfathered use and reinstatements</p> <p><b>Requested Action:</b> Delete subsection in its entirety</p> <p><b>Problem Statement:</b> Reference to accessory dwelling use vs. unit is confusing</p> <p><b>Requested Action:</b> Change "use" to "unit" throughout subsection</p> <p><b>Problem Statement:</b> Accessory dwelling use is required to be subordinate in height to the principal structure. This does not allow a 2-story garage structure when there is a one story home on a property. It is very typical in our traditional neighborhoods for there to be a 2-story garage structure with a one story house</p> <p><b>Requested Action:</b> Delete "height"</p> <p><b>Problem Statement:</b> Prohibits ADU for lots that have been refaced, which is unnecessarily restrictive</p> <p><b>Requested Action:</b> Change "use" to "unit" throughout subsection; eliminate limitation for lots that have been refaced; allow division of all LDRs are met</p> <p><b>Problem Statement:</b> Intro language is confusing. Should reference building and site requirements for accessory dwelling units (new and redeveloped)</p> <p><b>Requested Action:</b> Amend language</p> <p><b>Problem Statement:</b> Minimum size of units specified as 375-square feet. Building code allows smaller units, and there is a desire for "Tiny" units</p> <p><b>Requested Action:</b> Delete required minimum; allow building code to regulate</p> <p><b>Problem Statement:</b> Incorrect reference to living space rather than unit</p> <p><b>Requested Action:</b> Change "space" to "unit"</p> <p><b>Problem Statement:</b> Requires a pedestrian connection to parking and to public sidewalk. Units are often on an alley, rendering connection to public sidewalk impractical.</p> <p><b>Requested Action:</b> Delete required connection to public sidewalk, if there is direct access to the alley</p>
38.	16.40.040.3.2 16.40.040.5.C.12.	Fence, Wall and Hedge Regulations	Regulatory Change	
39.	16.40.060.2.1.2.	Landscaping/Fencing <i>Additional requirements for new and existing one- and two-unit residential properties</i>	Consistency	
40.	16.40.090.3.3	Development standards for private one- and two-family properties. <i>Parking</i>	Consistency	
41.	16.50.010.2	Accessory Dwelling and Accessory Living Space <i>Generally</i>	Clarification	
42.	16.50.010.2	Accessory Dwelling and Accessory Living Space <i>Purpose and Intent (1.)</i>	Regulatory Change	
43.	16.50.010.3	Accessory Dwelling and Accessory Living Space <i>Purpose and Intent (2.)</i>	Consistency	
44.	16.50.010.4	Accessory Dwelling and Accessory Living Space <i>Establishment</i>	Clarification	
45.	16.50.010.4.	Accessory Dwelling and Accessory Living Space <i>Establishment (3.)</i>	Regulatory Change	
46.	16.50.010.5.1	Accessory Dwelling and Accessory Living Space <i>Lot requirements</i>	Clarification	
47.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space <i>Building Requirements</i>	Clarification	
48.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space <i>Building Requirements (1.)</i>	Regulatory Change	
49.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space <i>Building Requirements (3.)</i>	Clarification	
50.	16.50.010.5.2	Accessory Dwelling and Accessory Living Space <i>Building Requirements (5.)</i>	Regulatory Change	

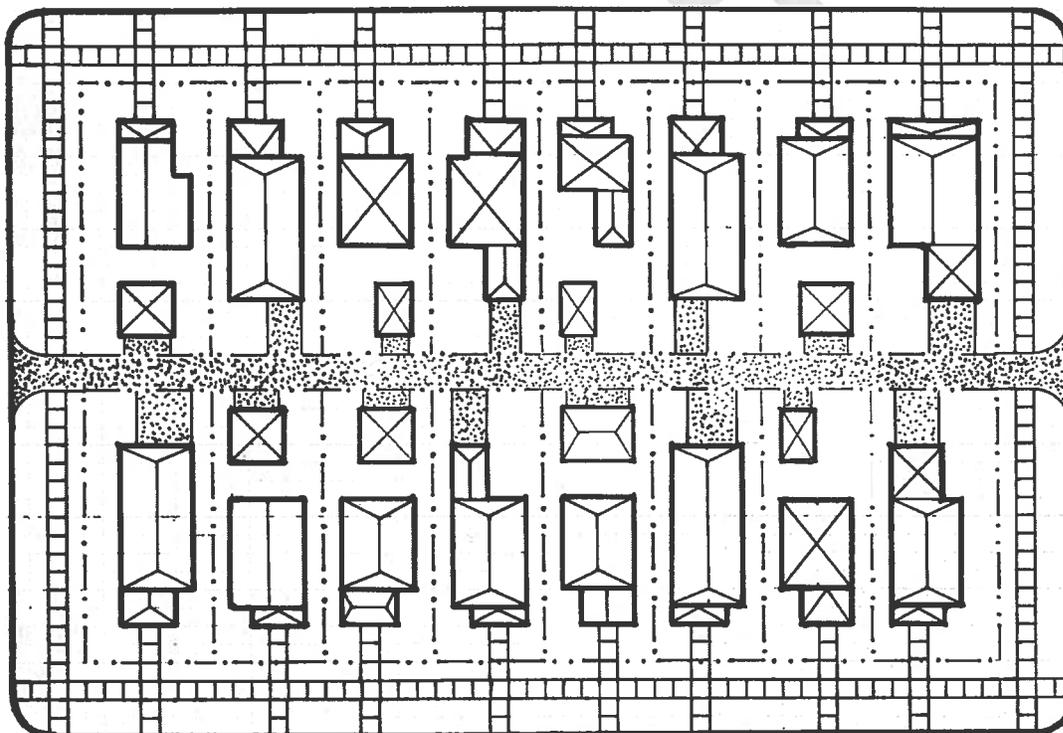
51.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space <i>Visual Buffering (1)</i>	Clarification	<p><b>Problem Statement:</b> Requirement to orient outdoor living areas to the interior of the property is confusing</p> <p><b>Requested Action:</b> Add language to clarify that all areas in the rear yard with a minimum of 10-foot setback are considered to be interior</p>
52.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space <i>Visual Buffering (2)</i>	Clarification	<p><b>Problem Statement:</b> Requires minimum 48" sill height, which conflicts with the building code</p> <p><b>Requested Action:</b> Eliminates sill height requirement</p>
53.	16.50.010.5.3	Accessory Dwelling and Accessory Living Space <i>Parking and accessibility</i>	Regulatory Change/ Clarification	<p><b>Problem Statement:</b> Prohibits variances, which is unduly restrictive; requires parking in rear, which is not always possible; requires decorative parking pads, requires set aside for solid waste container in alley</p> <p><b>Requested Action:</b> Modify subsection</p>
54.	16.50.010.5.5	Accessory Dwelling and Accessory Living Space <i>Accessory Living Spaces</i>	Regulatory Change/ Clarification	<p><b>Problem Statement:</b> Requires accessory living space to meet all requirements for accessory dwelling unit, which is unduly restrictive</p> <p><b>Requested Action:</b> Re-write this section of code to separate accessory dwelling unit and accessory living space</p>
55.	16.50.020.4.1	Accessory Storage structure	Clarification	<p><b>Problem Statement:</b> Clarification on location on through lots</p> <p><b>Requested Action:</b> Add clarification on through lots</p>
56.	16.50.020.4.2	Ancillary equipment	Regulatory Change	<p><b>Problem Statement:</b> Not addressed in code, desire to allow small scale residential wind turbines</p> <p><b>Requested Action:</b> Add small scale wind turbines up to 6-feet above the roof surfaces</p>
57.	16.50.130	Docks	Regulatory Change	<p><b>Problem Statement:</b> Concerns expressed about roof structures over docks along Coffee Pot Boulevard</p> <p><b>Requested Action:</b> Prohibit roof or canopy structures over docks on non-contiguous water lots fronting scenic corridors</p>
58.	16.60.010.5	Floor Area Ratio <i>Dimensional Regulations and Lot Characteristics</i>	Clarification	<p><b>Problem Statement:</b> This section of the Code refers to existing regulations for non-residential F.A.R.</p> <p><b>Requested Action:</b> Add a statement clarifying that this section does not apply to Neighborhood Traditional or Neighborhood Suburban Single-Family zoning districts.</p>
59.	16.60.10.6	Height Measurement	Clarification	<p><b>Problem Statement:</b> Language related to measurement of height in a special flood hazard area (flood zone) are not clear</p> <p><b>Requested Action:</b> Add clarifying language</p>
60.	16.60.10.9	Nonrectangular lots & Measurements in the waterfront yard	Clarification	<p><b>Problem Statement:</b> Where there is no seawall or where property lines extend into the water (above submerged lands), it is not clear where the setback is measured from</p> <p><b>Requested Action:</b> Replace nonrectangular lot graphic; Add clarifying language and graphic</p>
61.	16.60.030.1.B.3	Non-conforming Lots <i>Nonconforming lots in common ownership.</i>	Regulatory Change	<p><b>Problem Statement:</b> Minimum Lot Dimensions are often not consistent with underlying subdivision plat and the existing development pattern, rendering many lots unbuildable without a variance, which puts an undue burden on the property owners and discourages redevelopment efforts</p> <p><b>Requested Action:</b> Amend non-conforming lot section of code to allow administrative approval for non-conforming platted lots of record if lots 80% or more of parcels in the subject block and surrounding blocks are also substantial</p>
62.	16.60.050	Setbacks, allowable encroachments <i>Arbor</i>	Clarification	<p><b>Problem Statement:</b> Need to clarify that arbors have open roof structure</p> <p><b>Requested Action:</b> Amend language to clarify that at least 50% of the roof structure be open</p>
63.	16.60.050	Setbacks, allowable encroachments <i>Garages, residential side-loading</i>	Clarification	<p><b>Problem Statement:</b> Garages facing an alley in Neighborhood Suburban zoning should have the same allowable encroachment as garages facing alleys in Neighborhood Traditional zoning.</p> <p><b>Requested Action:</b> Amend language to clarify</p>
64.	16.60.050	Setbacks, allowable encroachments <i>Sheds</i>	Clarification	<p><b>Problem Statement:</b> Current size limit is 10 feet by 10 feet, which doesn't allow for other small sheds of equal square footage, such as 8 feet by 12 feet; additionally, a recent code change to allow sheds in the side yard inadvertently changed the allowance for a shed anywhere in the rear third; needs to be behind principal structure</p> <p><b>Requested Action:</b> Change to 100 square feet and located behind the principal structure, add "leading edge" to side yard</p>
65.	16.60.050	Setbacks allowable encroachments <i>Patios &amp; Screen enclosures</i>	Clarification	<p><b>Problem Statement:</b> Current setbacks are 8-feet, but side yard for house is 7.5-feet, and needs clarification on leading edge and height of patio from grade</p> <p><b>Requested Action:</b> Change to 7.5 feet, add "leading edge"; encroachment for patios are limited to patios that are no more than 12 inches from existing grade</p>

66.	16.70.040.1.14.D.	Reinstatement of abandoned uses. <i>Procedure</i>	Regulatory Change	<p><b>Problem Statement:</b> Administrative approvals are limited to one residential unit, requiring streamline and/or commission review, regardless if a variance is needed for reinstatement of additional residential units. This adds to cost and time for the applicant and creates additional work for staff. In review of cases over last ten years, all reinstatements without variances have been approved.</p> <p><b>Requested Action:</b> Change language to allow staff to process residential reinstatements administratively, provided no variances are requested.</p>
67.	16.70.040.1.14.E.6.	Reinstatement of abandoned uses. <i>Standards for review</i>	Consistency	<p><b>Problem Statement:</b> Conversion of dwelling units references one or more bedroom sizes</p> <p><b>Requested Action:</b> Change reference to building code</p>
68.	16.70.040.1.14.E.7 & 6.	Reinstatement of abandoned uses. <i>Standards for review</i>	Regulatory Change	<p><b>Problem Statement:</b> Minimum size of units are specified, and a minimum of 375 square feet is required. Requirements for windows and egress are specified in the building code. This unduly restricts reinstatements of smaller units that may meet building code.</p> <p><b>Requested Action:</b> Modify to remove minimum sizes of units and refer to compliance with the building code.</p>
69.	16.70.040.1.14.E.9.	Reinstatement of abandoned uses. <i>Standards for review</i>	Regulatory Change	<p><b>Problem Statement:</b> Specifies that units 220 square feet or less may not request a parking variance. Unduly restrictive to not allow an applicant with a small unit to apply for a variance</p> <p><b>Requested Action:</b> Delete subsection</p>
70.	16.70.040.15.B.4.	Redevelopment of Grandfathered uses. <i>Application</i>	Regulatory Change	<p><b>Problem Statement:</b> Requires submittal of a financing plan with cost estimates, evidence of financing, and timetable for work. This type of requirement is not found in any other part of the code and seems unnecessary to the review and approval process for a redevelopment plan.</p> <p><b>Requested Action:</b> Delete subsection in its entirety</p>
71.	16.70.040.15.C.1.e	Redevelopment of Grandfathered uses. <i>Conditions and requirements</i>	Regulatory Change	<p><b>Problem Statement:</b> Specifies that redevelopment plans not propose to place structures on vacated public right-of-way. If a project was not subject to redevelopment, this restriction would not be in place. No public purpose related to such prohibition solely for a redevelopment project, which should be subject to the same setback parameters of any structure</p> <p><b>Requested Action:</b> Delete subsection in its entirety</p>
72.	16.70.040.15.C.2.a	Redevelopment of Grandfathered uses. <i>Conditions and requirements</i>	Consistency	<p><b>Problem Statement:</b> References minimum unit size of reinstatement section of the code, which is proposed to be eliminated</p> <p><b>Requested Action:</b> Delete subsection in its entirety</p>
73.	16.70.040.15.D.1.	Redevelopment of Grandfathered uses. <i>Procedure</i>	Regulatory Change	<p><b>Problem Statement:</b> All redevelopment projects currently require a public hearing before DR. This seems unduly burdensome for an applicant wanting to tear down a garage apartment and rebuild. Redevelopment of an existing accessory dwelling unit should be allowed to be processed as an administrative application, if no variances are requested.</p> <p><b>Requested Action:</b> Add new subsection allowing one accessory dwelling unit to be reviewed as administrative application, at the discretion of the POD, provided no variances are requested</p>
74.	16.70.040.15.E.1.	Redevelopment of Grandfathered uses. <i>Standards for review. Building Height (2.)</i>	Consistency	<p><b>Problem Statement:</b> Requirement is based on zoning district</p> <p><b>Requested Action:</b> Delete subsection in its entirety</p>
75.	16.70.040.15.E.1	Redevelopment of Grandfathered uses. <i>Standards for review. Non-traditional roadway network (2.)</i>	Clarification	<p><b>Problem Statement:</b> Requires sidewalk connections to surrounding streets, "homes and businesses". Unclear what is meant by surrounding homes and businesses, difficult to regulate, and seems unnecessary to the purpose and intent of the redevelopment provisions</p> <p><b>Requested Action:</b> Delete "homes and businesses"</p>
76.	16.70.040.15.E.3.	Redevelopment of Grandfathered uses. <i>Standards for review. Floor area ratio bonus.</i>	Regulatory Change	<p><b>Problem Statement:</b> Allows FAR bonuses up to .85, which is out of scale in any neighborhood.</p> <p><b>Requested Action:</b> Reduce bonus for traditional style from 0.20 to 0.10 and eliminate 0.10 bonus for front porch, which is already required by the design standards. Reduces total bonus allowed from 0.35 to 0.15</p> <p><b>Requested Action:</b> Revise language to clarify</p>
77.	16.90.020.3	Definitions	Clarification	<p><b>Problem Statement:</b> Many definitions need updating and there is a need for some additional definitions</p> <p><b>Requested Action:</b> Add definitions for Roof Line; Revise definition of impervious surface to specifically include pavers and pools; update ISR definition to include decks; update graphic for Stoop</p>

SECTION 16.20.010. - NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS ("NT")



Typical Houses in a Neighborhood Traditional District



Typical Block in a Neighborhood Traditional District

Common features of these districts include:

- Narrow rectangular lots facing the avenue.
- Houses built toward the front of the lot with reduced setbacks.
- Front porches and primary entrances facing the avenue.
- Sidewalk connections leading to the public sidewalk and the street.
- Vehicular access from the rear alley instead of driveways in front yards.
- Recognized architectural styles with consistent and appropriate materials.

16.20.010.1. - History and composition of traditional neighborhoods.

Generally, the traditional neighborhoods of the City were platted between the incorporation of the City and the mid-1920's, before multi-car households became common and when most people walked or rode public transportation. As such, these neighborhoods feature streets and buildings oriented to the needs of pedestrians rather than to the needs of cars.

Lots in traditional neighborhoods are narrow compared to lots in suburban neighborhoods. Traditional lot widths typically range between 45 and 60 feet. Widths in excess of 60 feet exist in certain areas, but are relatively rare. Sidewalks are provided along all sides of blocks and on both sides of the street.

The homes in traditional neighborhoods were typically constructed prior to 1950 and exhibit architecture of the early 20th Century. Buildings typically feature vertically-oriented architecture and were constructed close to the street. Front doors face the street and are enhanced with architecturally appropriate features. Front porches or stoops are common and add emphasis and visual interest to the primary entrance. Side and rear yard setbacks are minimal. Building heights typically do not exceed 24 feet. Buildings include a variety of roof designs such as gable, hip, and gambrel. The upper portions of taller buildings typically taper or step back from the property lines.

Alleyways are the primary means of providing areas for utilities and access to off-street parking to the rear of the properties. Driveways and garages in front yards are not typical in most traditional neighborhoods.

While traditional neighborhoods are primarily characterized by single-family residential structures, house sizes and types are varied. Small apartment buildings and ancillary dwelling units, such as garage apartments, are sprinkled throughout many of these areas. The diverse housing opportunities allow for persons in different stages of life and at different income levels to enjoy the same neighborhood. Residents can remain in the same neighborhood throughout their lives, even though an individual's housing needs and preferences may change (lifecycle housing). There are also several remaining corner stores located within the heart of some traditional neighborhoods. Historically, these small stores provided basic goods and services to residents within walking distance.

(Code 1992, § 16.20.010.1; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.2. - Purpose and intent.

The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood. The standards for each of the NT districts are intended to reflect and reinforce their unique character. Street standards are intended to preserve the alley system as a mechanism to provide limited access for parking and utility functions in the rear of the site.

(Code 1992, § 16.20.010.2; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.3. - Permitted uses.

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

16.20.010.3.1. Preservation of single-family character.

NT districts are primarily single-family in character. While some NT districts allow accessory units or limited neighborhood-scale mixed uses, the character and context along the street should reinforce the pattern of a traditional single-family neighborhood. Generally, duplex and multifamily buildings are prohibited. Some multifamily uses are existing and grandfathered.

16.20.010.3.2. Grandfathered units. (See use matrix.)

Multifamily units were built in many traditional neighborhoods to accommodate the winter tourist industry in the first half of the 20th Century. These units provide a diversity of housing stock which enriches the neighborhood and provides lifecycle housing. Renovation and revitalization of these units can create a

highly desirable amenity within the neighborhood and is an ideal way of providing workforce-housing units. Restoration of these resources is desirable over replacement. Special approval may be required to redevelop these uses as established by the process in the application and procedures section. Replacement construction should be consistent with the development pattern and architectural context of the neighborhood.

(Code 1992, § 16.20.010.3; Ord. No. 876-G, § 2, 2-21-2008)

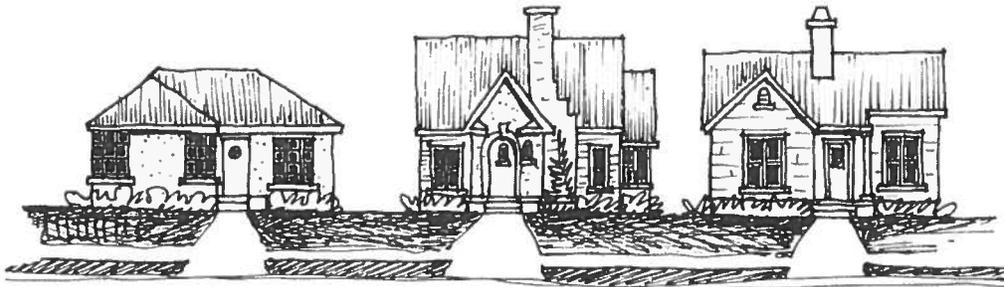
16.20.010.4. - Introduction to NT districts.

The NT districts are the NT-1, NT-2, NT-3 and NT-4 districts. The standards for the NT districts are intended to allow for redevelopment of the traditional neighborhoods with modern amenities, while respecting the existing development pattern and unique character of these areas.

(Code 1992, § 16.20.010.4; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.4.1. Neighborhood Traditional Single-Family-1 (NT-1).

In the NT-1 district, single-family homes are the primary intended use. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with standards regulating minimum lot size, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and limiting the locations of driveways to certain areas of the property.



Typical Single-Family Homes within the NT-1 District

16.20.010.4.2. Neighborhood Traditional Single-Family-2 (NT-2).

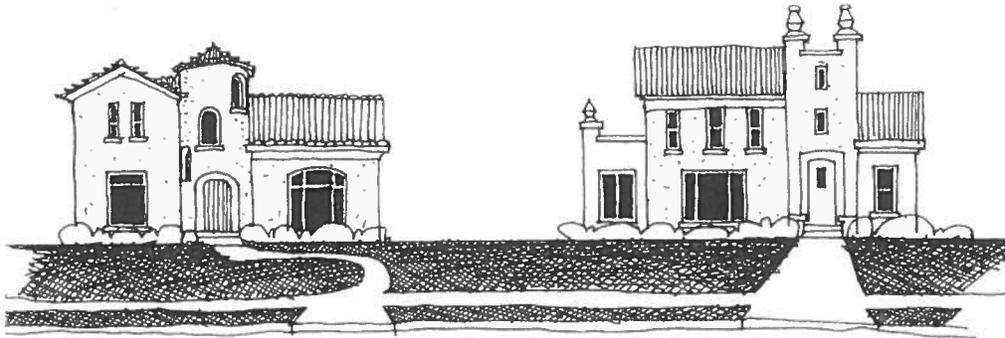
The NT-2 district generally includes neighborhoods already developed by the end of the 1920s. These areas typically exhibit a higher degree of architectural legacy and have a well-developed network of alleys. Allowable uses and standards are similar to the NT-1 district. Site layout and architectural detailing is emphasized to preserve and reinforce the existing development pattern. Driveways, garages, and utility uses are limited to the rear of the property.



Typical Single-Family Homes within the NT-2 District

16.20.010.4.3. Neighborhood Traditional Single-Family-3(NT-3).

The NT-3 district reflects the character of several traditions. Lot widths are larger, ranging between 60 and 65 feet. These areas are typically adjacent to large public parks utilized for numerous City-wide events generating large crowds, high volumes of traffic and other disruptions not typical for most neighborhoods. The architectural legacy and alley network are similar to NT-2 areas. The development pattern typically features greater front and side yard building setbacks than the NT-2 district. The NT-3 district generally allows the same uses as NT-1 and NT-2, with the exception that accessory dwelling units, such as garage apartments, are not permitted.



Typical Single-Family Homes within the NT-3 District

16.20.010.4.4. Neighborhood Traditional Mixed Use (NT-4)

The NT-4 district recognizes the small pockets of traditional mixed-use development in certain areas. Historically, these were neighborhood-scale corner stores and restaurants on the first floor with apartments above. These uses typically exist at the intersections of busier residential streets or around public parks. Storefronts are close to the street with loading and parking areas to the rear. The design of the buildings is compatible with the scale and architecture of the surrounding neighborhood and signage is minimal.



Typical Row of Mixed Uses within the NT-4 District

(Code 1992, § 16.20.010.4; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.5. - Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. ~~Previous regulations required larger lots and did not permit accessory dwelling units.~~ Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes can be built with FARs in the range of 0.50 to 0.65. In addition to the FAR range, various design standards can be used to maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is hereby established and FAR bonuses shall be permitted if the

development incorporates design elements beneficial to the character of the neighborhood such as providing greater second floor setbacks on the sides and incorporating design elements to reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	<del>5,800</del> <u>4,500</u>	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>	15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>	7 (1 principal unit; accessory unit not permitted)	15 (1 principal unit and 1 accessory unit per lot) <sup>(1)</sup>
<u>Maximum Residential Intensity (floor area ratio)<sup>(2.)</sup></u> <u>*Excludes up to 500 s.f. of enclosed parking/storage</u>		<u>0.50</u>	<u>0.50</u>	<u>0.50</u>	<u>0.50</u>
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
<u>Maximum Residential Building Coverage</u> <u>*includes all structures</u>		<u>0.50</u>	<u>0.50</u>	<u>0.50</u>	<u>0.50</u>

Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

(2) Residential Floor Area Ratio Bonus.

a. An FAR bonus of up to 0.15 shall be granted when structures incorporate design elements to reduce the appearance of mass and bulk from the public view and/or provide greater second floor setbacks. The following options may be utilized in any combination, provided that the maximum FAR bonus shall be 0.15:

1. One story covered front porch with a separate roof structure with a minimum width of 75% of the front façade, maximum 0.10 bonus.
2. Additional second story front setbacks: .01 bonus for every 1 foot of additional setback, maximum 0.10 bonus.
3. Additional second story side setbacks: .01 bonus for every 1 foot of additional setback, maximum 0.05 bonus.
4. The total residential floor area of the second story shall not exceed 75 % of the base, maximum 0.05 bonus.
5. Side façade articulation: side facades shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through arcades, building line and roof line off-sets, materials and other appropriate architectural features, maximum 0.05 bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

(Code 1992, § 16.20.010.5; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 166-H, § 3, 5-21-2015; Ord. No. 203-H, § 9, 11-23-2015)

16.20.010.6. - Building envelope: Maximum height and minimum setbacks.

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.

Refer to technical standards regarding measurement of building height and height encroachments.



Minimum Building Setbacks

Building Setbacks		NT-1 and 2			NT-3		NT-4	
		If building height is up to 18 ft.	If building height is +18 ft. to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.
Front yard	Stoop	15 ft. or M	15 ft. or M	35 ft.	20 ft. or M	40 ft.	9 ft. or M	28 ft.
	Open Porch <sup>(1)</sup>	18 ft. or M	18 ft. or M	35 ft.	23 ft. or M	40 ft.	12 ft. or M	28 ft.
	Building	25 ft. or M	25 ft. or M	35 ft.	30 ft. or M	40 ft.	18 ft. or M	28 ft.
Interior side yard	For lots greater than 60 ft. in width	6 ft. or M	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
	For lots equal to or less than 60 ft.	10 percent of lot width <sup>(2)</sup>	6 ft. or M	12 ft.	7.5 ft. or M	16 ft.	5 ft. or M	10 ft.
Street side yard		12 ft. or M	12 ft. or M	16 ft.	15 ft. or M	22 ft.	8 ft. or M	15 ft.
Rear yard, with alley	For alleys equal to or greater than 16 ft. in width	6 ft. or M	6 ft. or M	20 ft.	7.5 ft. or M	20 ft.	5 ft. or M	20 ft.
	For alleys less than 16 ft. in width	10 ft. or <u>22-feet including the alley, whichever is less</u> , or M	10 ft. or <u>22-feet including the alley, whichever is less</u> or M	20 ft.	10 ft. or <u>22-feet including the alley, whichever is less</u> or M	20 ft.	8 ft. or <u>22-feet including the alley, whichever is less</u> or M	20 ft.

Rear yard, no alley	10 ft. or M	10 ft. or M	30 ft.	10 ft. or M	30 ft.	10 ft. or M	30 ft.
Waterfront yard	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft. ft.	20 ft.

Notes:

(1) Open porch shall be limited to a one story covered porch and second story uncovered porch; two story covered porch shall meet the principal structure setback.

(2) For properties less than 50 feet in width, the minimum side yard building setback shall be 5 feet.

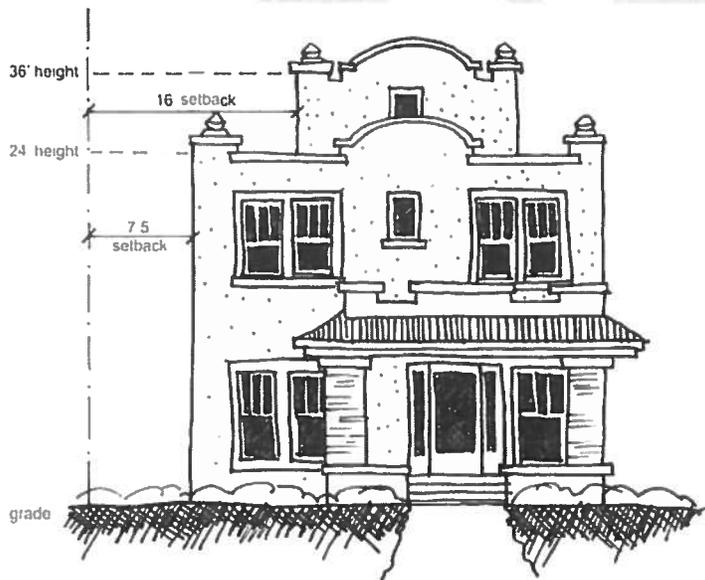
M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:

- (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
- (b) No portion of the encroachment shall exceed 24 feet in height;
- (c) In no case shall any encroaching structure be closer to a property line than four feet.

Refer to technical standards for yard types and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

The larger of the minimum building separation distances required by the Florida Building Code or the fire prevention code or the minimum building setback established for the interior side yard setback shall apply; Building setbacks are based on the overall height of the various sections of a proposed building. As the building height increases, so does the minimum required setback.



Edits to above graphic needed:

Minimum Building Setbacks for SE Uses

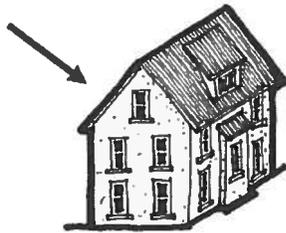
Building Setbacks SE Uses	NT-1 and 2	NT-3	NT-4
All yards (including waterfront)	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

(Code 1992, § 16.20.010.6; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 893-G, § 2, 9-4-2008)

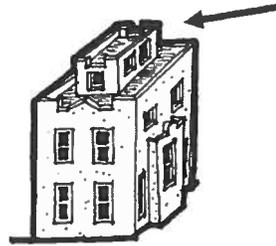
16.20.010.7. - Roof lines and slopes.

Required building setbacks increase above 24 feet in height except for towers, turrets, and dormers as provided herein. At 24 feet or below, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 36 feet. If a sloped roof is not characteristic of the design style, the wall shall be accentuated with a cornice line at or below 24 feet in height. Any portion of a wall exceeding 24 feet in height shall be set back at least twice the normally required side yard setback from the side property line.

**PORTIONS  
OF BUILD-  
INGS ABOVE  
24 FEET  
MUST BE  
CONTAINED  
WITHIN A  
ROOF**



**SLOPED ROOFED STRUCTURES**



**PORTIONS  
OF BUILD-  
INGS ABOVE  
24 FEET  
MUST MEET  
ADDITIONAL  
SETBACKS**

**FLAT ROOFED STRUCTURES**

(Code 1992, § 16.20.010.7; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.8. - Towers and turrets.

Many architectural styles feature towers and turrets. A tower or a turret may exceed the roof slope, provided no horizontal wall dimension exceeds 16 feet and for a tower or turret with a non-straight (or rounded) wall, this dimension shall be calculated using the smallest rectangle which will enclose the wall.



(Code 1992, § 16.20.010.8; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 985-G, § 19, 7-15-2010)

16.20.010.9. - Dormers.

Many architectural styles feature dormers. A dormer may exceed the roof slope above 24 feet, provided the width of the dormer wall or the total width of the dormer walls, if more than one dormer, shall not exceed 50 percent of the roof width, or 16 feet of width, whichever is less. Dormers shall be compatible with the chosen architectural style



Code 1992, § 16.20.010.9; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.10. - Setbacks consistent with established neighborhood patterns.

There are building setback characteristics of existing neighborhoods related to the ~~rhythm of spacing between buildings (side yard setbacks)~~, front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan. Approval shall be based on the following:

1. ~~Front and side yard setbacks~~ will be based on predominant building setbacks established in the block in which the development is proposed.
2. Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.

This approval shall follow the procedures for streamline approvals of variances.

(Code 1992, § 16.20.010.10; Ord. No. 876-G, § 2, 2-21-2008)

16.20.010.11. – Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. ~~For a more complete introduction, see section 16.10.010.~~

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

a. Building ~~and parking~~ layout and orientation.

1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

b. Vehicle connections and parking.

1. The following vehicle connection regulations are required for properties located within NT-2, NT-3 or NT-4 and are recommended for properties located within NT-1. Access for new garages and driveways shall be designed to take advantage of the first available alternative in the following prioritized list:
  - a. Driveways and garage doors shall face the alley;
  - b. Where no alley exists, driveways and garage doors shall face the side street and shall be restricted to the rear one-third of the lot;
  - c. Where access via the rear third of the lot is not possible and/or the alley is not navigable due to physical obstructions or barriers, driveways and garage doors shall be permitted within the front two-thirds of the lot facing the side street;
  - d. In the absence of an alley and a side street, a single lane width curb cut and driveway shall be allowed which shall be located to the side of the principal structure. Parking shall be allowed only behind the front façade line of the principal structure.
2. Where a front loading driveway is permitted, not more than one curb cut shall be allowed for each property except as follows:
  - a. Where the property is abutting a major street identified on the Future Major Streets Map within the Comprehensive Plan; and
  - b. Where in accordance with the access requirements of this section, the only available access point is from the major street; and
  - c. Where a circular driveway and second curb cut is necessary to permit vehicles to enter and exit the major street in a forward motion. Pursuant to this section, a second curb cut shall only be approved for the purpose of improved traffic safety and shall not be approved for other ancillary uses, such as access to accessory parking spaces or the maneuvering of domestic equipment.

c. Porches and Pedestrian connections.

1. Principal entries to a structure shall be connected to the public sidewalk and the curb of the primary street with a sidewalk.
2. Where a driveway exists in the legal front yard, the required sidewalk from the principal entry may be connected to the driveway in lieu of the connection to the street.
23. Principal entries shall include a porch, portico or stoop, with a minimum usable depth of six feet (between the exterior plane of the house and the interior side of railings) and 48 square feet of total floor area, excluding a 3-foot walkway to the primary entrance.

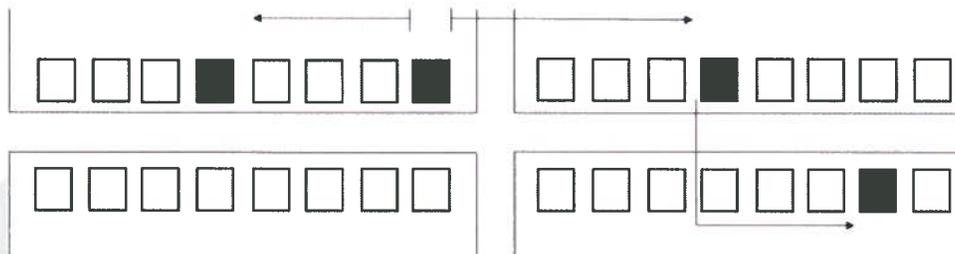
**Add graphics depicting**

~~Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.~~

d. Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Design of homes located within on the same block face on either side of the street or within on an adjacent block face on either side of the street shall be varied, such that a substantially similar design cannot be replicated. There shall be a minimum separation of three parcels in either direction on the same block face before a substantially similar design can be repeated (see "non-repeating façades" illustration). Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, details (doors, windows, columns).

**Non-Repeating Façades**



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

e. Building form.

1. The front and street side of a building shall be designed to give the appearance of an elevated floor at least 16 inches above grade level. Where slab-on-grade construction is proposed, this requirement can be satisfied by utilizing a raised front entry porch, elevated windows, doors and wall heights.
2. ~~Buildings~~The front façade of a building shall ~~should~~ create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

f. Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards

also mitigate blank walls and ensure that all sides of a building have visual interest. The provision of transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. With the exception of garages located at the rear one-third of the building and not on the street side, there shall be no blank facades. ~~For multi-story buildings,~~ no portion of a facade ~~corresponding to the height between two floors~~ shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street facades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of the interior side facade ~~and rear facades~~ shall consist of fenestration or architectural details and features. At least 10 percent of the rear facade on corner lots and through lots shall consist of fenestration or architectural details and features. At least two-thirds 50 percent of the fenestration or architectural details and features shall be transparent or open (i.e., window glass or open porch with no rear wall). ~~One-third~~ The remaining percentage may consist of trim work, shutters, brackets and other architectural features. ~~Entry doors shall be counted toward fenestration if side panel or decorative windows are provided. Garage doors are not fenestration on street-facing facades.~~

Transparency shall include glass or other translucent or transparent materials that are installed on the exterior facade. For the purpose of calculating required transparency, a porch opening that does not have a building facade behind it may be included.

For through-lots at least one yard shall be considered to be a rear yard. The yard which shall be allowed a rear yard shall be determined based upon the following order of factors: a) the predominant location of rear yards of other lots in the block, b) the location of the front entry into the house on the subject lot, and c) the relationship of the yard to other yards on abutting properties.

3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a facade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout. Windows on the street side facades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.
6. Where the required design elevation is equal to or greater than 48" above finished grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety.

- ~~1. Windows on the street side facades shall be evenly distributed in a consistent pattern.~~
2. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.

3. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

h. Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Garage doors facing the primary street:
  - a. Shall be located at least ten feet behind the front façade line of the principal structure, which does not include the front porch in the NT-3 district.
  - b. Shall not exceed 40 percent of the linear frontage of the façade of the principal structure and shall have decorative garage doors.
2. Garage doors facing a non-primary side street, where adjoining side yard abuts another property's front yard:
  - a. Shall be one or two single bay garage doors. Double garage bay doors are prohibited.
  - b. Shall not exceed 40 percent of the linear frontage of the facade of the principal structure.
  - c. Shall be decorative garage doors. (Add what constitutes a decorative garage door.)

i. Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure. If multiple materials are provided along a building façade, the heavier materials shall be located to the bottom of the lighter materials, e.g. brick should be located below stucco or siding materials

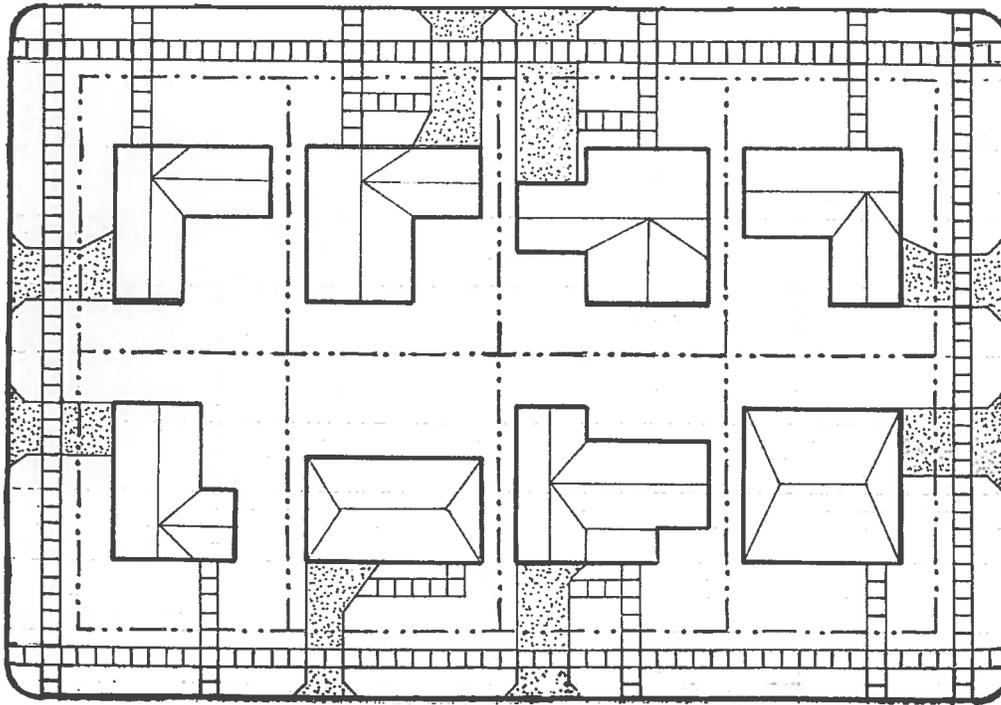
j. Accessory structures and equipment. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape and waterways.

1. Detached accessory structures, such as garages, garage apartments and sheds over 100 square feet, shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width.
2. Where an accessory storage structure is located within the rear one-third of a property, 200 square feet or less in gross floor area, ten feet or less in overall height to the top of roof peak, and screened by a solid masonry wall or decorative wood or vinyl fence measuring six feet or more in height, the accessory storage structure is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.
3. Where an open carport is located within the rear one-third of a property not visible from the street and behind the principal structure up to 20-feet by 22-feet in dimension and up to 12-feet in height at the beginning of the roofline and 15-feet in height at the peak of the roof, the carport is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.

(Code 1992, § 16.20.010.11; Ord. No. 876-G, § 2, 2-21-2008; Ord. No. 1029-G, § 15, 9-8-2011)

DRAFT

SECTION 16.20.020. - NEIGHBORHOOD SUBURBAN SINGLE-FAMILY DISTRICTS (NS)



Typical Block in a Neighborhood Suburban District

16.20.020.1. - History and composition of suburban neighborhoods.

The neighborhood suburban (NS) districts are reserved for single-family residential neighborhoods of the suburban style. Suburban neighborhood characteristics include single-use development, horizontally oriented architecture, relatively large lots and frontages, and wide residential streets and buildings that respond to the needs of automobile travel. The majority of homes within these neighborhoods were constructed following World War II through the present and are primarily designed to meet the needs and lifestyle of families with children. The homes are similar in size and character but reflect a variety of architectural styles from the latter half of the 20th Century. Typically, lots are a minimum of 60 feet wide with the majority of lots having a minimum width of 75 feet. Buildings are set back from the property line to allow gracious front yards and landscaping opportunities. Parking and garages are typically accessed from the street creating driveways in the front yard as a common feature. Pedestrian sidewalks may or may not exist within the rights-of-way. Recent trends suggest that renovation, additions, and improvement of these residential areas will continue.

(Code 1992, § 16.20.020.1; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.2. - Purpose and intent.

The regulations of the NS districts protect the single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood. The standards for each of the districts are intended to reflect and reinforce their unique character. Conventional street standards apply in order to provide easy vehicular access. Architectural and building design regulations permit front-facing garages, but lot design restricts excess driveway pavement.

(Code 1992, § 16.20.020.2; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.3. - Permitted uses.

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

(Code 1992, § 16.20.020.3; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.4. - Preservation of single-family character.

NS districts are primarily single-family in character. Generally, multifamily uses are prohibited. Some multifamily uses are existing and grandfathered.

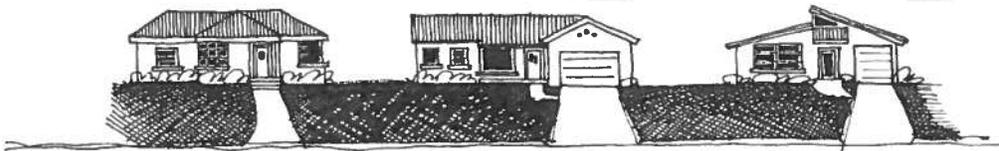
(Code 1992, § 16.20.020.4; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.5. - Introduction to NS districts.

The NS districts are the NS-1, NS-2, and NS-E districts. The standards for the NS districts are intended to allow for additions and improvements, while respecting the existing development pattern and the character of the neighborhoods.

16.20.020.5.1. Neighborhood Suburban-1 (NS-1).

In the NS-1 district, single-family homes are the principal use. Driveways and garages are allowed in the front yard according to specific design criteria.



Typical Single-Family Homes Within the NS-1 District

16.20.020.5.2. Neighborhood Suburban-2 (NS-2).

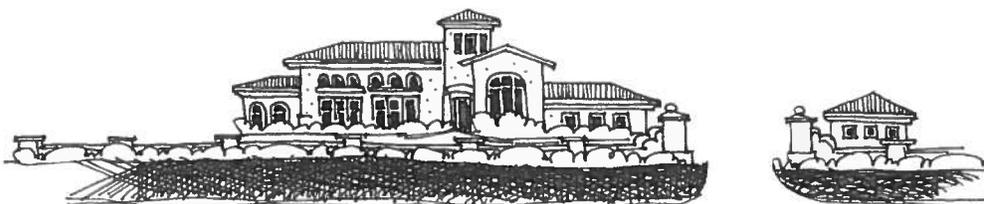
In the NS-2 district, single-family homes are the principal use. Additional design requirements apply which will ensure that new development is compatible with the higher level of architectural legacy and the established character of these areas.



Typical Single-Family Homes Within the NS-2 District

16.20.020.5.3. Neighborhood Suburban Estate (NS-E).

The NS-E district is the least dense of the NS districts. Single-family homes are the principal use; however, accessory dwelling units are allowed on the same lot as the principal residence with a maximum density of two units per acre. These homes generally exhibit an exceptionally high level of architecture and are on some of the largest single-family lots in the City.



Typical Single-Family Homes Within the NS-E District

(Code 1992, § 16.20.020.5; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.6. - Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes can be built with FARs in the range of 0.50 to 0.65. In addition to the FAR range, various design standards can be used to maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is hereby established and FAR bonuses shall be permitted if the development incorporates design elements beneficial to the character of the neighborhood such as providing greater second floor setbacks on the sides and incorporating design elements to reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1 principal unit (accessory unit not permitted)	5 1 principal unit (accessory unit not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 1)
<u>Maximum Residential Intensity (floor area ratio) <sup>(2.)</sup></u> <u>*Excludes up to 500 s.f. of enclosed parking/storage</u>		<u>0.50</u>	<u>0.50</u>	<u>0.50</u>
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20

<u>Maximum Residential Building Coverage</u>	<u>0.50</u>	<u>0.50</u>	<u>0.50</u>
Maximum impervious surface (site area ratio)	0.60	0.60	0.40

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

(2) Residential Floor Area Ratio Bonus.

a. An FAR bonus of up to 0.15 shall be granted when structures incorporate design elements to reduce the appearance of mass and bulk from the public view and/or provide greater second floor setbacks. The following options may be utilized in any combination, provided that the maximum FAR bonus shall be 0.15:

1. One story covered front porch with a separate roof structure with a minimum width of 75% of the front façade, maximum 0.10 bonus.
2. Additional second story front setbacks: .01 bonus for every 1 foot of additional setback, maximum 0.10 bonus.
3. Additional second story side setbacks: .01 bonus for every 1 foot of additional setback, maximum 0.05 bonus.
4. The total residential floor area of the second story shall not exceed 75 % of the base, maximum 0.05 bonus.
5. Side façade articulation: side facades shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through arcades, building line and roof line off-sets, materials and other appropriate architectural features, maximum 0.05 bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

(Code 1992, § 16.20.020.6; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 166-H, § 3, 5-21-2015; Ord. No. 203-H, § 10, 11-23-2015)

16.20.020.7. - Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All NS Districts)

Building Height	Beginning of Roofline	Top of Roof Peak
Primary building	24 ft.	36 ft.
Accessory building	20 ft.	30 ft.
Refer to technical standards regarding measurement of building height.		



Maximum Building Height, Minimum Building Setbacks

Building Setbacks		NS-1		NS-2		NS-E	
		If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.	If building height is up to 24 ft.	If building height is over 24 ft.
Front Yard	Stoop	17 ft. or M	35 ft.	22 ft. or M	40 ft.	27 ft. or M	45 ft.
	Open Porch <sup>(1)</sup>	20 ft. or M	35 ft.	25 ft. or M	40 ft.	30 ft. or M	45 ft.
	Building	25 ft. or M	35 ft.	30 ft. or M	40 ft.	35 ft. or M	45 ft.
Interior Side Yard		7.5 ft. or M	15 ft.	7.5 ft. or M	15 ft.	15 ft. or M	25 ft.
Street Side Yard		12 ft. or M	20 ft.	15 ft. or M	25 ft.	20 ft. or M	30 ft.
Rear Yard	Principal	20 ft. or M	30 ft.	20 ft. or M	30 ft.	30 ft. or M	40 ft.
	Accessory	10 ft. or M	30 ft.	10 ft. or M	30 ft.	20 ft. or M	40 ft.
Waterfront Yard		15 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.

Notes:

(1) Open porch shall be limited to a one story covered porch and second story uncovered porch; a two story covered porch shall meet the principal structure setback.

M (minor encroachment). Minor encroachments into the normally prescribed setbacks may be allowed so that an addition may align with the side of the existing structure, provided:

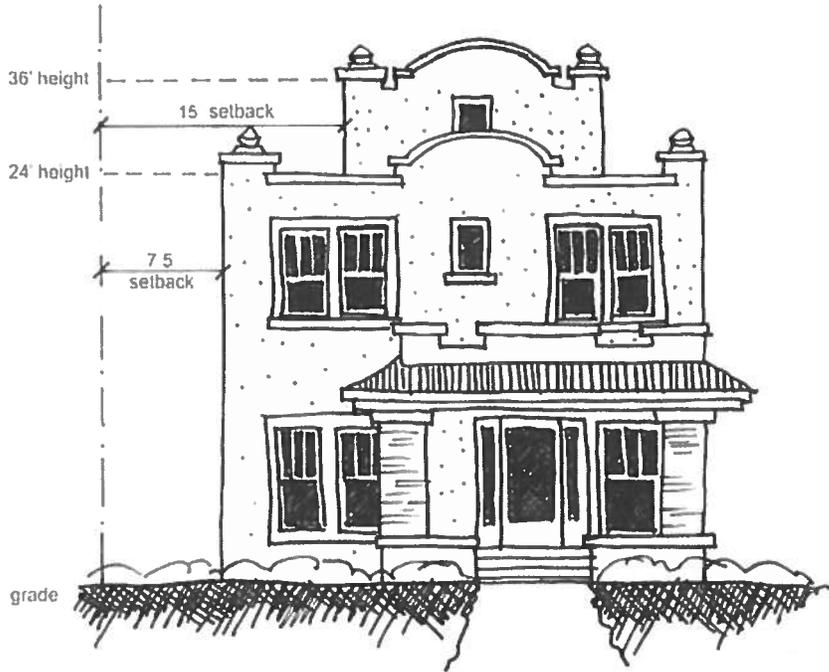
- (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
- (b) No portion of the encroachment shall exceed 24 feet in height;
- (c) In no case shall any setback be less than four feet.

Refer to technical standards for yard types and stoop and setback encroachments.

Enclosing porches in the front yard setback is regulated by the general development standards.

Building setbacks are based on the overall height of the various sections of a proposed building.

As the building height increases, so does the minimum required setback.

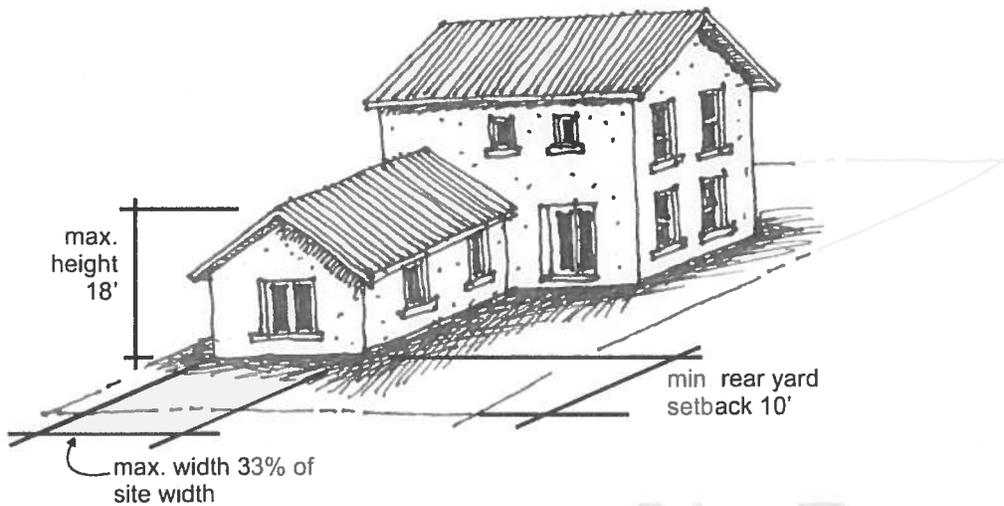


Minimum Building Setbacks for SE Uses

Building Setbacks SE Uses	NS-1	NS-2	NS-E
All yards, including waterfront	35 ft.	35 ft.	35 ft.
Refer to technical standards for yard types.			

(Code 1992, § 16.20.020.7; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 893-G, § 3, 9-4-2008)

16.20.020.7.1. - Additions within a lawful rear yard.



The ability to make renovations, additions and improvements to single-family houses that exist within the NS-1 district is constrained by the fact that a significant number of these houses were originally built close to the rear yard building setback line. In response to more recent trends in construction and family composition, the criteria contained within this subsection have been designed to accommodate growth while preserving and protecting the single-family character of the surrounding properties and neighborhood. Additions to single-family houses that are consistent with the following criteria are allowed and shall not require variance to the minimum rear yard building setback:

1. The single-family house shall have received a development order before September 10, 2007;
2. The single-family house shall be located within the NS-1 district;
3. Additions within the waterfront yard are not allowed under this section and remain subject to the standard building setback requirements;
4. The maximum building height of the addition shall be limited to 18 feet as measured from the established grade to the peak of the roof;
5. The addition shall be at least ten feet from the property line; and
6. The maximum width of the addition, measured to the exterior of the walls or supporting structures, shall not exceed 33 percent of the identified lot width.

(Code 1992, § 16.00.000.7.1; Ord. No. 876-G, § 3, 2-21-2008)

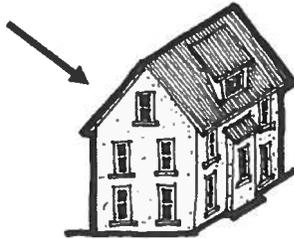
16.20.020.7.2. - Reserved.

**Editor's note**— Ord. No. 166-H, § 4, repealed § 16.20.020.7.2 which pertained to accessory storage sheds on waterfront lots and derived from Ord. No. 893-G, § 5, adopted Sept. 4, 2008, and Ord. No. 100-H, § 1, adopted Dec. 19, 2013.

16.20.020.8. - Roof lines and slopes.

Required building setbacks increase above 24 feet in height except for towers, turrets and dormers as provided herein. At 24 feet or below, a cornice line shall be provided and the roofline shall begin. The roof slope shall not exceed 45 degrees (12:12 pitch). The roof peak shall not exceed the maximum height of 36 feet. If a sloped roof is not characteristic of the design style, the wall plane shall be accentuated with a cornice line at or below 24 feet in height. Any portion of a wall exceeding 24 feet in height shall be set back at least twice the normally required side yard setback from the side property line.

**PORTIONS  
OF BUILD-  
INGS ABOVE  
24 FEET  
MUST BE  
CONTAINED  
WITHIN A  
ROOF**



**SLOPED ROOFED STRUCTURES**



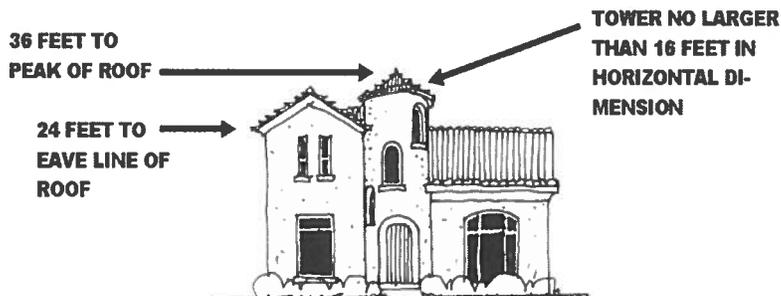
**PORTIONS  
OF BUILD-  
INGS ABOVE  
24 FEET  
MUST MEET  
ADDITIONAL  
SETBACKS**

**FLAT ROOFED STRUCTURES**

(Code 1992, § 16.20.020.8; Ord. No. 876-G, § 3, 2-21-2008)

**16.20.020.9. - Towers and turrets.**

Many architectural styles feature towers and turrets. A tower or turret may exceed the roof slope, provided no horizontal wall dimension exceeds 16 feet and for a tower or turret with a non-straight (rounded) wall, this dimension shall be calculated using the smallest rectangle which will enclose the wall.



(Code 1992, § 16.20.020.9; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 985-G, § 20, 7-15-2010)

**16.20.020.10. - Dormers.**

Many architectural styles feature dormers. Dormers may exceed the roof slope above 24 feet, provided the width of the dormer wall or the total width of the dormer walls, if more than one dormer, shall not exceed 50 percent of the roof width, or 16 feet of length, whichever is less. Dormers shall be compatible with the chosen architectural style.



(Code 1992, § 16.20.020.10; Ord. No. 876-G, § 3, 2-21-2008)

16.20.020.11. - Setbacks consistent with established neighborhood patterns.

There are building setback characteristics of existing neighborhoods related to the ~~rhythm of spacing between buildings (side yard setbacks)~~, front yard setbacks, and alignment of buildings along the block face. Minimum yard setback characteristics of neighborhoods may differ from the requirements of this district.

The POD may approve, without a variance, residential development that meets setback characteristics and standards of a neighborhood having boundaries defined by an accepted neighborhood plan approval shall be based on the following:

1. ~~Front and side yard setbacks~~ will be based on predominant building setbacks established in the block in which the development is proposed.
2. Evaluation of building setbacks will also consider the pattern of building setbacks on the blocks adjacent to the block in which the development is proposed.

The property owner shall submit an application for variance to the Development Review Commission ~~Community Planning and Preservation Commission~~. If the request meets the requirements of this section, the application shall follow the procedures for streamline approval of variances. If the application does not meet the requirements of this section, the application shall be subject to the standard criteria for the granting of a variances.

This approval shall follow the procedures for streamline approvals of variances

(Code 1992, § 16.20.020.11; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 100-H, § 1, 12-19-2013)

16.20.020.12. - Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

a. Building and parking layout and orientation.

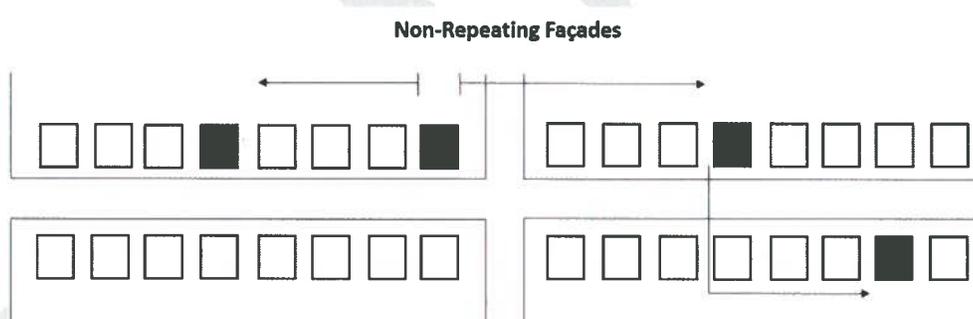
1. For nonresidential uses, all service areas and loading docks shall be located behind the front facade line of the principal structure.

2. All mechanical equipment and utility functions (for e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with landscaping or a material that is compatible with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

~~Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.~~

b. Building style.

1. New construction shall utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Design of homes located within on the same block face on either side of the street or within on an adjacent block face on either side of the street shall be varied, such that a substantially similar design cannot be replicated. There shall be a minimum separation of three parcels in either direction on the same block face before a substantially similar design can be repeated (see "non-repeating façades" illustration). Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, details (doors, windows, columns).



2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style, which is recognized by design professionals as having a basis in academic architectural design philosophies.

c. Wall composition. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. With the exception of garages up to 15-feet in height located at the rear one-third of the building, there shall be no blank facades. For multi-story buildings, no portion of a facade corresponding to the height between two floors on each story shall contain a blank area greater than 16 feet in width.

**Add illustration here**

2. Structures which are situated on corner lots, through lots, or by the nature of the site layout have a facade which is clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof

design, wall materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary facades, the construction materials and detailing should be similar throughout.

3. Where design elevation is equal to or greater than 48" above existing grade, an articulated base is required to delineate the first floor level. The base may consist of a different material or decorative band, depending on the architectural style.

~~Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.~~

- 4.4. Windows on the street side facades shall be evenly distributed in a consistent pattern

d. Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

e. Garages. Garage standards maintain and enhance the attractiveness of the streetscape and are influenced by a hierarchy of transportation, which begins with the pedestrian.

1. Where alley access exists, alley access is highly encouraged.
2. Garage doors shall comprise no more than 60 percent of the linear frontage of the facade of the principal structure. When garage doors comprise more than 40 percent of the linear frontage of the facade, the principal structure shall feature a projecting entryway that shall have a minimum projected depth of five feet.
3. Where garages which project past the front facade of the principal structure and have garage doors that face the primary street, the garage entry shall feature at least one of the following enhancements: decorative garage doors, an arbor system surrounding the garage doors, a projecting balcony, cupola or other decorative element above the garage to lessen the impact of the vehicular orientation of the house. The decorative feature proposed by the applicant shall be compatible with the principal structure and must be approved by the POD. This decision may only be appealed by the property owner.

f. Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure.

g. Accessory structures and equipment. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape and waterways.

1. Detached accessory structures, such as garages, garage apartments and sheds over 100 square feet, shall be consistent with the architectural style, materials, and color of the principal structure. Two-story structures shall have no blank facades and no blank area greater than 16-feet in width.
2. Where an accessory storage structure is located within the rear one-third of a property, 200 square feet or less in gross floor area, ten feet or less in overall height to the top of roof peak, and screened by a solid masonry wall or decorative wood or vinyl fence measuring six feet or more in height, the accessory storage structure is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.
3. Where an open carport is located within the rear one-third of a property not visible from the street and behind the principal structure up to 20 feet by 22 feet in dimension and up to 12-feet in height at the beginning of the roofline and 15-feet in height at the peak of the roof, the carport is exempt

from the requirement to utilize the architectural style and construction materials of the existing principal structure.

(Code 1992, § 16.20.020.12; Ord. No. 876-G, § 3, 2-21-2008; Ord. No. 1029-G, § 16, 9-8-2011)

SECTION 16.40.020. - ARCHITECTURE AND BUILDING DESIGN

16.40.020.1. - Architecture and building design.

Provide new intro and reference to design guidelines for historic properties; all text and graphics are to be deleted

SECTION 16.40.040. - FENCE, WALL AND HEDGE REGULATIONS

16.40.040.2. - Definitions.

As used in this section:

Decorative as applied to walls means that a wall is masonry with a stucco finish; has a finish of natural materials, such as brick, stone, or glass block; or has a finish which is accepted for use in the industry and approved by the POD.

Decorative as applied to fences means that a fence is made of PVC fence material, wrought iron, or aluminum pickets, or is a painted or stained shadow-box or board-on-board type fence.

Hedge means a continuous arrangement of three or more shrubs which are planted and maintained to create an open space less than two feet wide by six feet high between each shrub.

Open means and includes all fence and wall sections which have opacity of 25 percent or less, excluding vertical support posts.

Section is a segment of fence including vertical pickets, any horizontal rails, and one supporting post, except that a post with horizontal dimensions of four inches by four inches or less shall be excluded from the calculations to determine opacity. For a post having dimensions greater than four inches on a side, that part of the dimension greater than four inches shall be included in the calculations to determine opacity.

16.40.04.3.2. Waterfront yards (all uses). Maximum Height. -

- 3 feet for a solid fence or wall of any style, or a hedge landscape materials, other than up to a maximum of three protected trees
- 4 feet for an open fence
- 6 feet for a vinyl-coated chain-link fence
- 5 feet for a decorative open fence for a dock on a non-contiguous water lot, with a maximum gate height of 6 feet, and maximum arch structure height over the gate of 7.5 feet

In part of the waterfront yard there shall be no limit on the height of ~~hedges~~ landscape materials (see E.2, below)

5.C.12. Gates and fencing for docks on non-contiguous water lots shall be open and consist of decorative materials such as wrought iron, aluminum or other decorative metals suitable for the construction of fences, masonry, concrete, stone, and vinyl or composite manufactured specifically as fencing materials. Height shall be limited to 5 feet, with a maximum gate height of 6 feet, and maximum arch structure height over the gate of 7.5 feet. Any fencing projecting beyond the width of the dock as measured at the seawall shall be limited 5-feet in height and 3 feet in width.

### Landscaping

16.40.060.2.1.2. - Additional requirements for new and existing one- and two-unit residential properties.

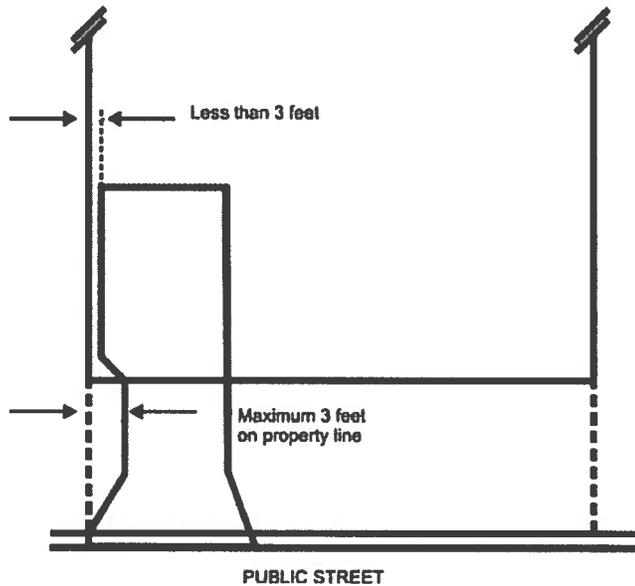
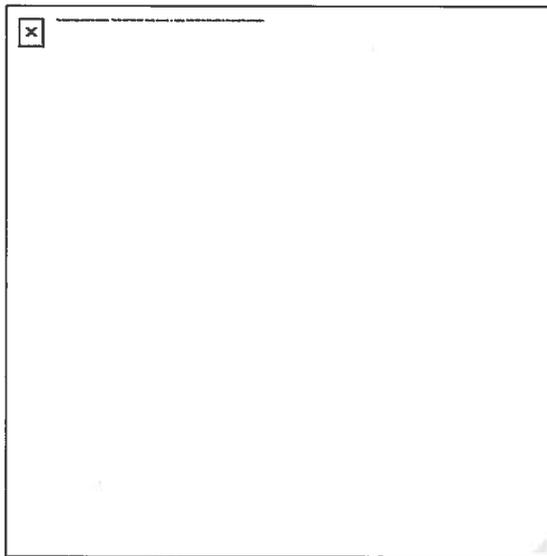
Landscaping adjacent to fences, walls, or dumpster enclosures. The exterior of any opaque fence or wall which exceeds 150 linear feet in length, visible from any street shall be landscaped with a minimum of one shrub for every three linear feet and one under-story tree for every 25 linear feet.

### Parking

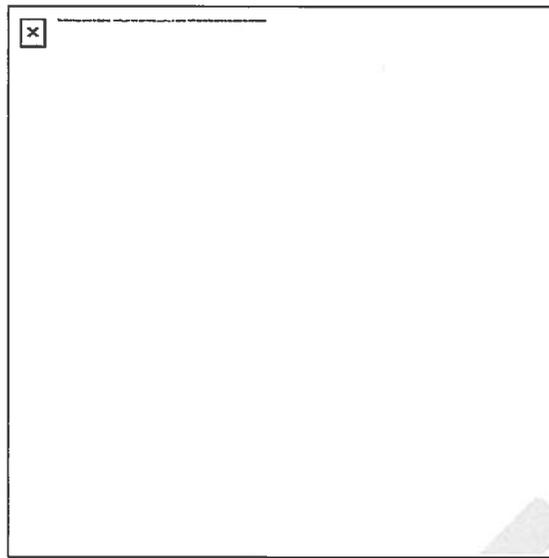
16.40.090.3.3. - Development standards for private one- and two-family properties.

#### *Parking.*

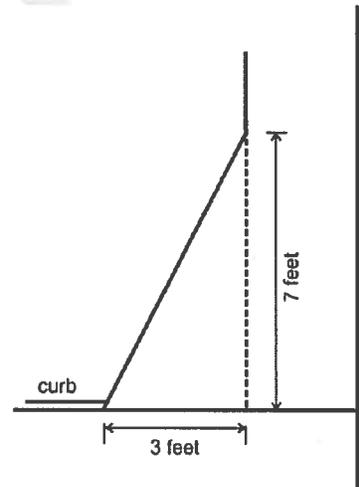
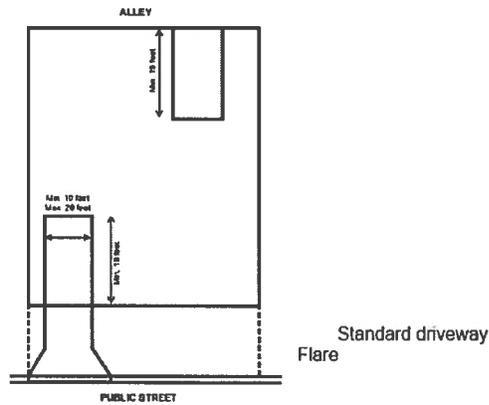
1. *Location.* Required parking spaces shall be located on the same lot as the use.
2. *Driveways.* Driveways shall be designed in a manner that minimizes disruption of pedestrian corridors and the streetscape. Driveway locations shall be provided as required in the zoning district, except that no such driveways shall be allowed when a one- or two-family residential property abuts an alley and is located in a DC district.
3. *Variances.* Where unique conditions related to existing buildings, dimensional aspects of platted lots, or a lack of available space preclude strict compliance with these requirements, the POD may adjust the minimum requirements, ~~in accordance with the standards of review for the granting of a variance.~~
4. *Visibility triangle.* The visibility triangle is an area which has certain restrictions to allow for safe visibility when operating a motor vehicle or bicycle or for pedestrian movement. Driveways may encroach into the visibility triangle within the public right-of-way; however, driveways shall not encroach into the visibility triangle within the boundary of the private property.
5. *Setbacks.* Portions of a driveway located in the right-of-way shall meet a minimum setback of three feet from the extended interior and streetside property line.



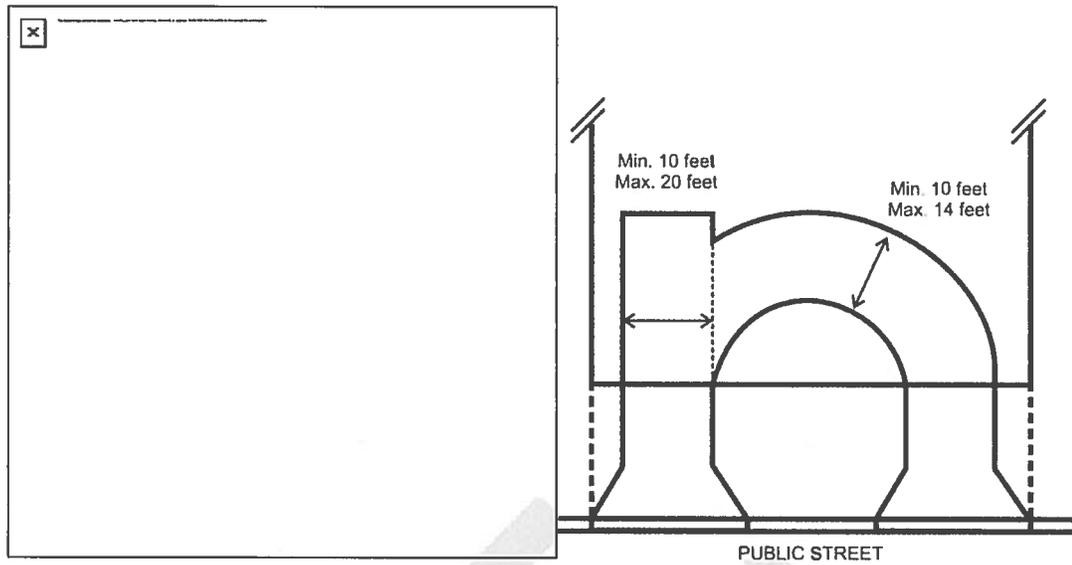
6. *Dimensions.* Parking spaces shall be located completely on private property to prevent vehicles from overhanging into and obstructing the public right-of-way.
  - a. *Standard driveway.* Driveways shall measure no less than ten feet in width and no more than 20 feet in width, 20 feet as the driveway crosses the property line and 26 feet at the curb, which includes a three-foot by seven-foot triangular flare. The required minimum length for the portion of the driveway on the private property is 19 feet, measured from the property line.



line.



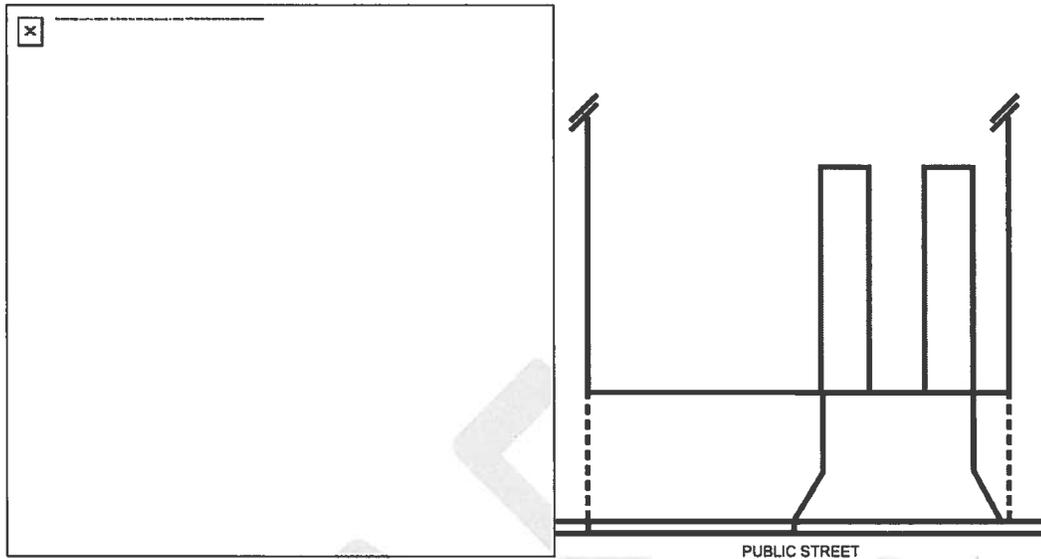
- b. *Circular driveway.* The circular portion of a driveway shall measure no less than ten feet in width and no more than 14 feet in width, 14 feet as the driveway crosses the property line and 20 feet at the curb, which includes a three-foot by seven-foot triangular flare. A minimum lot width of 60-feet is required to install a circular driveway.



- c. *Ribbon driveway.* Ribbon driveways are an acceptable alternative to standard driveways, reducing the overall impervious surface coverage. Ribbon driveways are subject to the same ~~dimensions~~ dimensional standards for standard driveways. Individual "ribbons" are only permitted within the property (not the right-of-way) and shall measure between 1½ and 2½ feet in width.

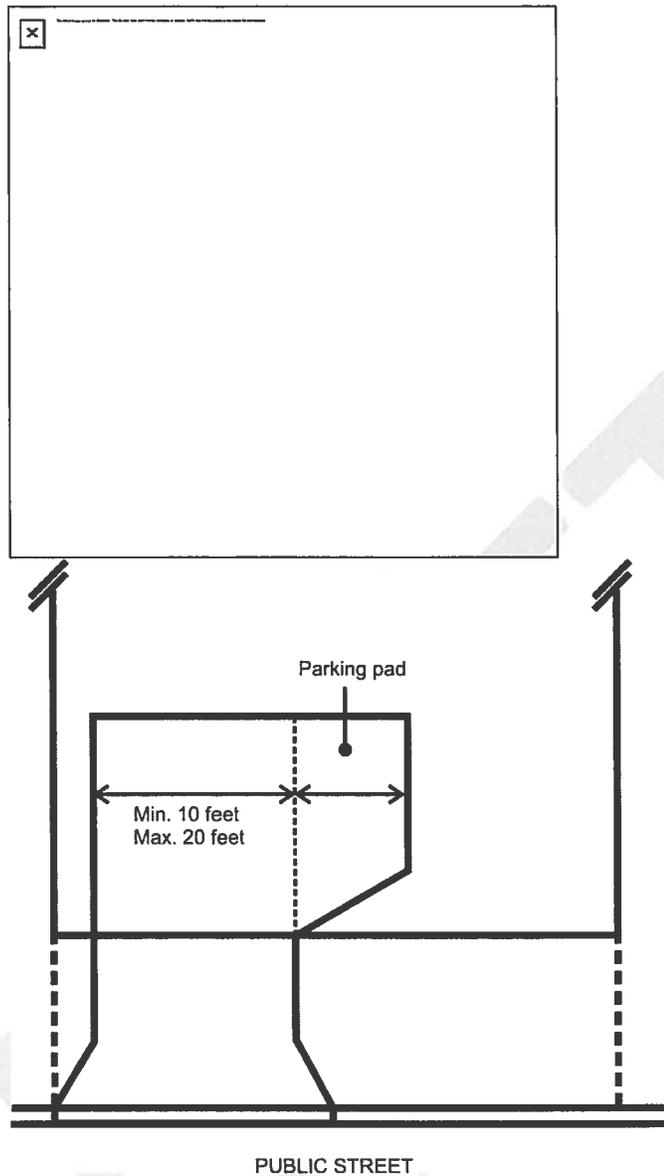
DRAFT

Ribbon Driveway



**Ribbon Driveway**

- d. *Accessory parking pad.* An accessory parking pad no wider than ten feet and not exceeding 400 square feet in area may be installed contiguous to a legally recognized driveway, subject to the condition that the parking surface area is located wholly within the property and no closer than three feet to the interior or street side property lines.



### Accessory Parking Pad

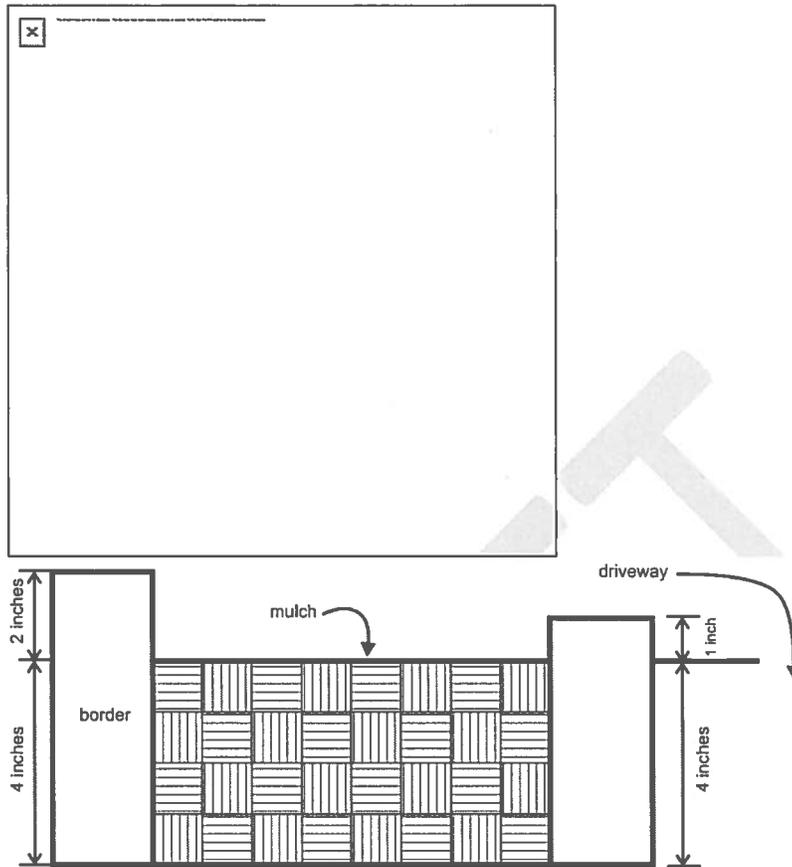
e. *Zoning specific criteria.*

1. When a property is located within a Neighborhood Traditional (NT) zoning district, any new, reconstructed or reconfigured driveway shall be no wider than 20 feet within the property boundaries, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two foot by seven foot triangular flare. Circular driveways within the front or street side yards are prohibited, except as otherwise allowed by the building design standards of the zoning district. Where a circular driveway is permitted, the circular portion of the driveway shall measure no less than ten feet in width and no more than 12 feet in width, 12 feet as the driveway crosses the property line and 16 feet at the curb, which includes a two-foot by seven-foot triangular flare.
2. When property is located within a Neighborhood Suburban (NS) zoning district, one driveway (inclusive of one portion of a circular driveway that extends to the curb) shall be no wider than 20 feet within the property boundaries, 20 feet as the driveway crosses the property line and 26 feet at the curb. All additional driveways (inclusive of one

portion of a circular driveway that extends to the curb) shall be no wider than 14 feet within the property boundaries, 14 feet as the driveway crosses the property line and 20 feet at the curb. See also dimension requirements for circular driveways.

7. *Sidewalks located within adjoining right-of-way.* In traditional districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall have a consistent finish and color as the abutting sidewalk and be visually delineated with expansion joints. In suburban districts, where a driveway intersects a sidewalk located within the right-of-way, the portion of the sidewalk that crosses the driveway shall be visually delineated with a change in color or material or with expansion joints.
8. *Impervious surface coverage.* The maximum impervious surface ratio is limited to those areas within the boundary of the private property and does not include the public right-of-way. For interior lots, no more than 45 percent of the land area between the front property line and front building setback line may be paved or covered with impervious surface materials. For corner lots, no more than 25 percent of the land area between the front and street side property lines and front and street side building setback lines may be paved or covered with impervious surface materials. Impervious surface materials include the surface materials identified in subsection 9 of this section.
9. *Surface materials.* The portion of the driveway located within the right-of-way shall be constructed of asphalt or concrete material, brick or decorative pavers. The portion of the driveway and all required parking spaces located within the property boundaries shall be constructed of asphalt or concrete material, brick or decorative pavers, grid pavers, crushed stone, rock, gravel or other materials approved by the POD. Crushed shell is prohibited.

For accessory parking pads, only organic mulch is an approved surface material and is subject to the following minimum technical standards. Mulch shall be at least four inches deep. The parking pad shall be bordered with a solid border at least four inches below the surface and extending at least two inches above the surface of the mulch on all sides except the driveway side, where it shall extend at least one inch above the mulch surface.



### Mulch Parking Pad

(Code 1992, § 16.40.090.3.3; Ord. No. 893-G, § 36(16.40.090.3.3.3), 9-4-2008; Ord. No. 985-G, §§ 49, 50, 7-15-2010; Ord. No. 1029-G, § 33, 9-8-2011)

SECTION 16.50.010. - ACCESSORY DWELLING AND ACCESSORY LIVING SPACE

16.50.010.1. - Applicability.

This section applies to accessory dwelling units and accessory living space as defined in the Matrix: Use Premises and Parking Requirements and to the construction of a single-family dwelling unit as a principal use on a lot where an accessory dwelling unit already exists.

16.50.010.2. - Generally.

Common names for accessory dwelling units and accessory living space include garage apartment, ancillary apartment, mother-in-law unit, guest house, carriage house or granny flat. For the purposes of these regulations, all of these building forms shall be referred to as an "accessory dwelling use" unless otherwise specified in this section.

16.50.010.3. - Purpose and intent.

Traditional neighborhoods in the City are under increasing development pressure. Redevelopment has occurred in a manner that is not consistent with the development pattern that makes these areas attractive and desirable. Appropriately channeling the form of redevelopment is critical to maintaining the character and viability of our traditional neighborhoods. Reintroducing the accessory dwelling use as a permitted use in these areas is intended to guide reinvestment and redevelopment in a manner that reinforces and protects the traditional pattern. This section is also intended to address the establishment of accessory living space which can be used in a manner that creates impacts similar to an accessory dwelling use. Protecting that pattern requires strict and complete compliance with all of the applicable development standards.

- ~~1. Strict compliance with standards for a new accessory dwelling use. The development standards in this section have been crafted within the context of an urban environment. The accessory dwelling use will be constructed either at the same time as a new house is built or as an addition where a principal dwelling unit already exists. In either case, strict compliance with the standards of this section shall be required. Where the accessory dwelling use is proposed in addition to an existing principal single-family use, compliance may require significant modification to the current configuration of the site. This section is not intended to prioritize one standard over another; all are equally important and necessary. Strict compliance with the criteria is critical to adequately and effectively mitigate the impacts and achieve the desired outcome. A variance from any of the standards in this section to establish an accessory dwelling use would be inconsistent with the purpose and intent of this section; therefore, no variance to any provision of this section may be granted.~~
- ~~2. Reinstatement of an abandoned accessory dwelling unit use. The development standards of this section shall also be used to evaluate the merits of an application to reinstate the grandfathered status of an abandoned accessory dwelling unit. Reinstatement, if approved, shall remove the grandfathered status and make the accessory dwelling unit lawful pursuant to the current zoning regulations. Although no variances are allowed for new accessory dwelling uses, some relief from the standards of this section may be necessary in the context of a reinstatement because the principal and accessory structures already exist.~~

16.50.010.4. - Establishment.

Establishment or expansion of a lawful accessory dwelling use unit shall be subject to the following requirements:

1. Not more than one accessory dwelling use unit shall be permitted for each single-family dwelling in the districts where allowed by the Matrix: Use Permissions and Parking Requirements, subject to all requirements of this section.

2. An accessory dwelling use unit shall not be permitted before construction of the principal building has commenced or a lawful principal use is established.
3. An accessory dwelling use unit shall be subordinate to the principal use as to location, height, square footage, and building coverage.
4. An accessory dwelling use unit shall not be utilized as a transient accommodation use as defined and regulated by this chapter.

16.50.010.5. - Development standards.

16.50.010.5.1. - Lot requirements.

- A. Establishment of a new accessory dwelling use unit shall only be allowed if:
1. The lot area shall be at least 5,800 square feet. There is no minimum lot area requirement for accessory living space;
  2. If the lot is below the current minimum lot area requirements for the zoning district, the original platted lot or lawfully established lot of record has not been subdivided and remains under common ownership;
  3. ~~The legal front and rear of the lot are consistent with the front and rear yards of lots on the same block face.~~ An accessory dwelling unit shall not be permitted where lots have been refaced such that the legal front yards face a different direction than the rest of the lots in the block or where refacing has eliminated alley access for a lot.
- B. A lot containing an accessory dwelling use shall not be subdivided to separate the accessory dwelling use from the principal use, unless such division can meet all applicable standards of the land development regulations.

(Code 1992, § 16.50.010.5.1; Ord. No. 876-G, § 24, 2-21-2008)

16.50.010.5.2. - Building and site requirements.

~~Site plans for the establishment of any new accessory dwelling use units shall be subject to the following design standards for buildings:~~

1. ~~The floor area of any accessory dwelling use unit shall be no less than 375 square feet and shall not exceed 750 square feet.~~
2. For a multi-story, accessory building, the floor area of the portion of the building used for an accessory dwelling unit shall not exceed 50 percent of the gross floor area of the multi-story, accessory building. If the entire area used for the accessory dwelling unit is on the second floor of the building (not including the stairs) then the accessory dwelling unit may exceed 50 percent of the gross floor area of the building. The remaining floor area shall be used only as garage, utility (washer, dryer, work room) or storage space. For a one-story, accessory building, the accessory dwelling use may use 100 percent of the gross floor area of the one-story, accessory building.
3. The portion of the building containing an accessory living ~~space~~ unit may be attached to the side or rear of the principal structure and shall comply with the setbacks of the zoning district.
4. Sides of buildings containing second floor porches, or unenclosed staircases which face the interior side yard of an adjacent property shall comply with the minimum setback of the zoning district or ten feet, whichever is greater. This requirement shall not apply to completely enclosed staircases.
5. A paved walkway at least two feet in width shall connect the main entrance of the accessory use with the off-street parking spaces, ~~and the public sidewalk.~~

6. The building containing an accessory dwelling use shall comply with the architectural standards for the zoning district and be compatible with the style of the building containing the principal use, including paint scheme.

16.50.010.5.3. - Visual buffering.

Given the compact urban form of traditional neighborhoods, it is necessary to establish minimum standards for visual buffering between uses to afford residents a reasonable level of privacy in rear yards. Each lot is different. Certain design solutions may be more effective or appropriate in some circumstances than others. The intent is to prioritize privacy for adjacent properties over the privacy between the principal and accessory use on the lot. Buildings for a new accessory dwelling unit shall comply with the following requirements:

1. Where an accessory dwelling use is proposed at a second story level, all exterior ~~doorways and outdoor living areas such as porches or balconies, and unenclosed staircases~~ shall be oriented toward the interior of the property. The interior of the property shall include the area between the principal structure and the accessory structure or any other area behind the principal structure which maintains a minimum 10-foot setback.
2. ~~Sill heights for second story windows facing interior side yards shall be at least 48 inches above the finished floor elevation for the second story level.~~

16.50.010.5.4. - Parking and accessibility.

~~New or redeveloped accessory dwelling uses~~ units shall be subject to the following ~~design~~ parking standards:

1. Paved off-street parking spaces shall be provided for the entire property as required in the Matrix: Use Permissions and Parking Requirements.
2. ~~No variances shall be granted to the number of required parking spaces for a new accessory dwelling use permitted after September 10, 2007.~~
3. ~~The addition or reinstatement of an accessory dwelling unit shall require compliance with all of the parking requirements for the entire property.~~
4. All off-street parking spaces shall be provided in the rear yard where the rear yard is adjacent to an alley. If no alley access exists, parking shall be contained within the rear portion of the site accessed by a driveway from the side street. ~~Driveway access from the primary street shall only be permitted where there is no alley or side street and shall be no larger than a single lane wide.~~
5. ~~The parking of vehicles in front of the principal structure is prohibited. Parking a vehicle on the street in front of the principal structure is not prohibited at a location where street parking is otherwise lawful.~~
6. Driveways for off-street parking areas shall comply with the design and location restrictions for the zoning district. ~~Nonconforming driveways shall be modified to comply or shall be eliminated. The requirement to eliminate a nonconforming driveway or parking area in order to make a property eligible for an accessory dwelling use shall not be deemed to constitute a hardship justifying a variance.~~
7. At least one of the required parking spaces shall be an unobstructed, unenclosed surface space for exclusive use by occupants of the accessory dwelling use unit.
8. ~~Surface parking areas capable of accommodating more than three vehicles shall incorporate decorative pavement treatments throughout at least ten percent of the paved area, including the driveway. Plain asphalt or concrete shall not be permitted.~~
9. A storage area shall be reserved along the property line adjacent to the alley to provide storage of solid waste collection containers, where possible.
10. ~~Storage areas shall be at least five feet wide and may be divided between two adjacent properties.~~

- ~~11. Storage areas shall be required along both sides of an alley, regardless of which side is currently used for solid waste collection service.~~

### **SECTION 16.50.011. - ACCESSORY LIVING SPACE**

#### **16.50.011.1. - Applicability.**

This section applies to accessory living space as defined in the Matrix: Use Premises and Parking Requirements.

#### **16.50.011.2. - Generally.**

Accessory living space is additional living space which is separated from the principal residence which does not function as an independent dwelling unit. Common names for accessory living space include mother-in-law unit, guest house, carriage house or granny flat.

#### **16.50.010.5.5. 11- Accessory living spaces, additional restrictions.**

~~In addition to the restrictions applicable to accessory dwelling units,~~ Accessory living spaces shall be subject to the following restrictions:

1. An accessory living space shall operate as an extension of and be dependent upon the principal use and shall not be a separately functioning dwelling unit.
2. Cooking facilities are prohibited within an accessory living space.
3. Separate mailing addresses are prohibited for an accessory living space.
4. Separate utility meters for electricity, gas, water, and other utility services are prohibited.

#### **Building and site requirements.**

1. Where an accessory living area is proposed at a second story level, all exterior doorways and outdoor living areas such as porches or balconies, and unenclosed staircases shall be oriented toward the interior of the property. Interior of the property shall include the area between the principal structure and the accessory structure or any other area behind the principal structure which maintains a minimum 10-foot setback from the side property lines.

#### **Parking and accessibility.**

1. Paved off-street parking spaces shall be provided for the entire property as required in the Matrix: Use Permissions and Parking Requirements.
2. All off-street parking spaces shall be provided in the rear yard where the rear yard is adjacent to an alley. If no alley access exists, parking shall be contained within the rear portion of the site accessed by a driveway from the side street.

#### **16.50.020.4.1. - Accessory storage structure.**

Within Neighborhood districts, one accessory storage structure (typically a pre-constructed shed) shall be allowed, as provided in the ~~setbacks~~ allowable encroachment and setback section, so long as it complies with all of the following criteria. Structures that do not comply with all of the following criteria shall comply with the setbacks for the zoning district.

1. Size and height. The structure shall not exceed 100 square feet in area and ten feet in height.
2. Anchoring. The structure shall be properly anchored to resist wind and other forces.

3. Utility easements. If a structure is secured to the ground by a foundation and not capable of being moved intact, no portion of the structure shall encroach into a utility easement.
4. Right-of-way and access easements. No structure shall encroach into a right-of-way or private access easement.
5. Use restrictions. The structure shall only be utilized for storage and shall not be used for operation of mechanical equipment.
6. Additional structures. Any additional accessory storage structures, regardless of size or type, shall comply with the setbacks for the zoning district.
7. Street side and waterfront yards. The structure shall not be located in street side or waterfront yards. Where such yards exist, the structure shall comply with the setbacks for these yards for the zoning district.
8. ~~Special circumstances for storage structure from front property line.~~ On a through lot which meets the width, depth and area requirements for a lot in that zoning district, if one front yard ~~has~~ is allowed a solid, not less than five-foot high, decorative wall or fence which allows no vehicular access through that front yard, one accessory storage structure is allowed ~~no more than~~ with a minimum ten feet setback from the front property line.

For Through-Lots and other irregular lots, at least one yard shall be considered to be a rear yard for placement of an accessory storage structure. The yard which shall be allowed a rear yard shall be determined based upon the following order of factors: a) the predominant location of rear yards of other lots in the block, b) the location of the front entry into the house on the subject lot, and c) the relationship of the yard to other yards on abutting properties.

9. Design standards. Where an accessory storage structure is located within the rear one-third of a property, 200 square feet or less in gross floor area, ten feet or less in overall height to the top of roof peak, and screened by a solid masonry wall or decorative wood or vinyl fence measuring six feet or more in height, the accessory storage structure is exempt from the requirement to utilize the architectural style and construction materials of the existing principal structure.
10. Code compliance. All accessory storage structures shall comply with the Florida Building Code and St. Petersburg Fire Code (e.g. building separation and egress).

#### 16.50.020.4.2 – Ancillary equipment.

A. 2. Renewable energy devices and other sustainable development technologies including, but not limited to, solar photovoltaic (pv) panels, solar hot water, solar pool heaters, tankless water heaters, geothermal heat pumps, gray-water systems, small scale wind turbines up to 6-feet above the roof surface, and rainwater harvesting devices, such as rain barrels and cisterns.

D. 1. a. Tilt-mount solar photovoltaic (pv) panels shall be installed ~~horizontally, or~~ parallel to the roofline, to minimize their impact on the character of the host structure and surrounding neighborhood, where technically feasible.

#### SECTION 16.50.130. - DOCKS

##### 16.50.130.9.4. - Roof or canopy structures.

The maximum pitch of any roof or canopy constructed as part of a dock structure shall not exceed one foot of elevation per every 20 feet of horizontal coverage. Roof or canopy structures are prohibited on lots with less than 50 feet of waterfront frontage and on non-contiguous waterlots abutting designated scenic corridors. Roof or canopy structures may not be placed within a side setback unless a variance is granted specifically for the roof or canopy structure. Boathouses are prohibited.

16.60.010.5. - Floor area ratio.

- A. Floor area ratio (FAR) is the measurement of intensity of building development of a site. A floor area ratio is the relationship between gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor area of all buildings on the site and dividing the sum by the net land area. For example, a floor area ratio of 1.0 means one square foot of building may be constructed for every one square foot of lot area. The following are not included in calculating the floor area:
1. Public atriums, indoor plazas and courtyards.
  2. Parking structures, except as may otherwise be provided within a zoning district. This includes all ramps, stairs, elevators and mechanical rooms which serve the parking garage as well as any bicycle racks and bicycle storage areas.
  3. Other qualified exemptions for land use types, building design, site layout and orientation features provided within a zoning district.
- B. Unless otherwise stated, all references to nonresidential intensity shall be deemed to refer to floor area ratio (FAR).
- C. Where public rights-of-way are to be dedicated as part of any development proposal, the floor area ratio shall be calculated using the total land area of the proposed new public rights-of-way. The area of existing public rights-of-way shall not be included in the total land area.
- D. The plan provides that in activity centers additional FAR may be allowed by the City provided the City adopts regulations to specifically implement that provision in this chapter. The zoning districts where that additional FAR is allowed specifically identify how much FAR is allowed by identifying the amount of FAR allowed "within activity center." Those zoning districts that do not specifically identify an amount of additional FAR allowed "within activity center" are not allowed to have the additional FAR allowed by the plan.
- E. A variance to the maximum floor area ratio is not allowed, except in Neighborhood Traditional Single-family or Neighborhood Suburban Single-family zoning districts. Any request to exceed the maximum floor area ratio requires a rezoning and future land use map amendment, where applicable.

(Code 1992, § 16.60.010.5; Ord. No. 876-G, § 27, 2-21-2008; Ord. No. 166-H, § 17, 5-21-2015)

16.60.010.6. - Height measurement.

- A. Outside of special flood hazard areas, building height shall be measured from the mean elevation of the existing grade to the beginning of the roofline or roof peak, as determined within the individual zoning districts.
- B. Within special flood hazard areas, building height shall be measured from the required design flood elevation line ~~as measured to the finished floor~~ to the beginning of the roofline or roof peak, as determined within the individual zoning districts.

16.60.010.9. - Setback measurements, yard.

- B. nonrectangular lots – **Replace graphic** below



C. *Measurements.* In the measurement of required waterfront yards, depth shall be measured perpendicular to the centerline of the seawall, or waterside lot line mean high water line for non-seawalled lots.

Add graphic

#### SECTION 16.60.030. - NONCONFORMING AND GRANDFATHERED SITUATIONS

16.60.030.1. - Generally.

B. *Nonconforming lots in common ownership.* When the City's property card, property deeds or the county's tax parcel identification number indicates that a parcel of property that has defined boundaries, and is or becomes under common ownership on or after the date of adoption this ordinance (September 17, 2015), and consists of more than one lot of record, and one or more of such lots is undeveloped the parcel is not divisible into separate buildable lots unless:

1. Each existing structure meets the current requirements for setbacks from the boundary lines of the lot of record upon which the structure is located and from the boundary lines of the buildable lot to be created, or a variance from such requirements has been approved; and
2. All of the resulting parcels of property meet the current minimum lot area and dimensional requirements of the zoning district or a variance from such requirements has been approved.
3. When 80% or more of the parcels on the subject block and surrounding blocks abutting on all sides are also substandard, the POD may administratively approve an application for development.

SECTION 16.60.050. - SETBACKS, ALLOWABLE ENCROACHMENTS

16.60.050.1. - Setbacks, allowable encroachments.

When a variance to a setback has been granted, no additional encroachment which is set forth in this section is allowed.

16.60.050.2. - Allowable encroachments and setbacks.

Required setbacks shall supersede setbacks established by this chart when there is a conflict. No structure shall encroach in or over any easement where the structure would interfere with the use of the easement for its intended purpose. The encroachment for eaves shall be permitted in addition to the encroachment for a structure/improvement, unless the term "leading edge" is used. In which case, leading edge shall be interpreted to include the eave. Encroachments are not allowed in connection with zero lot line structures. Encroachments for a structure or other improvement taller than 12 inches above grade is prohibited within the view triangles of waterfront yards (see technical standards section), except that fences within the view triangle are subject to height limits established elsewhere in these regulations.

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
Ancillary equipment, commercial, (see accessory structures section for additional requirements).	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 10 ft.	No closer to property line than 10 ft.
Ancillary equipment, residential, (see accessory structures section for additional requirements).	S, R	No closer to property line than 3 ft.	No closer to property line than 3 ft.
	SS	No more than 4 ft. from setback line	No more than 4 ft. from setback line
Arbor with a minimum 50% open roof structure (up to 80 SF in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line
Awnings	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
Balcony (open on three sides)	All	Leading edge no more than 3 ft. from setback line	Leading edge no more than 3 ft. from setback line
Barbeque, outdoor (up to 10 ft. in height)	S, R	To property line	To property line
	SS, W	No more than 5 ft. from setback line	No more than 5 ft. from setback line
Bay window (without a footer)	All	No more than 3 ft. from setback line	No more than 3 ft. from setback line
Canopy, vehicular use (drive-through, freestanding, or attached)	F, SS	No encroachment permitted	Leading edge no closer to property line than 10 ft.
Carports, commercial (open all sides)	F	Leading edge no closer to property line than 10 ft.	Leading edge no closer to property line than 10 ft.
	S, SS, R	Leading edge no closer to property line than 5 ft.	Leading edge no closer to property line than 5 ft.
Carports, residential (open on a minimum of two sides)	F, SS	No encroachment permitted	Leading edge no more than 5 ft. from setback line
	S, R	Leading edge no closer to property line than 3 ft.	Leading edge no closer to property line than 3 ft.
Chimney	All	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
Decks, patios, porches and screen enclosures:			
Decks and patios, uncovered (up to 12 inches above existing grade or the top of an existing seawall)	S, R	To property line	To property line
	SS	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)
Decks and patios, uncovered (more than 12 inches and less than 30 inches above existing grade or the top of an existing seawall)	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 8 ft.	No closer to property line than 8 ft.
	W	No closer to property line or seawall than 8 ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than 8 ft. (Note: Federal and state regulations may be more restrictive.)
Patios, covered  (up to 12 inches above existing grade or the top of an existing seawall)	S, SS, R	<u>Leading edge</u> No closer to property line than <u>8</u> <u>7.5</u> ft.	<u>Leading edge</u> No closer to property line than <u>8</u> - <u>7.5</u> ft.
	W	<u>Leading edge</u> No closer to property line or seawall than 10 ft.	<u>Leading edge</u> No closer to property line or seawall than 10 ft.
Porch, open	F, SS	<u>Leading edge</u> No more than 5 ft. from setback line	<u>Leading edge</u> No more than 5 ft. from setback line

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
Screen enclosure, patio (solid roof)	S, SS, R	No closer to property line than <u>7.5</u> ft.	No closer to property line than <u>7.5</u> ft.
	W	<u>Leading edge</u> No closer to property line or seawall than 10 ft.	<u>Leading edge</u> No closer to property line or seawall than 10 ft.
Screen enclosure (screen roof)	S, SS, R	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Dumpster enclosure	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Eaves	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Fences	All	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
Flag poles (up to 35 ft. in height)	All	To property line or seawall	To property line or seawall
Flags, wall-mounted	All	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.
Garages, residential front-loading	F	No encroachment permitted	No more than 5 ft. from setback line

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
	S	No encroachment permitted	No more than 2 ft. from setback line
	SS	No encroachment permitted	No more than 3 ft. from setback line
Garages, residential side-loading or facing an Alley	F	No encroachment permitted	No more than 8 ft. from setback line
	S	No more than 2 ft. from setback line, if garage door faces alley	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line, if garage door faces alley	No more than 5 ft. from setback line
Lawn ornaments (including fountains and other yard ornaments)	F, S, SS, R, W	No closer to property line or seawall than 3 ft.	No closer to property line or seawall than 3 ft.
Lighting, landscape (up to 3 ft. in height)	All	To property line or seawall	To property line or seawall
Lighting, site	All	To property line or seawall	To property line or seawall
Mailboxes (if permitted by the Code)	F, SS	To property line	To property line
Play equipment, residential (up to 8 ft. in height)	S, SS, R, W	To property line or seawall	To property line or seawall
Play equipment, residential (more than 8 ft. in height)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
Pool, above ground	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 8 ft.	No closer to property line or seawall than 8 ft.
Pool, in-ground (pools adjacent to seawalls shall require additional engineering to avoid conflict with existing, underground tie-backs.)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Ramp for citizens with impairments	All	To property line or seawall	To property line or seawall
Retaining (return) wall	F, S, SS, R	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall
	W	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)
Shed (only one shed may encroach into the setback. The maximum size shall be limited to 100 square feet in area and 10 ft in height. horizontal dimension for each side shall be	F	No encroachment allowed, except as noted in the use-specific development standards for accessory structures and shall be located behind the front façade	No encroachment allowed, except as noted in the use-specific development standards for accessory structures

Structure/ Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	Traditional Zoning Districts	Suburban Zoning Districts
10 ft. and the maximum height shall be 10 ft.)		<u>line of the principal structure</u>	
	R	Anywhere within rear 20 ft. of lot	Anywhere within rear 20 ft. of lot
	SS	No more than 5 ft. from setback line, within the rear 20 ft. of lot not allowed	No more than 5 ft. from setback line, within the rear 20 ft. of lot NS-1 only - see district regulations
	S	<u>Leading edge</u> No closer to property line than 3 ft., <u>except in the rear yard</u>	<u>Leading edge</u> No closer to property line than 3 ft., <u>except in rear yard</u>
	W	No encroachment allowed	No encroachment allowed
Sidewalks (up to 6 ft. in width)	All	To property line or seawall	To property line or seawall
Spa	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Steps, stairs (steps, stairs shall not exceed 3 ft. in height above grade.)	F, R, W	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.
	S, SS	No more than 4 ft. from setback line but no closer to property line than 4 ft.	No more than 4 ft. from setback line but no closer to property line than 4 ft.

<b>Structure/ Improvement</b>	<b>F=Front S=Side SS=Street side R=Rear W=Waterfront</b>	<b>Traditional Zoning Districts</b>	<b>Suburban Zoning Districts</b>
Stoop (up to 3 ft. by 6 ft. in area)	All	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.
Walls	F, S, SS, R, W	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations

16.70.040.1.14. - Reinstatement of abandoned uses.

- A. Applicability. Certain uses which were allowed under previous zoning ordinances are not permitted under these regulations. "Grandfathered uses" have a degree of compatibility that allows them to be reestablished or reinstated with certain safeguards and conditions. "Nonconforming uses" shall not be reestablished or reinstated.
- B. Application. An application for reinstatement of abandoned uses shall include the following information in addition to the information that the POD may generally require for a planning and zoning decision application:
  - 1. A site plan of the subject property. The number of copies required shall be established by the POD:
    - a. All site plans shall include information required by the POD. Floor plans shall include the dimensions and floor area in square feet of all rooms and units. Floor plans shall also include exterior window and interior and exterior door locations.
    - b. If the proposed reinstatement requires modification to the minimum number of parking spaces or the parking layout, the site plan shall include required parking information.
    - c. If the proposed reinstatement requires modification to the existing landscaping or installation of new landscaping, the site plan shall include required landscaping.
  - 2. Residential uses. Applications for reinstatement of residential uses shall include proposed floor and site plans, which shall comply with the following requirements:
    - a. Provision on the required number of parking spaces.
    - b. All dwelling units shall meet the minimum gross floor area size requirements in the standards for review.
    - c. Landscaping shall comply with the requirements of the landscaping section.
    - d. The structure shall comply with all City codes relating to fire, building construction standards and property maintenance.
  - 3. Nonresidential uses. Applications for reinstatement of nonresidential uses shall include proposed floor and site plans which shall comply with the following requirements:

- a. Provision on the site of the number of parking spaces required for that use by the Land Development Regulations.
  - b. Landscaping shall comply with the requirements of the landscaping section.
  - c. The structure shall comply with all City codes relating to fire, building construction standards and property maintenance.
4. A financing plan which shall include cost estimates for renovations or construction, proposed methods or evidence of financing and a timetable for start and completion of the work.
- C. Reserved.
- D. Procedure.
1. Staff review and recommendation. Upon receipt of a reinstatement application, the POD shall determine whether the application complies with all submittal requirements and all standards for review. As a condition of processing the application, the applicant shall allow fire, Florida Building Code, certificate of inspection and property maintenance inspections of the property prior to and upon completion of the work:
    - a. Administrative approval. If the request is for reinstatement of ~~one~~ abandoned residential units and the POD determines that the application complies with all submittal requirements and standards for review, the POD may administratively approve the application with or without conditions and without notice. The POD's final decision shall be in writing and shall state the reasons for such approval.
    - b. Streamline approval. If the request is for reinstatement of ~~two or three~~ abandoned residential units with a variance and the POD determines that the application complies with all submittal requirements and standards for review, the POD may streamline approve such application with or without conditions. The POD shall provide written and posted notice prior to making a final decision. The POD's final decision shall be in writing and shall state the reasons for such approval.
    - c. Appeals. A decision of the POD to approve, approve with conditions or deny a reinstatement may be appealed to the commission designated in the Decisions and Appeals Table, whose decision shall be deemed the final decision of the City.
  2. Commission review and decision.
    - a. Public hearing. If the request is for reinstatement of ~~four or more~~ abandoned units with one or more variances, or for reinstatement of an abandoned commercial use, or if the POD determines that the application requires review by the commission designated in the Decisions and Appeals Table because of new or unusual circumstances or that the application does not comply with all submittal requirements and standards for review, the POD shall send a report and recommendation to the commission designated in the Decisions and Appeals Table, with a copy to the applicant, if any, recommending whether the application should be approved, approved with conditions or denied and the grounds for such recommendation.
    - b. Commission decision. Upon receipt of the recommendation from the POD, the Commission shall conduct a public hearing on the application and shall approve, approve with conditions or deny the requested reinstatement. After considering the application and evidence, the Commission may defer action for no more than 60 days in order to obtain additional information.
- E. Standards for review. In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:
1. The degree to which the property's proposed use and density is consistent with the City's Comprehensive Plan and the character of the density, lot sizes and building types within the surrounding blocks;

2. The degree to which the property is currently or was at the time of construction in compliance with the use and density and intensity regulations of this chapter or then applicable zoning codes and Land Development Regulations;
  3. The degree to which the property is and has been in compliance with other City codes;
  4. The degree to which the property currently has or can provide adequate provisions for parking for the proposed number of units in accordance with the City's current codes and ordinances;
  5. The degree to which the property has an adverse impact on the neighborhood as a result of the use or number of residential units on the site in excess of that allowed under the current zoning designation, lack of needed on-site parking, substandard maintenance, or other similar factors related to the property;
  6. A structure containing previously grandfathered boarding or rooming units in a zoning district where such units are prohibited shall be converted to dwelling units. The conversion to dwelling units shall be based on the minimum gross floor area size requirements for one or more bedroom dwelling units as required by state and local building codes in these standards of review;
  7. ~~The number of residential units reinstated shall be reasonably related to and accommodated by the size and design of the building so that floor plans are appropriate based on the required size for multiple family dwellings as defined in this chapter. No unit with a floor area of less than 375 square feet may be reinstated, and no variance from this minimum requirement shall be granted except as provided for efficiency/studio units below. Except for efficiency/studio units, each residential unit shall have at least one bathroom, one bedroom, a kitchen and living room as required by state and local building codes. Every room in an apartment shall have at least one window to ensure light and ventilation; however, bathrooms, kitchens and dining rooms need not have windows. At least one entrance from the exterior should be through the living room. Entrances from the exterior shall not be through bathrooms or bedrooms. Bathrooms shall not be the only entryway to any room;~~
  8. ~~The minimum size per unit shall be as follows:~~
    - a. ~~Efficiency/studio unit: 375 square feet;~~
    - b. ~~One bedroom unit: 500 square feet;~~
    - c. ~~Two bedroom unit: 750 square feet;~~
    - d. ~~For a dwelling unit having more than two bedrooms, an additional 200 square feet of dwelling area is required for each additional bedroom;~~
  9. ~~A dwelling unit having not less than 220 square feet and not more than 375 square feet may be reinstated if the site provides at least the minimum number of off-street parking spaces for the number of units to be reinstated. No variance from this minimum size requirement or this minimum parking requirement may be granted;~~
  10. Reinstatement of units or a use shall not exceed the previously existing legally grandfathered number of units or intensity of use;
  11. ~~For a property with up to two dwelling units, three parking spaces shall be provided for up to five bedrooms plus 0.5 parking spaces for each additional bedroom. For a property with more than two dwelling units, the property shall meet the parking requirements for multifamily dwellings of the zoning district.~~
- F. Decision. Decisions of the POD to approve, approve with conditions, or deny a reinstatement may be appealed to the commission designated in the Decisions and Appeals Table.
- F. Variances. An application to reinstate a grandfathered use made in conjunction with a request for a variance shall be reviewed by the commission designated in the Decisions and Appeals Table.
- G. Compliance, safety. By applying to the City for any approval under this section, the applicant shall be deemed to unequivocally consent to and agree not to contest any order to vacate occupied units

immediately if the POD determines that conditions exist which constitute a threat to life or the health, safety and welfare of the occupants of the units.

**16.70.040.1.15. - Redevelopment of grandfathered uses.**

- A. **Applicability.** The commission designated in the Decisions and Appeals Table is authorized to approve redevelopment plans for the reconstruction of grandfathered uses which are destroyed or demolished and on property which was occupied by a grandfathered use.
- B. **Application.** An application for redevelopment of a grandfathered use shall include the following information in addition to the information that the POD may generally require for a planning and zoning decision application:
  - 1. A site plan of the subject property.
  - 2. The number of copies required shall be established by the POD.
    - a. All site plans shall include information required by the POD.
      - (1) Floor plans shall include the dimensions and floor area in square feet of all rooms and units.
      - (2) In case of doubt, the POD may require a surveyor's certificate on location of the proposed structure relative to the lot lines involved.
    - b. If the proposed redevelopment requests modification of the minimum number of parking or parking layout, the site plan shall include required parking information.
    - c. If the proposed redevelopment requests modification of the existing landscaping or installation of new landscaping, the site plan shall include required landscaping information.
  - 3. Elevations depicting architectural details and materials for all sides of each structure.
  - 4. ~~A financing plan which shall include cost estimates for renovations or construction, proposed methods or evidence of financing and a timetable for start and completion of the work.~~
- C. **Conditions and requirements.**
  - 1. **Requirements.** The POD shall not accept an application which does not meet the following requirements:
    - a. If the grandfathered use has been abandoned, an application to reinstate the use shall be submitted with the application to approve the redevelopment plan;
    - b. A redevelopment plan for a structure which had been destroyed (excluding voluntary demolition) shall be filed not more than one year from the event that caused the destruction of the structure (e.g., the date of the fire, hurricane, etc.);
    - c. In cases involving voluntary demolition of a grandfathered use, a redevelopment plan shall be approved prior to the demolition. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located, except when the demolition involves a mobile home park and conversion to another residential use; in that situation, the redevelopment plan shall be submitted within one year of the effective date of the zoning allowing the new residential use. The term "voluntary demolition" means any demolition which is not necessary because of damage to a structure as the result of an unforeseen event (fire, hurricane, etc.) and shall include structures subject to City-initiated demolition cases;
    - d. Only property that has a grandfathered use shall be the subject of an application for a redevelopment plan. No property which does not have a grandfathered use may be included in an application for a redevelopment plan;

- e. ~~Applications for redevelopment plans shall not propose to place structures on vacated public right-of-way;~~
  - f. Application for a redevelopment plan for residential use on more than one lot shall be accepted only if:
    - (1) The lots are contiguous;
    - (2) Each lot contained grandfathered residential units;
    - (3) The number of residential units proposed for each lot will not exceed the number of grandfathered residential units for each lot.
2. Residential uses. Applications for residential uses shall include proposed redevelopment plans which shall comply with the following requirements:
- a. ~~All new structures shall meet the minimum gross floor area size requirements in the standards of review for reinstatement of abandoned uses for each dwelling unit;~~
  - b. Landscaping shall comply with the requirements of the landscaping section;
  - c. New structures shall comply with all codes relating to fire building construction standards and property maintenance;
  - d. New structures and additions shall comply with the design and dimensional requirements of the zoning district in which the property is located.
3. Nonresidential uses. Applications for nonresidential uses shall include proposed redevelopment plans which shall comply with the following requirements:
- a. The number of on-site parking spaces required shall be based on the grandfathered use and shall be increased to meet the requirement for the additional square footage of any expansion or new construction;
  - b. Landscaping shall comply with the landscaping requirements of the landscaping section;
  - c. New structures shall comply with all City codes relating to fire building construction standards and property maintenance;
  - d. New structures and additions shall comply with the design and dimensional requirements of the zoning district in which the property is located.
- D. Procedure.
1. Administrative approval. If the request is for redevelopment of one accessory residential unit without variances and the POD determines that the application complies with all submittal requirements and standards for review, the POD may administratively approve such application with or without conditions. The POD shall provide written and posted notice prior to making a final decision. The POD's final decision shall be in writing and shall state the reasons for such approval.
- Staff review and recommendation. After the POD has reviewed the application, the POD shall send a report to the commission designated in the Decisions and Appeals Table, with a copy to the applicant, if any, recommending whether the application should be approved, approved with conditions or denied and the ground for such recommendation.
2. Commission review. Upon receipt of the recommendation from the POD, the Commission shall conduct a public hearing on the application and shall approve, approve with conditions or deny the requested redevelopment plan. After considering the application and evidence, the Commission may defer action for no more than 60 days in order to obtain additional information.
- E. Standards for review. In addition to the standards of review for a zoning and planning decision generally, a decision rendered under this section shall be guided by the following factors:
1. Criteria. Redevelopment plans shall be reviewed for compliance with the criteria set forth in the following chart:

Redevelopment Plan		
Criterion	Project less than a City block	Project equal to or greater than a City block
Building type (e.g., single-family homes with garage apartments, duplexes, multifamily uses, etc.)	Structures shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses.	Structures on the perimeter of the project shall be required to match the predominant building type, setbacks and scale in the block face across the street or abutting residential uses. Structures on the interior of the project shall comply with the requirements of the zoning district.
Building setbacks (including both perimeter and interior setbacks)		
Building scale (e.g., one-story or two-story principal structures)		
Site development and orientation (e.g., location of buildings, front entries, driveways, parking and utility functions)	Structures shall be required to match the predominant development pattern in the block face across the street or abutting residential uses. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use.	Structures on the perimeter of the project shall be required to match the predominant development pattern in the block face across the street or abutting residential uses. If alley access exists on the proposed site, garages and parking areas shall be designed for alley use. Structures on the interior of the project shall comply with requirements of the zoning district.
Additional criterion for all projects		
Building mass	Building mass shall be regulated by building setbacks and floor area ratio (FAR). The maximum FAR shall be the existing FAR of the property prior to redevelopment or 0.50 FAR, whichever is greater. Bonuses to this FAR are listed below. FAR shall include all enclosed space, including garage and storage space, except that open porches (not screened) and the first 300 sq. ft. of garage space shall be excluded from the existing FAR for each unit.	

Redevelopment Plan		
Criterion	Project less than a City block	Project equal to or greater than a City block
Building height	Residential structures for:	
	(1) A project less than a platted block, or	
	(2) On the perimeter of a project equal to or greater than a platted block shall comply with the following building height and roof design requirements:	
	— 1. The maximum height shall not exceed 24 ft. to the eave line and 36 ft. to the peak of the roof for principal structures;	
	— 2. The maximum height shall not exceed 20 ft. to the eave line and 32 ft. to the peak of the roof for secondary or accessory structures;	
	— 3. The maximum slope of any roof angle shall not exceed 12/12;	
	— 4. Dormers shall not occupy more than 50 percent of any roof surface; structures on the interior of a residential project equal to or greater than a platted block, and commercial structures shall comply with requirements of the zoning district.	
Development across multiple lots (for redevelopment containing more than two lots and having structures constructed across platted lot lines, the original lot lines shall be respected through building articulation)	1. Structures should be separated by zoning district setbacks; however, if the structures are not separated by zoning district setbacks, there shall be a break in the building and roof planes at each original lot line, equal to or greater than the combined side yard setbacks that would be required for each lot;	
	2. Both the width and depth of the break shall be equal to or greater than the dimension of the combined side yard setbacks.	

Redevelopment Plan		
Criterion	Project less than a City block	Project equal to or greater than a City block
Single corner lots	Structures on single corner lots shall be oriented so that the front entrance of the structure faces the legal front yard.	
Traditional grid roadway network	For projects equal to or greater than a platted block, extensions of the traditional grid roadway network which:	
	<p>(1) Abut the perimeter of the project area; or</p> <p>(2) Would logically be extended through the project are required. Compliance with applicable subdivision and public improvement regulations is required.</p>	
Non-traditional roadway network	For projects equal to or greater than a platted block, roadway and pedestrian networks shall meet the following requirements:	
	1. There shall be at least two points of entry into the project;	
	2. Sidewalk connections shall be made to surrounding streets, <del>homes and businesses;</del>	
Density and intensity	3. Streets shall be stubbed to property lines to allow for roadway extensions into abutting properties which may be developed or anticipated to be redeveloped in the future.	
	<p>Redevelopment projects shall not exceed the legally grandfathered number of units or intensity of use (e.g., if the use is office it cannot change to a more intensive grandfathered use such as retail).</p> <p>For mobile home park redevelopment, the maximum number of dwelling units shall be equal to the number of legal mobile home unit spaces (lots) within the park prior to redevelopment, or 140 percent of the maximum density of the future land use designation assigned to the property, whichever is less. No variance from this requirement shall be approved.</p>	

2. Perimeter. Perimeter requirements shall not apply on portions of the property that abut or across the street from a nonresidential use or a water body greater than 150 feet wide.
3. Floor area ratio bonus. FAR bonuses shall only be allowed for originally platted lots which have not been joined together. Structures on joined or combined lots (two or more originally platted lots) shall not be allowed FAR bonus and shall be developed following the development across multiple lots criteria indicated in the chart above.
  - a. An FAR bonus of ~~0.20~~ 0.10 shall be granted when structures are located in a traditional neighborhood context and designed in a traditional building style as defined by the City's neighborhood design review manual or the Land Development Regulations. To qualify for this FAR bonus, the structure shall use the correct proportions, fenestration patterns, details, and materials. Structures that use finishes common to an identified style without proper design, detailing, and fenestration shall not qualify for this FAR bonus.
  - b. An FAR bonus of 0.05 shall be granted when structures are finished with decorative wall finishes typical of traditional development. This includes clapboard or single products of real wood, "Hardi-Plank" or the equivalent, rough textured or exposed aggregate stucco, tile, brick or stone. Vinyl or aluminum siding and smooth or knock-down stucco shall not qualify for this bonus.
  - c. ~~An FAR bonus of 0.10 shall be granted when structures contain a front porch for each unit. Each porch shall measure a minimum area of 60 square feet and have a minimum functional depth of six feet.~~

(Code 1992, § 16.70.040.1.15; Ord. No. 876-G, § 30, 2-21-2008; Ord. No. 100-H, § 6, 12-19-

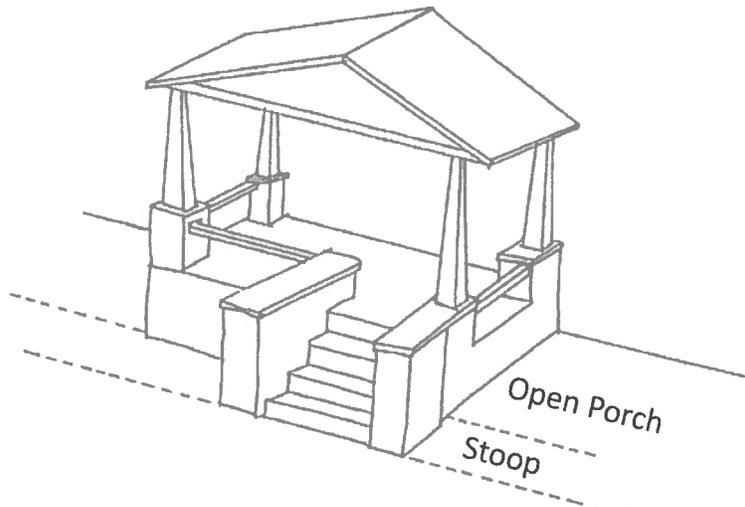
## SECTION 16.90.020. - RULES OF INTERPRETATION AND DEFINITIONS

### 16.90.020.3. - Definitions.

*Impervious surface* means a surface that has been compacted or covered with a layer of material so that it is resistant to or prevents infiltration by stormwater. It includes, but is not limited to, roofed areas, pools and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, pavers and other similar surfaces.

*Impervious surface ratio (ISR)* means a measure of the intensity of impervious surface on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area. For purposes of calculating the ISR, raised decks shall be included as impervious surface.

*Stoop (amended graphic adjusting labels as shown below)*



Roof line means for the purpose of height measurement on a sloped roof the lowest point of the top of roofing materials or on a flat roof, the top of the roofing materials.

DRAFT