

## Land Development Code Update Discussion Topics

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At the March 30, 2015 Special Meeting concerning the update of the City's Land Development Code, the City Commission continued the hearing to April 16, 2015. At the April 16<sup>th</sup> meeting, staff will present the following items for Commission deliberation:

- Clarifying and defining several uses discussed at the March 30<sup>th</sup> City Commission meeting including:
  - Adding Indoor recreation as a use by right in the T-4 M1 district
  - Adding Light assembly, fabrication and processing within enclosed buildings as a specially regulated use in the T-4 M1 district
  - Adding Exercise studios as a use by right in multiple zoning districts
  - Adding microbreweries/microwineries/microdistilleries as a specially regulated use to the T-4 M1, T-4 M2, T-4 C, T-5, T-6, MU-2, BUS, BI, BT, I-1, and I-2 districts and by SUP in MU-1. A definition for each use if provided along with additional compatibility regulations. Where abutting single-family residential land use, a Special Use Permit is required and additional limitations on the size and capacity of the facility are applicable.
  - Providing a definition for medical and dental laboratories
- Discuss the proposed bedroom to unit multiplier presented at the February 25<sup>th</sup> and March 30<sup>th</sup> meetings and:
  - Clarify that the multiplier would not apply to Planned Development zoning (PD)
  - Providing an effective date whereby the number of bedrooms in previously developed multifamily or mixed use developments would be considered conforming.
- Discuss the alternative recommendation for Gas Stations presented at the March 30<sup>th</sup> City Commission meeting

Staff recommends the Commission continue the April 16<sup>th</sup> meeting to a Special Meeting on May 12, 2015. At the May 12<sup>th</sup> hearing, staff will present the following items for Commission deliberation:

- Minimum parking requirements within the proposed rezoning areas
- Discussion of existing non-conforming uses and the proposed Code provisions regarding the expansion of non-conforming uses
- Presentation of an alternative recommendation for the previously proposed T-4 M1 areas of College Park and within the University Heights South Historic District. The alternate recommendation proposes a new zoning district for these areas that has been adapted from the existing Residential mixed use (RMU) zoning in place within College Park. The proposed zoning district would be limited to residential and limited general office uses either in the form of a home occupation or up to 20% of the building square footage by Special Use Permit. Residential density would match the existing 75 units/acre density set

by the existing RMU zoning and building height would be limited to a maximum of 4 stories (52 feet).

- Other areas of the City that will be discussed include:
  - The University Heights South area (revised zoning and land use)
  - Downtown and Pleasant Street area
  - Waldo Road and E. University Avenue area
  - The area west of College Park