

## University Heights Changes

### Building Height Issue

Staff recommends not changing the building height to provide a step down in height based on the height of a structure on an adjacent property.

#### Option for consideration by the City Commission

Amend all the residential types to state, *The maximum height of a building can not be greater than two stories taller than the principal structure on any adjacent property up to the maximum building height limit.*

Prohibit flat roofs: No change recommended. The code allows gabled, hipped, shed, barrel vaulted, domed and flat. The code requires flat roofs to be concealed by parapets along any side of a building.

### Landscaping Issue

Staff recommends keeping: Three trees including at least 2 shade trees, are required for every 1200 square feet of private open space on the lot.

#### Option for consideration by the City Commission

Amend the landscaping requirement for private open space to state: *Four trees including at least 3 shade trees, are required for every 1200 square feet of private open space on the lot.*

### Adjacent Use Buffer Issue

Staff recommends no change to the adjacent use buffer requirement.

#### Option for consideration by the City Commission

Amend the landscaping section to add: Adjacent Use Buffers. *The appropriate reviewing board, or staff when only staff review is required, shall determine if the adjacent use buffer should apply between the designated residential types.*

### Rear Setback

Staff recommends adding a rear setback section for all residential types: Rear Setback. 20-foot minimum for the rear property line, except that the setback may be reduced to 5 feet if approved by the appropriate reviewing board to accommodate special site features.

### Decorative Shutters

Amend the Plan as follows:

#### ***The following are prohibited:***

- *Undersized shutters (the shutter or shutters must be sized so as to equal the width that would be required to cover the window opening).*
- *Plastic ~~or inoperable~~ shutters.*

## College Park Changes

### Garden Walls and Fences

Staff recommends no changes to the height of walls and fences.

Option for consideration by the City Commission

Amend this section of the College Park Plan to allow decorative fences, walls and entry structures up to 8 feet that meet the following standards:

Decorative wrought iron type fences (black iron or metal) may be allowed up to 8 feet when designed with a base made out of cement, brick, decorative block or stone. The fence design shall be pickets with a minimum of 3" between each picket. Decorative pillar ornaments may extend up to 12 inches above the main fence line.

Staff recommends the following:

**k) Trash and recycling receptacles, and loading docks.**

(1) **Intent.** Trash and recycling receptacles, grease containers, and loading docks typically provide an unsightly appearance and odor problem. Improperly located and screened receptacles and docks can cause noise problems for nearby land uses when receptacles and packages are being loaded or unloaded. Therefore, they should be located as far from public sidewalks as possible and screened from view.

(2) **Standard.** If stored outside of the building, and if the building is not residential only, all solid waste, recycling, and yard trash containers (except litter containers), and grease containers, and loading docks shall be placed at the side or the rear of the building and attached to that building with an enclosing wall, so that it is not visible from the street. The enclosing wall shall not exceed 7 feet in height, and shall be finished or painted with the same material as is used on the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch. Loading docks shall be placed at the side or rear of the building, and shall be screened from the street. If the building is residential only, such containers shall be located in parking areas or in a location remote from the streetside sidewalk. When in a parking area, solid waste, recycling, and yard trash containers (except litter containers), and grease containers, and loading docks shall be located in that portion of the parking area furthest from the streetside sidewalk, or at least 20 feet from a streetside sidewalk. (see figures 16 & 16A) Such containers Solid waste, recycling, and yard trash containers (except litter containers), grease containers, and loading docks shall be screened to minimize sound to and visibility from abutting streets or residences.

"Trash Shacks," a sealed and cooled self-compacting container, may be used.

Submitted  
by R. Hume

000503-2

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- 1. Option for consideration by the City Commission  
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Prohibit flat roofs: No change recommended. The code allows gabled, hipped, shed, barrel vaulted, domed and flat. The code requires flat roofs to be concealed by parapets along any side of a building.

- 1a. **PROHIBIT FLAT ROOFS ON RESIDENTIAL BUILDINGS EXCEPT BY SPECIAL EXCEPTION**  
Landscaping Issue

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#### Rear Setback

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VERBATIM - 000503 COLLEGE PARK AND UNIVERSITY HEIGHTS SPECIAL AREA PLAN

Arnall Downs:

I amended a very small but very crucial matter under the Wrought Iron Picket Fences. It says with a base made out of cement. My experience tells me that we probably ought to say a base not to exceed 3 ft tall, made out of cement, brick, decorative block or stone. I don't think we want a base that would be higher than the picket fences we allow in the neighborhood.

Mayor: OK

Arnall: So 3 feet, 36 inches.

Barrow: That's not a base

Arnall: Well that's a very high base, that base would, normally you would do it 2 or 2 1/2 feet, but if you didn't want people to sit on it, you might want, sometimes people sit on the edge of those bases, but the 3 feet would be about the same height as this area that runs around the back of the room, the wooden part, to give you an idea, so that would be the maximum height I would think the base could be, because the whole point of these fences is so you can see through them, not, you wouldn't want somebody to build a wall that was 7 feet tall, with a one foot iron picket around the top and that technically would be possible. So my request would be that.

Mayor: Where does it speak to that.

Barrow: Decorative Wrought Iron, second line. You could add design with a 3 ft. maximum base.

Arnall: With a base not to exceed 3 ft. made out cement, brick, iron, block or stone, I'm just suggesting, 3 ft. in height.

JB: Well, I was happy as I said with all the staff recommendations with the modifications to the College Park Section suggested by Arnall, that she just added to in terms of the fence, the 24 inches, the cleaning up the language under the trash.

I move approval of UHCP Sp Area Plan with the staff recommendations except for the modifications to the College Park Section as proposed by Ms. Downs.

WN/Second

Previous Tape

