

# 2018 Land Development Code Update

Legistar No. 180200

City Commission Public Hearing: August 16, 2018

Presentation by Andrew Persons



DEPT  
OF  
DOING

# LAND DEVELOPMENT CODE: NEXT

## Proposed topics for further discussion

### 1 Housing and development

- ADUs
- Lot dimensions\*
- Residential infill
- Sidewalks
- Subdivisions

### 2 Downtown arts and culture

- Outdoor music venues
- Outdoor cafes
- Open container
- Outdoor recreation

### 3 Tree ordinance

- Density bonus
- Flexible regulations
- Incentivize street tree infrastructure

### 4 Code alignment

- Urban Standards
- FDOT standards
- CRA standards
- GRU design standards

### 5 Further improvements

- Units vs. bedrooms\*
- Clarity & consistency

Adopted: 4-5-18  
City Commission

\* Privately initiated

# Outreach

## Outreach (Advisory Boards)

<u>Advisory Board:</u>	<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
City Plan Board			
Information Item: ADU & Tree Mitigation	1/25/18	6:30 PM	City Hall
Information Item: Sidewalks	2/22/18	6:30 PM	City Hall
Information Item: Downtown	3/22/18	6:30 PM	City Hall
Information Item: Subdivision	5/24/18	6:30 PM	City Hall
CPB Workshop	6/20/18	1:00 PM	Thomas Center B
Public Hearing	7/26/18	6:30 PM	City Hall

# Outreach (Advisory Boards)

<u>Advisory Board:</u>	<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
<b>General Policy Committee</b>			
	1/11/18	1:00 PM	City Hall
	4/19/18	1:00 PM	City Hall
<b>City Commission</b>			
	2/15/18	6:00 PM	City Hall
	3/15/18	6:00 PM	City Hall
	7/16/18	6:00 PM	City Hall
<b>Public Hearing</b>	8/16/18	6:00 PM	City Hall

# Outreach (Advisory Boards)

<u>Advisory Board:</u>	<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
<b>Tree Advisory Board</b>			
	2/12/18	4:00 PM	Thomas Center A
	6/21/18	4:00 PM	Thomas Center A
	7/11/18	3:00 PM	Thomas Center A
<b>Community Redevelopment Agency</b>			
<b>Eastside Advisory Board</b>	8/14/18	5:30 PM	GTEC
<b>College Park University Heights Advisory Board</b>	3/7/18	5:00 PM	Earl & Christy Powell Hall
<b>5th Ave/Pleasant St. Advisory Board</b>	3/6/18	5:30 PM	CRA Office
<b>Total</b>			18 meetings

## Outreach (Stakeholders)

<u>Stakeholders:</u>	<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
University Park Neighborhood Association			
	1/9/18	7:00 PM	United Church of Gainesville
Porters neighborhood meetings			
	1/16/18	6:30 PM	Porters Community Center
	3/15/18	6:30 PM	Porters Community Center
	4/12/18	6:45 PM	Porters Community Center
	6/18/18	1:00 PM	Porters Community Center
Porters workshop 1	7/16/18	6:30 PM	Porters Community Center
Porters workshop 2	8/11/18	4:00 PM	Porters Community Center

# Outreach (Stakeholders)

<u>Stakeholders:</u>	<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
<b>Subdivision workshops</b>			
	2/8/18	1:00 PM	Thomas Center B
	2/28/18	1:00 PM	Thomas Center A
	3/13/18	1:00 PM	Thomas Center B
	3/16/18	1:00 PM	Thomas Center B
	3/20/18	1:00 PM	Thomas Center B
<b>Gainesville Chamber of Commerce</b>			
	1/11/18	11:30 AM	Chamber of Commerce
<b>GACAR</b>			
	2/23/18	9:00 AM	1750 NW 80th Blvd
<b>BANCF</b>			
	4/23/18	11:45 AM	Thomas Center A
	5/14/18	11:45 AM	Thomas Center A
	6/18/18	11:45 AM	Thomas Center A



# Outreach (Stakeholders)

<u>Stakeholders:</u>	<u>Meeting Date</u>	<u>Time</u>	<u>Place</u>
<b>GDOT</b>			
	1/3/18	10:00 AM	Hippodrome
	1/9/18	4:30 PM	Hippodrome
<b>Music venue owners/managers meeting</b>			
	4/18/18	4:00 PM	Thomas Center B
<b>Sidewalk café owners/managers meeting</b>			
	6/13/18	1:00 PM	Thomas Center B
<b>Florida Department of Transportation</b>			
	2/9/18	1:30 PM	Thomas Center B
	5/2/18	1:30 PM	Thomas Center B
	6/15/18	1:30 PM	Thomas Center B
<b>Total</b>			<b>24 Meetings</b>

# Downtown Arts & Culture

# Major Topics

# Downtown Arts + Culture

## Recommendations:

### Local music venues

How can the City's Code support downtown music and cultural venues?

- Increasing the maximum limit of events per year (limited to 6 times).
- Improve the City's Special Event Permit process
- Align permitting requirements and fees with size of event
- Create downtown arts district to support events
- Consider open container policies and closing times
- Close streets to vehicle traffic during certain times



THE 2ND ANNUAL  
**HEARTWOOD  
MUSIC FESTIVAL**  
2018

OUTSIDE STAGE		INSIDE STAGE	
12:20	BEARS AND LIONS		
1:20	DUPPIES	PINE	1:00 <
2:20	MACA REGGAE SAMBA	MAGGIE CLIFFORD	2:00 <
3:20	JUST NEIGHBORS	NICK ROBERTS	3:00 <
4:20	THE SHAMBLES	KELSI CANDELARIA	4:00 <
5:20	JORDAN BURCHEL	JESSE CRUCE	5:00 <
6:20	PEARL & THE OYSTERS	BLACKBIRD MORNING	6:00 <
7:20	RICKY KENDALL	UNCLE MOSIE	7:00 <
8:20	THE CURRYS	MATTHEW FOWLER	8:00 <
9:20	HEDGES	JOHN POINTER	9:00 <
10:20	FLIPTURN	MAX HELGEMO	10:00 <
11:20	LOCOCHINO	RETROLUX	11:00 <
12:20	KING COMPLEX		

SATURDAY, FEBRUARY 24, 2018

# Major Topics

## Downtown Arts + Culture

### Recommendations:

#### Sidewalk Cafes

How can the City's Code support outdoor cafes and make Downtown more pedestrian friendly?



- Eliminating the need for fencing
- Flexibility in expanding and contracting café space
- Ease of permitting and setup to encourage experimentation

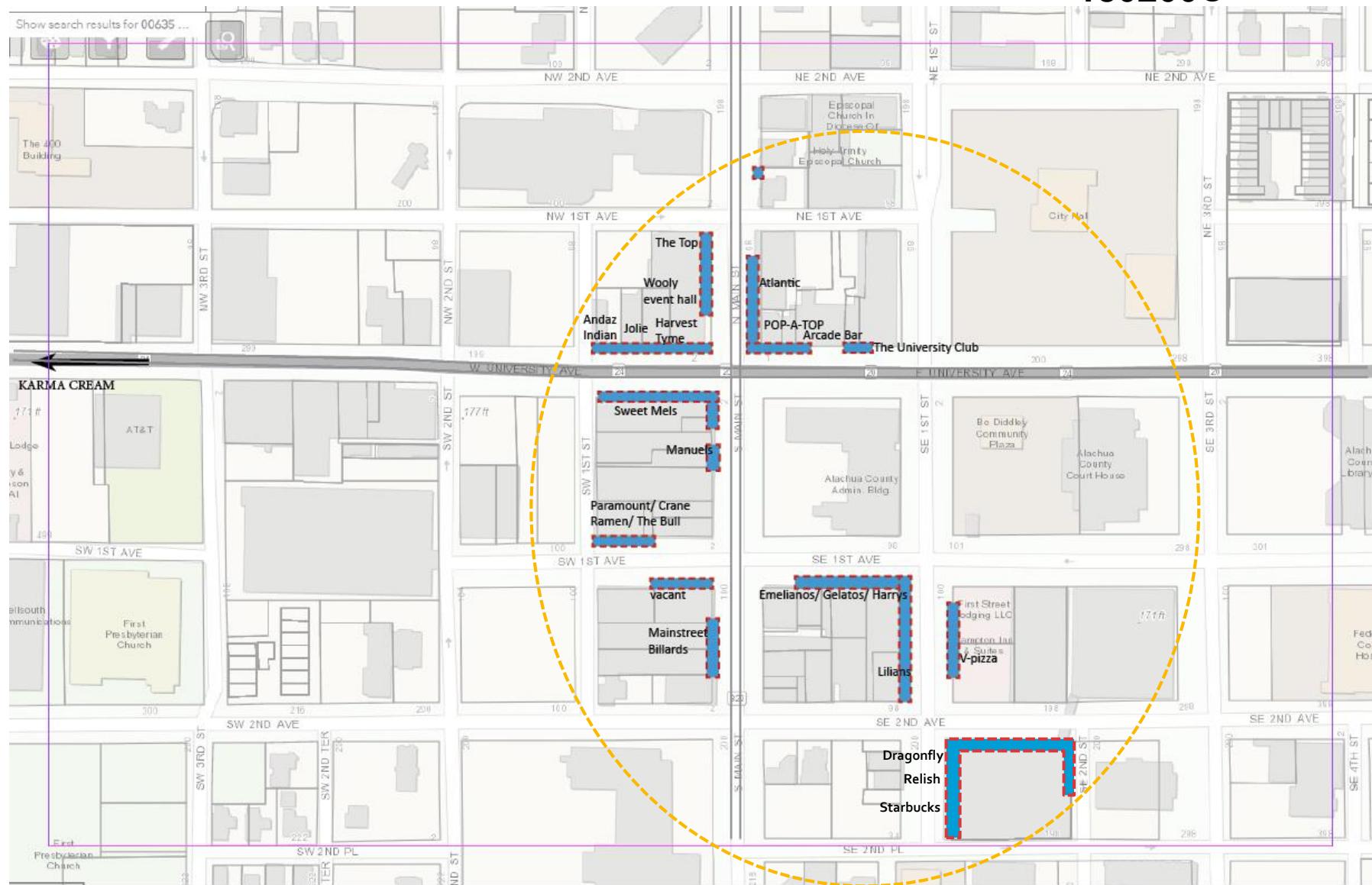
# Sidewalk Cafes in Gainesville



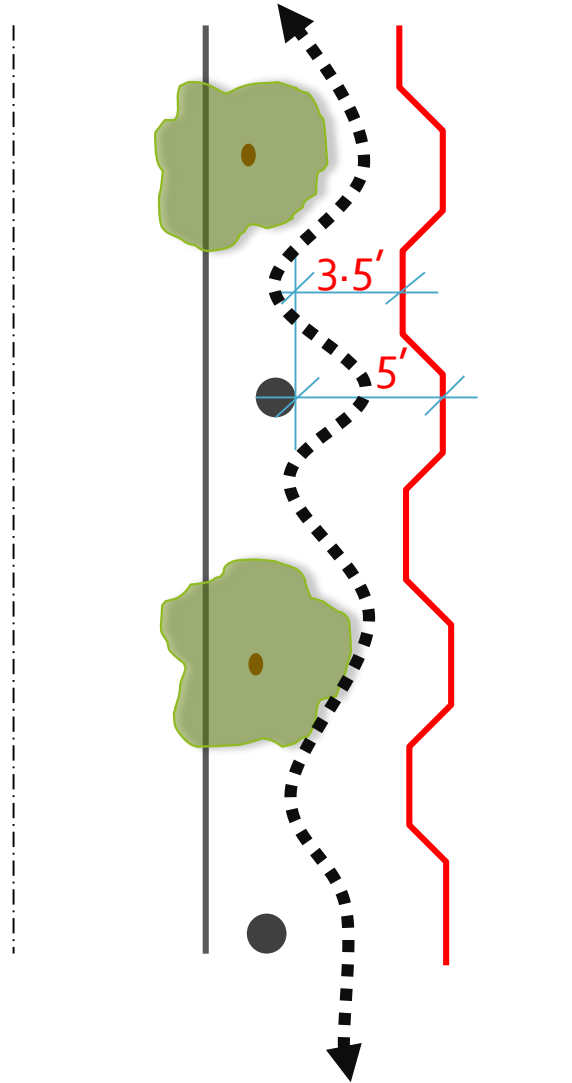
SE 1<sup>st</sup> Street

180200C

# Location



# Challenges



W University Avenue

# State Regulations



- Allows Alcoholic Beverage License holders to control the use of alcohol
- Must comply with local ordinance
- Each license application shall describe the location of the place of business where such beverage may be sold.(No sale midnight-7am)
- **No physical barriers required**



# Sidewalk regulations in other Cities

## Fencing



- Taking out fixed barriers on public sidewalks
- Movable or no fencing
- Display of Seating Plan

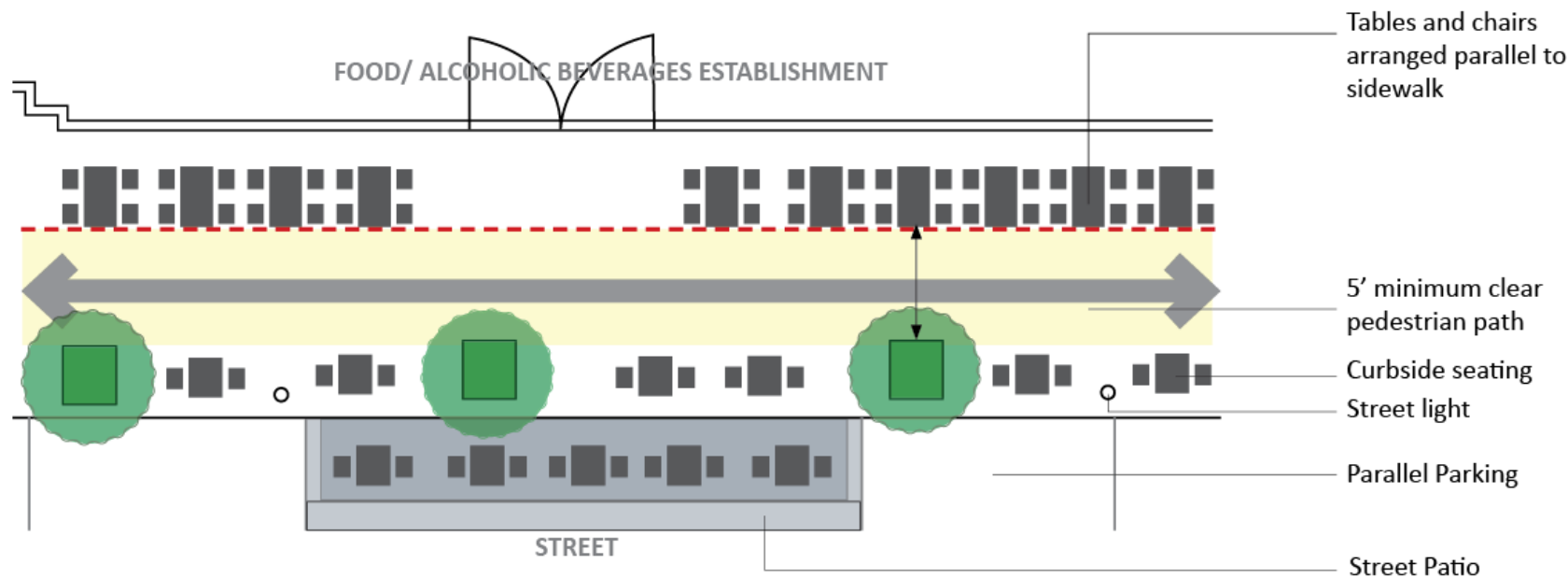
*Tampa, Orlando, Charlotte NC, Richmond VA, Washington DC, New York, Berkeley CA*

# Major Topics

## Downtown Arts + Culture

### Recommendations:

#### Sidewalk Cafes



**This:** Pedestrian clearance shall be a straight visually unobstructed path.

**Not this:** Pedestrian clearance shall not be created by a 5 foot path meandering around trees and other street furniture.

# Major Topics

## Downtown Arts + Culture

### Recommendation:

#### Outdoor Recreation

How can the City's Code support outdoor culture and arts?

- Allow uses such as: rock climbing gyms, aerial arts studio, shuffleboard, bocce courts, lazer tag!



*Highpoint Rock gym*



These venues can bring visitors and attract residents to Downtown areas and support quality of life measures that help make Gainesville and unique place to live.

*Orlando shuffleboard club*

Major Topics

Downtown  
Arts + Culture**Recommendation:**

Outdoor Recreation

**Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>NONRESIDENTIAL</b>											
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	<u>P</u>

**LEGEND:**

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

# Major Topics

## Downtown Arts + Culture

### Recommendation:

#### Open Container

- Provisions are outside of the City's Land Development Code
- GPD and DoD are exploring ideas and options for Commission to consider
- Local ordinance flexibility
- Downtown's competition



#### US cities that allow open container:

- Canton, Ohio
- Fredericksburg, Texas
- Savannah Historic District
- New Orleans, Louisiana
- Hood River, Oregon
- Memphis, Tennessee
- Clark County, Nevada
- Key West, Florida
- Tampa, Florida
- Treasure Island, Florida
- Sonoma Plaza, California
- The Power and Light District of Kansas City, Missouri

# Trees and Landscaping

## Major Topics

## Tree Ordinance Stakeholder Committee



2016: General Policy Committee directed staff to form a diverse stakeholder committee to make recommendations for quick changes to the tree ordinance.



2017: Tree Ordinance Stakeholder Committee presented recommendations to the General Policy Committee.



2017: Tree Ordinance Stakeholder Committee presents concise, prioritized recommendations, all of which had a consensus of the Committee.

# Major Topics

## Tree Ordinance Stakeholder Committee



### Tree Ordinance Stakeholder Committee Recommendations

GAINEVILLE DEPT OF DOING

IDEA	SUMMARY	HOW
	<b>Modification of parcel requirements</b> Allow flexibility in Land Development Code (LDC) lot & height limits to preserve heritage trees.	Modify the LDC to allow: modification of street, yard and lot size. Yard setback, and layout requirements to allow preservation of high quality Heritage Tree(s).
	<b>Inch for inch replacement for affordable housing properties</b> Tree replacement in lieu of fee for developments where 25% or more of the units are affordable housing.	Modify the LDC to provide an opportunity for developers to not pay a mitigation fee, instead, provide inch for inch replacement on site. Minimum size requirements for new trees applies to new construction only.
	<b>Tree maintenance on public property</b> Use a percentage (10%) of mitigation fees to maintain and preserve existing tree canopy.	Modify Tree Ordinance to allow fund expenditure.
	<b>Urban Forest Ecological Assessment</b> A dedicated funding source would ensure continued assessment (5 year intervals) of efficacy of tree ordinance.	Modify Tree Ordinance to allow fund expenditure.
	<b>Urban Forest Management Plan</b> Plan creates the road map for the future of the city's trees. A dedicated funding source would ensure plans are reviewed, updated (10 yr intervals) and implemented consistently.	Modify Tree Ordinance to allow fund expenditure.
	<b>Purchase of land for street tree planting</b> Use funds for acquisition of lands or easements to plant and maintain street trees.	Modify Tree Ordinance to allow fund expenditure.
	<b>Tree Planting Rebates</b> Encourage planting of trees by giving rebate to home owner or tree give away.	Modify Tree Ordinance to allow fund expenditure.
	<b>Two for one rather than inch for inch replacement of non high quality Heritage Trees</b> Non-High quality shade trees are: Loblolly Pines, Laurel Oaks, Sweetgum, and Water Oaks. Highly utilized standard, but it is not formally established in the city ordinance.	Amend the LDC to allow this practice.

1

### Tree Ordinance Stakeholder Committee Recommendations

GAINEVILLE DEPT OF DOING

IDEA	SUMMARY	HOW
	<b>Density Bonus Credit</b> Preserve Heritage Trees by allowing denser development in non-single family zone districts (both horizontally and vertically).	Amend LDC to allow the Density Bonus Point System to allow an increase in density for the preservation of High Quality Heritage Trees in areas outside the urban core.
	<b>Removal of invasive species on public property &amp; right-of-way</b> Use mitigation funds for the removal of invasive species on public property and in the right-of-way.	Amend Tree Ordinance to allow fund expenditure.
	<b>Replacement Tree planting for removal of Non-High Quality Trees</b> Propose that mitigation funds be used to replant trees on private property when property owners remove non high quality heritage trees.	Amend tree ordinance to allow fund expenditure.
	<b>Cap on mitigation fees as a percent of assessed property value</b> Cap the mitigation fee as a percent of the assessed property value.	Amend Tree Ordinance to set a maximum percent of property value.
	<b>Maximum mitigation fee per acre</b> Cap the mitigation fee at a certain dollar amount per acre.	Amend Tree Ordinance to set maximum fee/ acre.
	<b>Reduction in stormwater basin volume requirements</b> Recognize the role trees play in mitigating rate and volume of run-off.	Amend the Public Works Design manual to allow for flexibility in stormwater basin volume requirements.
	<b>Graduated scale for mitigation fees</b> Adjust the cap for mitigation to encourage development in dense urban areas.	Amend Tree Ordinance to allow cap for mitigation fees in urban core.
	<b>Invasive tree removal on private property &amp; replanting of shade trees</b> Use mitigation funds for the removal of invasive plants on private property and the replanting of shade trees on property.	Amend Tree Ordinance to allow fund expenditure.

2

\*The committee reached a consensus on all listed ideas. Ideas are listed in order of priority, with top being the highest.



## Major Topics

## Tree Advisory Board

### Tree Advisory Board discussions:

- 2/12/18
- 6/21/18
- 7/11/18

### Major code topics:

- Density and code incentives for tree preservation
- Offsetting Tree Mitigation payments in exchange for planting methods for improved street tree health
- Water and laurel oak exemptions
- Tree mitigation payment language

## Major Topics

## Tree Ordinance Amendments

### Recommendations:

Density bonus: High-quality heritage trees

How can the City create additional incentives for tree preservation?

- Building height bonus already codified

### Residential Density Bonus Provisions:

### High Quality Heritage Tree Preservation (fair or better condition):

Tree DBH	20" - 30"	31" - 50"	51" - 70"	71"+
Additional DU/Acre*	0.5	1	5	10
	Per tree preserved above code required minimums			

# Major Topics

# Tree Ordinance Amendments

## Recommendations:

Density bonus: Tree clusters

How can the City create additional incentives for tree preservation?

- Building height bonus already codified

## Residential Density Bonus Provisions:

## Regulated Tree Cluster Preservation (fair or better condition):

Number of Trees in Cluster	<u>3 - 5</u>	<u>6 - 8</u>	<u>9 - 11</u>	<u>12 +</u>
Additional DU/Acre*	0.5	1	5	10

- The cluster must include a minimum of three trees, and
- Species within the cluster must be on the Gainesville Tree List per section 30-8.10, and
- Trees must be in fair or better condition as determined by the City Arborist or Urban Forestry Inspector, and
- Trees within a cluster must have a minimum average dbh of 8 inches, and
- Trees within a cluster must be sufficiently spaced as to not have overlapping root plates, and
- Laurel oaks, water oaks, slash pines, and loblolly pines may not be included as part of a cluster.

# Major Topics

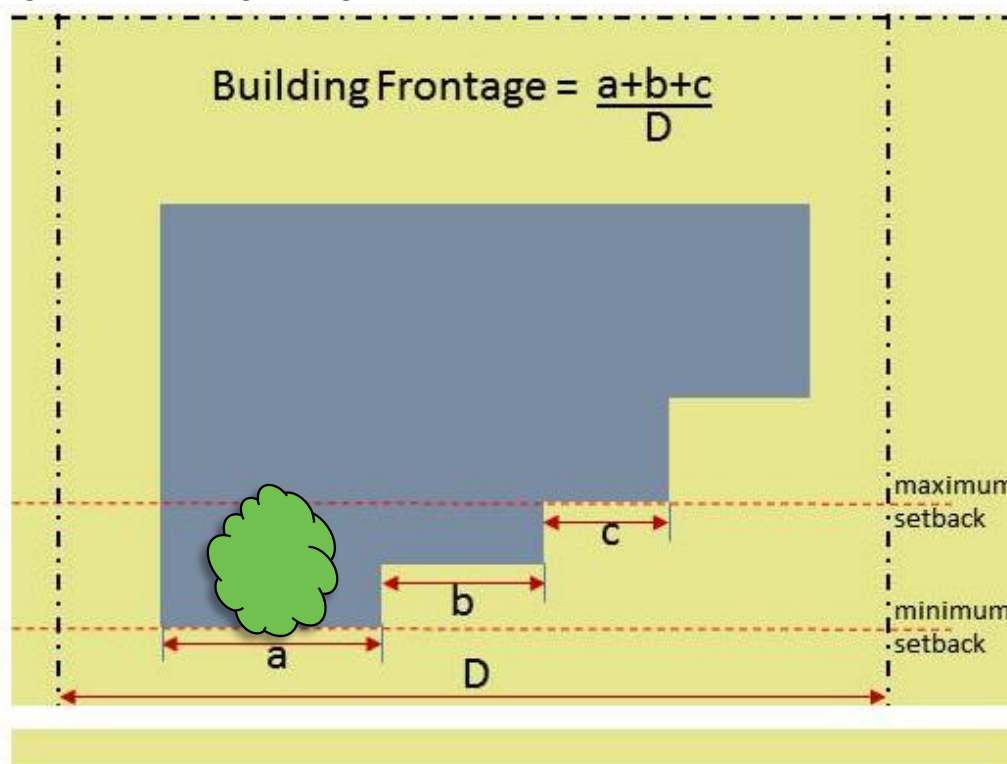
## Tree Ordinance Amendments

### Recommendations:

Flexibility of standards:

How can the City create additional incentives for tree preservation?

Figure V - 3: Building Frontage



In the case where a high quality heritage tree is preserved within the street setback range, the diameter of the canopy may be counted towards meeting the building frontage requirement.

# Major Topics

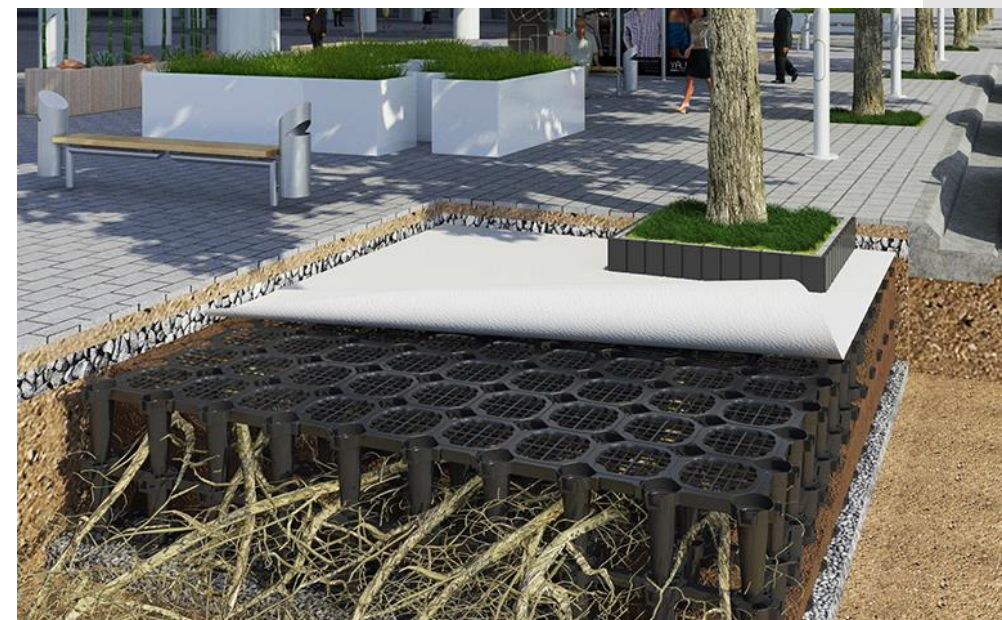
# Tree Ordinance Amendments

## Recommendations:

### Street tree health:

How can the City promote the health of street trees in the public realm?

- Offset a portion of a project's mitigation payment if development elects to utilize enhanced street tree infrastructure
- Technology and cost of installation subject to City review and approval



Provision of additional root volume:  
Min: 1,000 cubic feet  
Max: 2,000 cubic feet  
Current code minimum: 700 cubic feet

# Major Topics

## Tree Ordinance Amendments



### Recommendations:

Water and Laurel Oak exemptions:

CATEGORY	MITIGATION
High quality heritage trees, in fair or better condition	Mitigation payment based on tree appraised value, limited to three trees per acre averaged over the entire site. If more than three trees per acre in this category are located on the site then the trees with the highest tree appraised value throughout the site shall be used to calculate the payment. High quality heritage trees proposed for removal in excess of the overall average of three per acre shall require mitigation trees on an inch-for-inch on a diameter basis.
Heritage trees of other than high quality species, in fair or better condition, <u>excluding laurel oaks and water oaks.</u>	Mitigation trees on an inch-for-inch diameter basis.
Any heritage trees in less than fair or better condition; <u>any heritage laurel oak or water oak</u> ; and any other regulated tree	Mitigation trees consisting of two trees of high quality shade species established for each tree removed.

# Major Topics

# Tree Ordinance Amendments



## Recommendations:

### Mitigation fund: City Commission direction

How can the tree mitigation fund be utilized to support the urban canopy?

- Maintenance of street trees on public lands
- Urban Forest Ecological Assessment
- Urban Forest Management Plan
- Invasive exotic species removals on public lands
- Tree planting rebates/giveaways for homeowners

**Tree Ordinance Stakeholder Committee Recommendations**

	IDEA	SUMMARY	HOW
Quick Hits		Allow flexibility in Land Development Code (LDC) lot & height limits to preserve heritage trees.	Modify the LDC to allow modification of street, yard and lot size, yard setback, and layout requirements to allow preservation of high quality Heritage Trees.
		Tree replacement in lieu of fee for developments where 25% or more of the units are affordable housing.	Modify the LDC to provide an opportunity for developers to not pay a mitigation fee, instead, provide inch for inch replacement on site. Minimum size requirements for new trees applies to new construction only.
		Use a percentage (10%) of mitigation fees to maintain and preserve existing tree canopy.	Modify Tree Ordinance to allow fund expenditure.
		A dedicated funding source would ensure continued assessment (5 year intervals) of efficacy of tree ordinance.	Modify Tree Ordinance to allow fund expenditure.
		Plan creates the road map for the future of the city's trees. A dedicated funding source would ensure plans are reviewed, updated (10yr intervals) and implemented consistently.	Modify Tree Ordinance to allow fund expenditure.
		Use funds for acquisition of lands or easements to plant and maintain street trees.	Modify Tree Ordinance to allow fund expenditure.
		Encourage planting of trees by giving rebate to home owner or tree give away.	Modify Tree Ordinance to allow fund expenditure.
		Non-High quality shade trees are: Loblolly Pines, Laurel Oaks, Sweetgum, and Water Oaks. Highly utilized standard, but it is not formally established in the city ordinance.	Amend the LDC to allow this practice.

1

**Tree Ordinance Stakeholder Committee Recommendations**

	IDEA	SUMMARY	HOW
Quick Hits		Preserve Heritage Trees by allowing denser development in non-single family zone districts (both horizontally and vertically).	Amend LDC to allow the Density Bonus Point System to allow an increase in density for the preservation of High Quality Heritage Trees in areas outside the urban core.
		Use mitigation funds for the removal of invasive species on public property and in the right-of-way.	Amend Tree Ordinance to allow fund expenditure.
		Propose that mitigation funds be used to replant trees on private property when property owners remove non high quality heritage trees.	Amend tree ordinance to allow fund expenditure.
		Cap the mitigation fee as a percent of the assessed property value.	Amend Tree Ordinance to set a maximum percent of property value.
Long Range		Cap the mitigation fee at a certain dollar amount per acre.	Amend Tree Ordinance to set maximum fee/acre.
		Recognize the role trees play in mitigating rate and volume of run-off.	Amend the Public Works Design manual to allow for flexibility in stormwater basin volume requirements.
		Adjust the cap for mitigation to encourage development in dense urban areas.	Amend Tree Ordinance to allow cap for mitigation fees in urban core.
		Use mitigation funds for the removal of invasive plants on private property and the replanting of shade trees on property.	Amend Tree Ordinance to allow fund expenditure.

2

\*The committee reached a consensus on all listed ideas. Ideas are listed in order of priority, with top being the highest.

# Major Topics

# Tree Ordinance Amendments



## Recommendations:

Mitigation fund: City Commission direction

1. Mitigation payment shall be based on tree appraised value, or as otherwise specified in this code. Payment shall be made prior to the approval of a final development order, or prior to issuance of a certificate of occupancy for any development requiring only building permits. Mitigation payments received by the City shall be deposited in the City tree mitigation fund and used on publicly owned land in the City of Gainesville. This fund will be used to:
  - a. Plan and manage the urban canopy,
  - b. Purchase trees,
  - c. Purchase land for conservation, and
  - d. Other items or materials necessary and proper for the establishment, preservation, maintenance, relocation, or restoration of trees and the urban forest.
2. The City shall prepare an annual work plan detailing the proposed use of the tree mitigation funds. This plan shall be presented to the Tree Advisory Board for their recommendations and shall be subject to final approval by the City Commission.
3. ~~This fund may be used for new tree plantings associated with public improvement projects or for the preservation of trees through the purchase of conservation lands, but shall not be used for tree maintenance or toward the installation of new trees that would already be required for a development.~~



## Major Topics

## Tree Advisory Board

### Recommendations: Tree Advisory Board

#### Tree Mitigation Fund:

Keep the existing tree mitigation fund language, with the following additions to the authorized fund expenditures:

- An ecological assessment of the urban forest every 5 years
- An update of the urban forest management plan every 10 years

#### Miscellaneous:

- Require that excavation to allow for greater root zone volume not exceed 6 feet deep.
- Provision to allow exception for any tree cluster density bonus condition upon approval of City Arborist or Urban Forestry Inspector.
- For proposed street tree improvements to offset mitigation costs, include provision to require submittal of anticipated costs for approval by the City Arborist or Urban Forestry Inspector prior to installation of improvements.

# Housing and Infill

# Major Topics

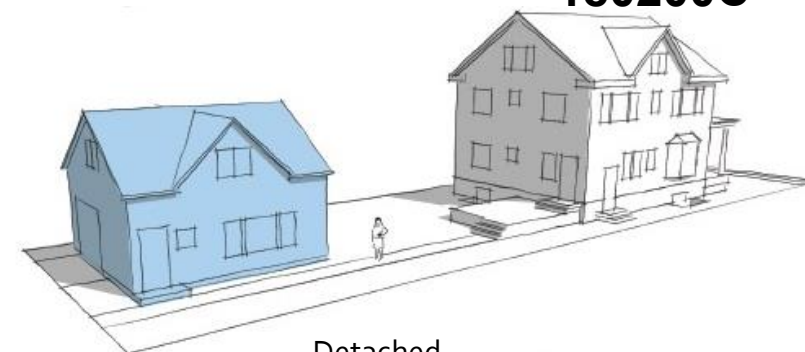
## Housing + Development

### Recommendations:

#### Accessory Dwelling Units (ADUs)



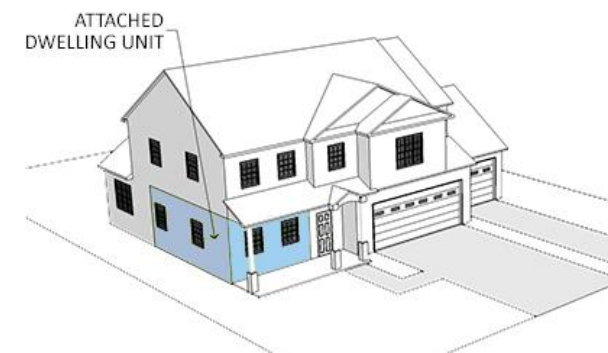
- Can be detached/attached
- Owner occupancy required
- Structure 1.5 stories max (dormers + sloping roof)
- **Plan Board: 2 stories max**
- Consistent with architecture of primary structure
- **Plan Board: New detached ADU cannot exceed height of principal structure**
- Maximum of 850 square feet
- One parking space per ADU
- Accessory unit setbacks for ADUs (privacy considerations for structures more than one story)
- Share utilities with primary structure



Detached



Attached Extension



Attached Interior

## Major Topics

Housing +  
Development**Recommendations:**

Accessory Dwelling Units (ADUs)

**Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Accessory dwelling unit	30-5.33	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>

**Table V - 4: Permitted Uses in Residential Districts.**

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	<u>P</u>	P	P	P	P

# Major Topics

# Housing + Development

## Recommendations:

Definitions and design:

- **Attached dwelling** means two or more dwelling units that are attached horizontally or vertically, where each unit has its own front yard and a direct entrance from the ground level or an external staircase. This term includes duplexes, triplexes, multiplexes, and townhouses and rowhouses, and dwelling units that may be on one combined lot or individual lots.



Duplex (horizontal)



Duplex (vertical)



Triplex



Multiplex



Townhouses

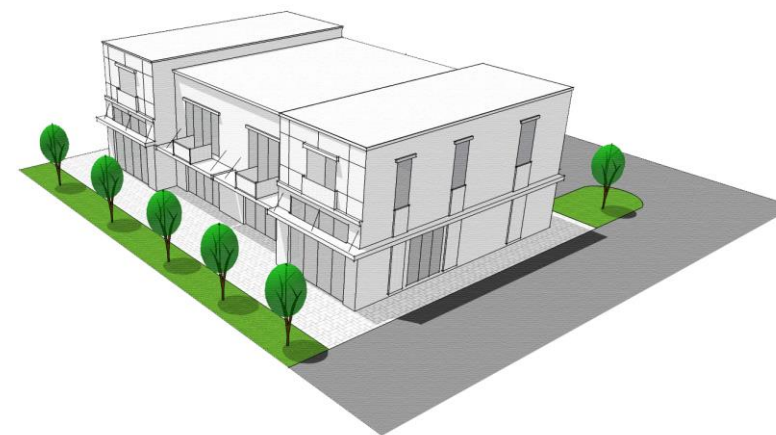
# Major Topics

# Housing + Development

## Recommendations:

Definitions and design:

- **Bungalow court** means a series of five to ten small, residential structures, arranged around a shared courtyard that is arranged perpendicular to the street. The shared courtyard consists of private, shared open space accessible to each unit.
- **Live/work unit** means an owner occupied single dwelling unit attached to a ground floor space reserved for and used by the occupant for office, service, or retail uses.



## Major Topics

## Housing + Development




### Recommendations:

Definitions and design:

- **Affordable housing unit** means a unit reserved in perpetuity for occupancy by eligible households and affordable to households whose household annual income does not exceed either 80% of the Alachua County median household income for low-income, 50% for very low-income, or 30% for extremely low-income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30% of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).
- **Accessory dwelling unit (ADU)** means an independent self-contained dwelling unit with kitchen and bathroom facilities, on the same lot as an associated primary use or structure. An ADU may be within, attached to, or detached from a primary structure.

## Major Topics

Housing +  
Development

Building type	Form	Lot specifications	Maximum units	Height limits
Duplex		1 structure per lot	2 per structure	2 stories
Triplex		1 structure per lot	3 per structure	2 stories
Multiplex		1 structure per lot	6 per structure	2 stories



# Major Topics

## Housing + Development

### Recommendations:

#### Subdivisions

- Create an understandable process
- Clean up outdated language
- Support the City's goals of infill and housing affordability



# Major Topics

## Housing + Development

### Recommendations:

#### Flexibility

- Lot standards (width, depth, minimum lot size, setbacks)
  - Suburban vs. Urban
- Review process
- Street design (paved width, curb design, alternative materials)
  - Low impact design: Less impervious surfaces
- Density and housing diversity
  - Incentives for affordable housing and more housing options
- Traffic study requirements
- Perimeter landscape buffers
- Flexible parking standards and design



*Cottages at Oak Park Ocean Springs, MS*

# Major Topics

## Housing + Development

### Recommendations:

#### Neighborhoods

What are the City's policy goals for residential development?

- Affordable housing
- Housing choice (location and type)
- Connectivity
- Protection of natural features
- Vision Zero
- Recreational opportunities for neighborhoods
- Water conservation and energy efficiency
- Architecture that supports a quality built environment
- Compatibility within existing neighborhoods





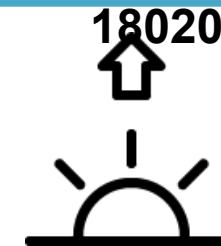
## Major Topics

## Housing + Development

### Recommendations: GNV RISE (Resilient, Innovative, Sustainable, Equitable)

- Optional subdivision standards
- Performance-based approach
- Development provides public benefits – City provides flexibility
- Values are assigned to both incentives and public benefits
- Value of public benefits must meet or exceed value of incentives
- Subject to City review and approval

180200C



## Recommendations: GNV RISE (Resilient, Innovative, Sustainable, Equitable)

# Major Topics

# Housing + Development

Incentive Flexibility	Value
Density	5
Swift review	5
Subdivision lots	5
Traffic study	4
Lot size	4
Setback	4
Contextual infrastructure	4
Housing mix	3
Parking	3
Buffers	2

Public Benefit	Value
Affordable Housing	5
Enhanced connectivity	4
Multimodal amenities	3
Underground utility	3
Water conservation	3
Enhanced architecture	3
Residential sprinklers	2

# Comp Plan Amendment

## Amendment:

- Comprehensive plan policy changes are needed to support GNV RISE subdivision
- New policy for affordable housing density
- Revisions to future land use categories

# Comp Plan Amendment

## Amendment:

### Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. Land development regulations shall provide criteria for the siting and design of other housing forms such as bungalow courts, accessory dwelling units, attached single-family, live/work units, and similar compatible residential housing types. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

# Comp Plan Amendment

## Amendment:

### Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, live/work units and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.



# Comp Plan Amendment

## Amendment:

**Policy 1.1.7** The Land Development Code must include regulations that incentivize the provision of affordable housing by providing density bonus allowances, which may allow densities that exceed the maximum limit of units/acre established in Policy 4.1.1. In lieu of regulating density by units/acre, such incentive provisions may regulate density through building form (such as height and lot coverage) for multi-family or mixed-use buildings or through the allowance of additional lots within subdivisions.



# Clarity and Consistency

# Major Topics

## Clarity + Consistency

### Recommendations:

Miscellaneous amendments:

Code changes for consistency:

- Increase density in Urban 4 from 20 du/acre to 30 du/acre
- Add personal services to U-4 by right
- Office zoning building height scrivener's error
- Active uses on at least 1 side of podium development fronting all "local street"
- Remove 1.5' finished floor elevation requirement from code
- Add health services to mixed-use urban zones U-6 through DT

# Major Topics

## Clarity + Consistency

### Recommendations:

Miscellaneous amendments: Finished floor

- Code requires a minimum 1.5' finished floor for ground floor residential units
- Issues with ADA accessibility and placement of ramps in street frontage



# Major Topics

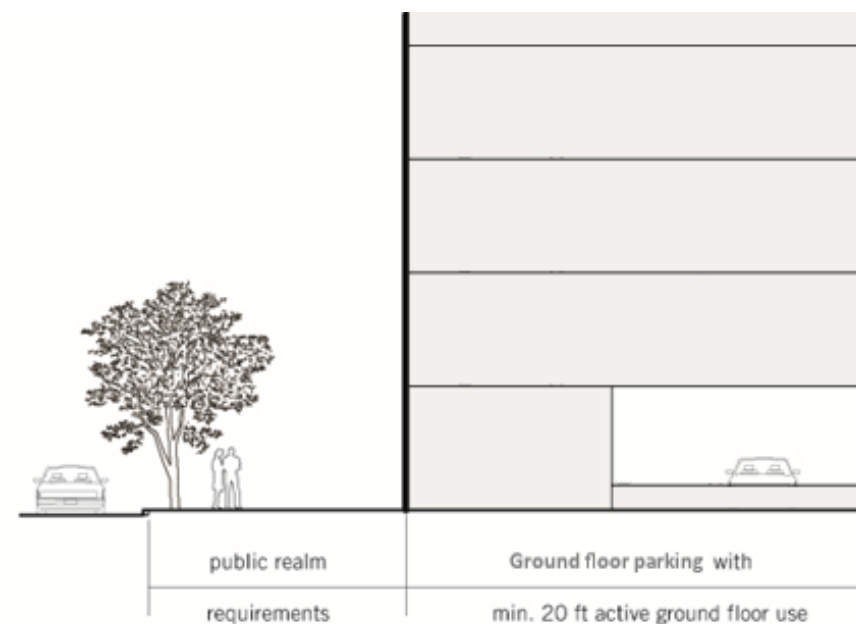
## Clarity + Consistency

### Recommendations:

Miscellaneous amendments:  
Podium buildings

- Code requires active ground floor uses only on principal or storefront streets
- No provision for projects surrounded by local streets
- Add provision requiring active ground floor uses on most primary local street

**Figure V - 10: Ground-Floor Parking under Building**



# Aligning Standards

# Aligning Standards

## Recommendations:

### Aligning Standards:

- Urban Standards group is continuing work to develop consistency between GRU and LDC requirements
- Many positive changes to GRU standards have already occurred as a result of team
- FDOT and City staff have agreed conceptually to a MOU to align City's streetscape standards and FDOT requirements along state roadways
- Waiting on FDOT attorney's to draft agreement

# Privately Initiated Amendment



# Private amendment

## Amendment:

- Replace language deleted in past code regarding residential densities in lower-density residential districts
- Delete 90' minimum lot depth in RMF-5
- Reduce lot sizes in RC and RMF-5 to match past Trad City standards
- Reduce RMF-5 side setbacks to 10' (street) 7.5' (interior)
- Exclude "two-family dwellings" from bedroom modifier

# Comprehensive Plan Amendment

# Comp Plan Amendment

## Amendment:

### **Mixed-Use Office/Residential (MOR): up to 30 ~~20~~ units per acre**

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 30 ~~20~~ units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

# Recommendations and Next Steps

# Recommendation + Next Steps

## Recommendation

- Approve Petition PB-18-100 CPA and adopt ordinance
- Approve Petition PB-18-101 TCH

## Next Steps:

- Transmit to DEO for review of Comprehensive Plan amendment
- Ordinances for code changes