



Planning and Development Services

Land Development Code Update

City Commission Public Hearing May 12, 2015

Continuation from April 16, 2015

(Legistar No. 140820)

AGENDA

140820J

- **Why update the code?**
- **Review proposed zoning district maps with Plan Board and alternative recommendations**
- **Review specific area maps with Plan Board and alternative recommendations where applicable**

WHY UPDATE THE CODE?

140820J

COMMISSION DIRECTION on January 5, 2012:

Prepare an update to, and incorporate form-based code principles into, the City's Land Development Code and identify:

- 1. Areas appropriate for form-based code**
- 2. Special Area Plans that will be replaced**
- 3. Parts of Land Development Code that should be integrated into final product**

WHY UPDATE THE CODE?

- 1) 23 years since the last comprehensive update of the Code.**
- 2) Frequent “patching” of the Code has led to multiple Special Area Plans with confusing and inconsistent regulations**
- 3) Reliance on the 1987 SIC manual to classify uses limits the ability of the Code to respond to new trends, technologies, and uses.**
- 4) Consistency with the redevelopment policies in the Comprehensive Plan**

WHY UPDATE THE CODE?

- **Make the code easier to use and more transparent**
- **Improve the development review approval process**
- **Provide more flexibility**
- **Support for economic and small business development**
- **Enhance protections for neighborhoods**

WHY UPDATE THE CODE?

140820J

- In order to replace the Special Area Plans, the Code proposes to consolidate common elements of the Special Area Plans into 8 new zoning districts.
- These new zoning districts are intended to preserve the best parts of the Special Area Plans while eliminating inconsistent regulations found in the plans

NEW ZONING DISTRICTS

- Based on input from various meetings staff had recommended reducing residential densities and building heights in several of the proposed districts in order to better match existing conditions. These alternative recommendations were discussed at the March 30 hearing.
- Staff also presented an alternative recommendation concerning minimum parking requirements in the new zoning districts at the same meeting.

NEW ZONING DISTRICTS

- **Based on input at the March 30, 2015 hearing concerning College Park and University Heights, staff developed a new zoning district intended to closely match the existing zoning within both areas.**
- **The new Residential Mixed-Use (T-4 RMU) would replace the Plan Board recommended T-4 M1 in these areas.**
- **The new T-4 RMU would only allow residential and very limited office uses, consistent with existing zoning in these areas.**

NEW ZONING DISTRICTS

- **The proposed rezoning includes eight new districts:**
 - 1. Urban Core (T-6)**
 - 2. Urban Mixed-use High (T-5)**
 - 3. Urban Mixed-use 2 (T-4M2)**
 - 4. Mixed-use Corridor (T-4C)**
 - 5. Urban Mixed-use 1 (T-4M1)**
 - 6. Residential Mixed-Use (T4-RMU)**
 - 7. Urban Office/Residential (T-4OR)**
 - 8. Urban Residential Low-Density (T-4R)**

ZONING DISTRICT MAPS AND INFORMATION

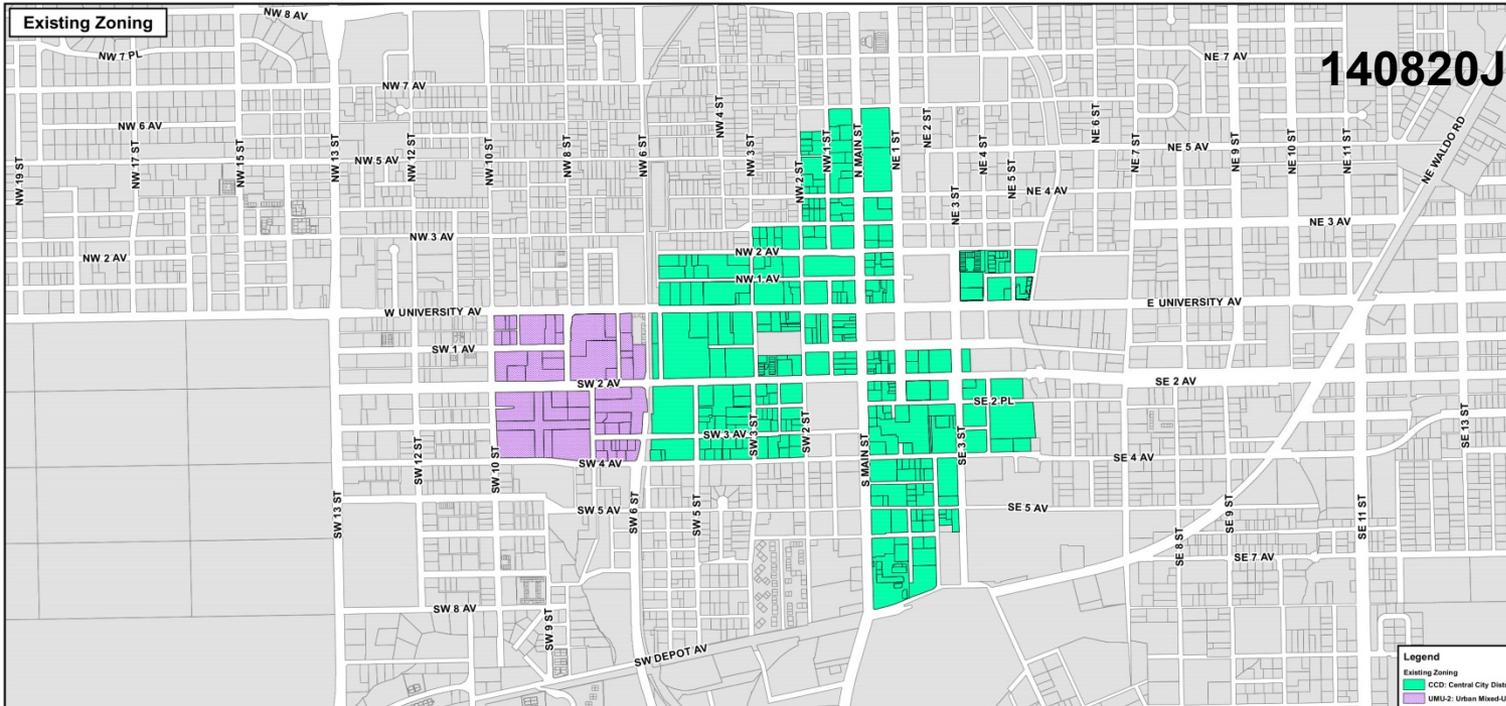
- **Based on feedback from the City Commission, staff has consolidated the relevant information for each proposed zoning district on map boards to facilitate decision making regarding density, height, uses, and location.**

ZONING DISTRICT MAPS AND INFORMATION

- **The information presented includes:**
 - **A map of the existing zoning districts proposed for replacement**
 - **A map of the proposed zoning district**
 - **A matrix with information concerning existing densities, building heights, and parking along with the Plan Board and where applicable the alternative recommendations**
 - **A table of the proposed uses for each district**

URBAN CORE (T-6)^{140820J}

- **Located within Downtown and Innovation Square.**
- **Includes a mix of residential, commercial, office, and other non-residential uses.**



Urban Core (T-6)

Building Height: Stories		Density: Units Per Acre		
Existing	Recommendations	Existing	Recommendations	
	Plan Board		Alternative	Plan Board
CCD = 12 (No limit with SUP)	12 stories (14 w/bonus)	CCD = 150	Up to 150 (175 w/SUP)	Up to 200 (225 w/SUP)
UMU-2 = 6 (8 w/SUP)		UMU-2 = 100 (125 w/SUP)		

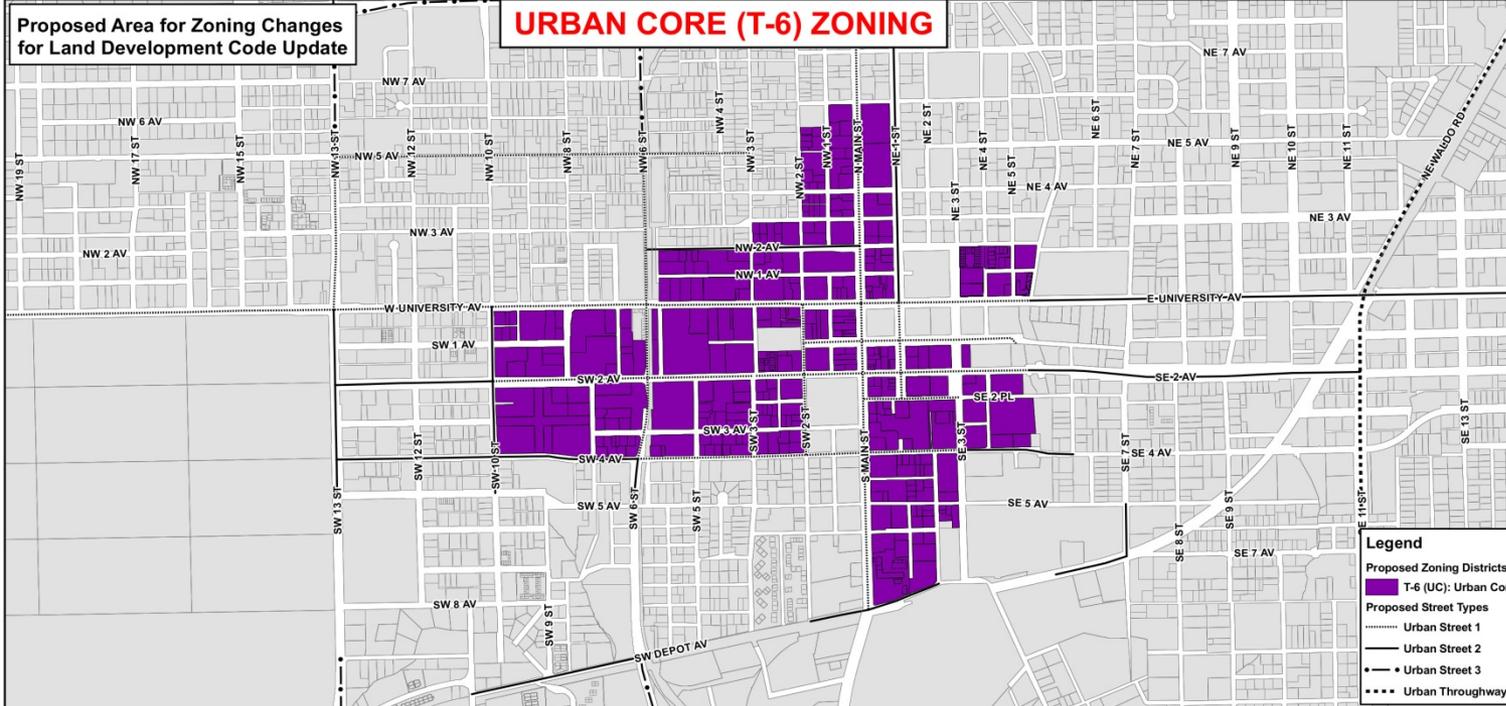
Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per Special Area Plan	Residential: None Non-residential: None	Residential: None Non-residential: None

Table V - 1: Permitted Uses Within Transit Zones

Use	See section	T-6
RESIDENTIAL		
Single family house		P
Attached dwellings (up to 6 attached units)		P
Multiple family, small scale (2-4 units per building)	30-6.19	P
Multiple family dwelling	30-6.19	P
Accessory dwelling unit	30-6.41	P
Adult day care home	30-6.2	-
Community residential homes (up to 6 residents)	30-6.6	-
Community residential homes (more than 6 residents)	30-6.6	-
Dormitory (small)	30-6.8	-
Dormitory (large)	30-6.8	-
Family child care home	30-6.10	-
NON-RESIDENTIAL		
Artistic working establishments	30-6.5	P
Assisted living facility	30-6.4	P
Bed & Breakfast establishments	30-6.4	P
Business services	30-6.5	-
Car wash facilities	30-6.5	-
Civic, social & fraternal organizations	30-6.7	P
Care center	30-6.7	P
Drive-through facility	30-6.9	P
Emergency shelter	30-6.9	P
Equipment rental and leasing, lights		P
Exercise studios		P
Farmers market	30-6.11	P
Food distribution for the needy	30-6.12	S
Funeral homes and crematories	30-6.13	P
Gasoline/alternative fuel station	30-6.14	-
Hotel		P
Transient food vendor	Ch. 19, Art. IV	P
Laboratory, medical & dental		P
Library		P
Light assembly, fabrication and processing	30-6.17	P
Multistory/Multiresidential/Multirecreational	30-6.17	P
Mini-warehouse/self-storage	30-6.18	-
Museums and art galleries		P
Office		P
Office, medical, dental, & other health related services		P
Office, surface (principal use)	30-6.21	S
Parking, structured (principal use)	30-5.18.C	P
Passenger transit station		P
Personal services		P
Place of religious assembly	30-6.22	P
Public administration buildings		P
Public parks		P
Recreation, indoor		P
Recreation, outdoor		P
Research, development & testing facilities		P
Residences for disabled people	30-6.24	S
Restaurant		P
Retail sales		P
School, elementary, middle & high (public & private)	30-6.26	P
Tutoring and electric/good cart sales	30-6.27	P
Social service facilities	30-6.30	P
Skilled nursing facility	30-6.32	P
Vehicle sales and rental (no outdoor display)	30-6.33	-
Vehicle services	30-6.33	-
Vehicle repair	30-6.34	-
Veterinary services	30-6.34	-
Vocational/Trade school		P
Wireless communication services		P

See 30-6.35



URBAN CORE (T-6) ZONING

Legend

- Proposed Zoning Districts
 - T-6 (UC): Urban Core
- Proposed Street Types
 - Urban Street 1
 - Urban Street 2
 - Urban Street 3
 - Urban Thoroughway

Urban Core (T-6) ^{140820J}

Building Height: Stories		Density: Units Per Acre		
Existing	Recommendations	Existing	Recommendations	
	Plan Board		Alternative	Plan Board
CCD = 12 (No limit with SUP)	12 stories (14 w/bonus)	CCD = 150	Up to 150 (175 w/SUP)	Up to 200 (225 w/SUP)
UMU-2 = 6 (8 w/ SUP)		UMU-2 = 100 (125 w/SUP)		

Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per Special Area Plan	Residential: None Non-residential: None	Residential: None Non-residential: None

T-6 RECOMMENDATIONS

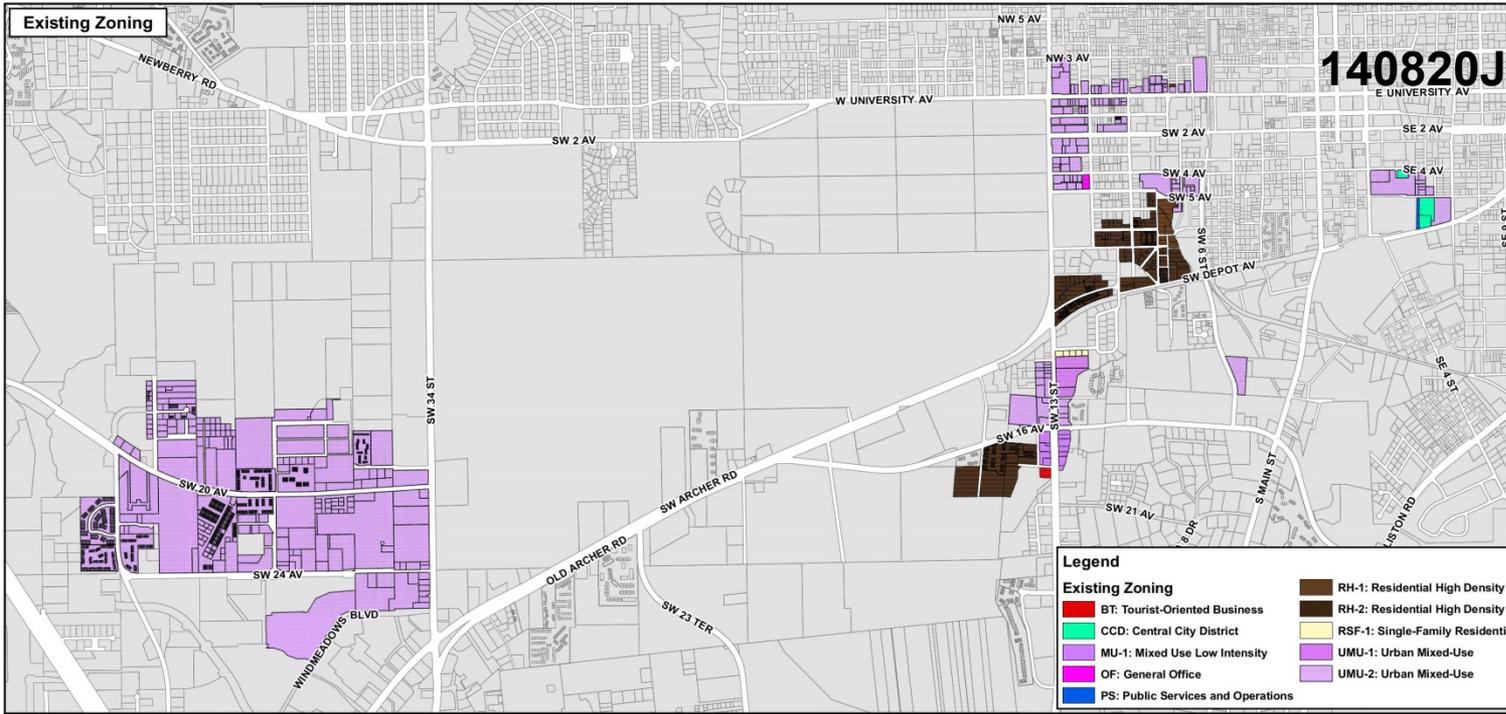
- **Height: 12 stories (14 stories with height bonus)**

- **Density:**
 - **Plan Board Recommendation: 200 units (225 w/SUP)**
 - **Alternative Recommendation: 150 units (175 w/SUP)**

- **No minimum parking requirements**

URBAN MIXED USE HIGH (T-5)

- **Located within University Heights, Urban Village, Power District, and Shands area.**
- **Includes a mix of residential, commercial, office, and other non-residential uses.**



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E UNIVERSITY AV

Legend

Existing Zoning

- BT: Tourist-Oriented Business
- CCD: Central City District
- MU-1: Mixed Use Low Intensity
- OF: General Office
- PS: Public Services and Operations
- RH-1: Residential High Density
- RH-2: Residential High Density
- RSF-1: Single-Family Residential
- UMU-1: Urban Mixed-Use
- UMU-2: Urban Mixed-Use

Urban Mixed Use High (T-5)

Building Height: Stories			Density: Units Per Acre		
Existing	Recommendations		Existing	Recommendations	
	Alternative	Plan Board		Alternative	Plan Board
UMU-2 = 6 stories (8 w/SUP)	6 (8 w/ bonus)	8 stories (10 w/bonus)	UMU-2 = 100 units (125 w/SUP)	Up to 100 (125 w/SUP)	Up to 150 (175 w/SUP)

Minimum Parking Requirements

Existing	Plan Board Recommendation
None: per Special Area Plan	Residential: None Non-residential: None

Permitted Uses Within Tractset Zones

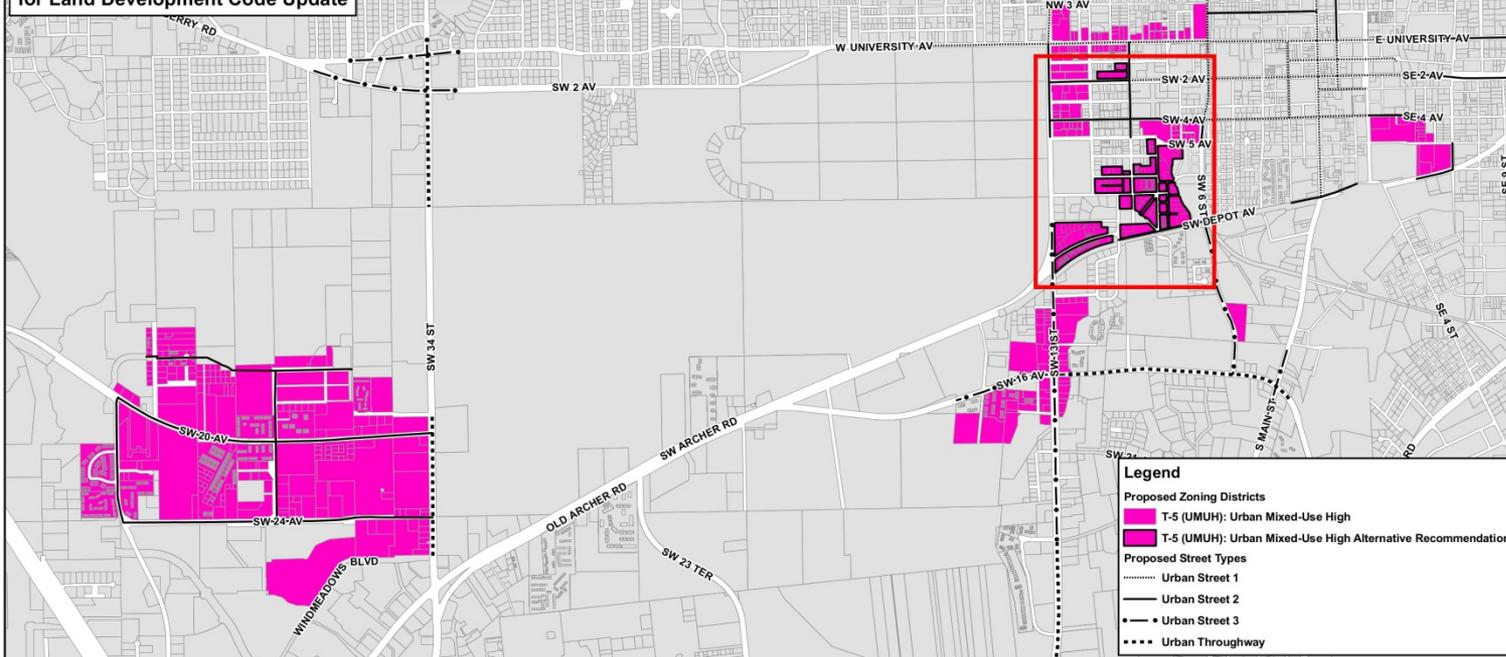
	See section	T-5
RESIDENTIAL		
Single family house		P
Attached dwellings (up to 6 attached units)		P
Multiple family, small scale (2-4 units per building)	30-6.19	P
Multiple family dwelling	30-6.19	P
Accessory dwelling unit	30-6.43	P
Adult day care home	30-6.2	P
Community residential homes (up to 8 residents)	30-6.6	-
Community residential homes (more than 8 residents)	30-6.6	-
Dormitory (small)	30-6.8	-
Dormitory (large)	30-6.8	-
Family child care home	30-6.10	P
NON-RESIDENTIAL		
Alcoholic beverage establishment	30-6.1	P
Assisted living facility		P
Bed & breakfast establishments	30-6.4	P
Business services		P
Car wash facilities	30-6.5	P
Child, social & fraternal organizations		P
Day care center	30-6.7	P
Other through facility	30-6.9	P
Emergency shelter		P
Equipment rental and leasing, light		P
Furniture studios		P
Farmers market	30-6.11	P
Food distribution for the needy	30-6.12	S
Funeral homes and crematories	30-6.13	P
Gasoline/alternative fuel station	30-6.14	P
Hotel		P
Instant food vendor	CH, 15, 40, 41	P
Laboratory, medical & dental		P
Library		P
Light assembly, fabrication and processing	30-6.17	P
Manufacturing/Manufacturing/Manufacturing	30-6.17	P
Mini-warehouse/mini-storage	30-6.18	P
Museums and art galleries		P
Office		P
Office - medical, dental, & other health related services	30-6.21	S
Parking surface (principal use)	30-6.22	P
Parking, structured (principal use)	30-6.18.C	P
Passenger transit station		P
Personal services		P
Places of religious assembly	30-6.22	P
Public administration buildings		P
Public parks		P
Recreation, indoor		P
Recreation, outdoor		P
Research development & testing facilities		P
Residences for destitute people	30-6.24	P
Restaurant		P
Retail sales		P
School, elementary, middle & high (public & private)	30-6.26	P
Scooter and electric golf cart sales	30-6.27	P
Social service facilities	30-6.30	P
Skilled nursing facility		P
Vehicle sales and rental (no outdoor display)	30-6.32	-
Vehicle service	30-6.33	-
Vehicle repair	30-6.33	-
Vocational services	30-6.34	P
Vocational/Trade school		P
Wireless communication services		P

See 30-6.35

- When located along a Transit Urban Street.
- Where adjacent to single-family residential land use a Special Use Permit is required. Additionally, the associated zoning department cannot exceed 3,200 square feet and is limited to an occupancy level of three or less.
- Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
- Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Proposed Area for Zoning Changes for Land Development Code Update

URBAN MIXED-USE HIGH (T-5) ZONING



Legend

Proposed Zoning Districts

- T-5 (UMUH): Urban Mixed-Use High
- T-5 (UMUH): Urban Mixed-Use High Alternative Recommendation

Proposed Street Types

- Urban Street 1
- - - Urban Street 2
- · · Urban Street 3
- · - · Urban Throughway

Plan Board Recommendation



Urban Mixed Use High (T-5) 140820J

Building Height: Stories			Density: Units Per Acre		
Existing	Recommendations		Existing	Recommendations	
	Alternative	Plan Board		Alternative	Plan Board
UMU-2 = 6 (8 w/SUP)	6 (8 w/ bonus)	8 stories (10 w/bonus)	UMU-2 = 100 (125 w/SUP)	Up to 100 (125 w/SUP)	Up to 150 (175 w/SUP)
UMU-1 = 6			UMU-1 = 75 (100 w/SUP)		
RH-1 = 5			RH-1 = 43		
RH-2 = 5			RH-2 = 100		
MU-1 = 5			MU-1 = 30		

Minimum Parking Requirements	
Existing	Plan Board Recommendation
None: per Special Area Plan	Residential: None Non-residential: None

T-5 RECOMMENDATIONS

- **Height:**
 - **Plan Board Recommendation: 8 stories (10 with height bonus)**
 - **Alternative Recommendation: 6 stories (8 with height bonus)**

- **Density:**
 - **Plan Board Recommendation: 150 units (175 w/SUP)**
 - **Alternative Recommendation: 100 units (125 w/SUP)**

- **No minimum parking requirements**

URBAN MIXED USE 2 (T-4 M2)^{140820J}

- Located along commercial areas on Main Street, University Avenue, SW 16th Avenue, NW 13th Street, and SW 34th Street.
- Includes a mix of residential, commercial, office, and other non-residential uses.

Urban Mixed Use 2 (T-4 M2)

Building Height: Stories			Density: Units Per Acre		
Existing	Recommendations		Existing	Recommendations	
	Alternative	Plan Board		Alternative	Plan Board
UMU-1 = 6	5 (6 w/ bonus)	6 stories (8 w/bonus)	UMU-1 = 75 (100 w/SUP)	Up to 60 (80 w/SUP)	Up to 100 (125 w/SUP)
MU-2 = 5 (8 w/SUP)			MU-2 = 30		
BUS, BT, BA = 5 (8 w/SUP)			BUS, BT, BA = N/A		

Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per Special Area Plan	Residential: None Non-residential: None	Residential: 1 space / 3 bedrooms Non-residential: None

T-4 M2 RECOMMENDATIONS

- **Height:**
 - **Plan Board Recommendation: 6 stories (8 with height bonus)**
 - **Alternative Recommendation: 5 stories (6 with height bonus)**

- **Density:**
 - **Plan Board Recommendation: 100 units (125 w/SUP)**
 - **Alternative Recommendation: 60 units (80 w/SUP)**

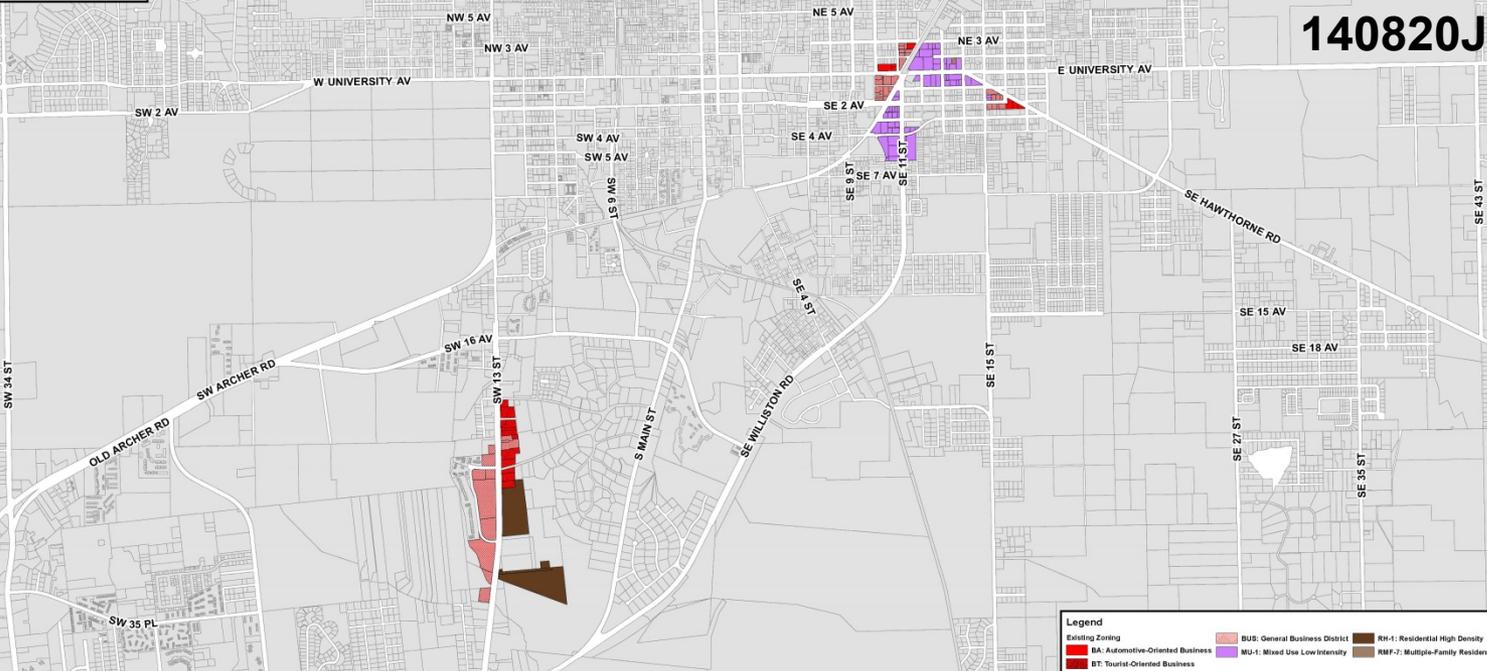
- **Parking:**
 - **Plan Board Recommendation: None**
 - **Alternative Recommendation: 1 space per 3 bedrooms for residential**

MIXED-USE CORRIDOR (T-4 C)

140820J

- Located along SW 13th Street and Waldo Road/East University Avenue.
- Includes a mix of residential, commercial, office, automotive uses, and other non-residential uses.

Existing Zoning



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Legend

- Existing Zoning:
 - BA: Automotive-Oriented Business
 - BT: Tourist-Oriented Business
 - BUS: General Business District
 - MU-1: Mixed Use Low Intensity
 - RH-1: Residential High Density
 - RMF-3: Multiple-Family Residential

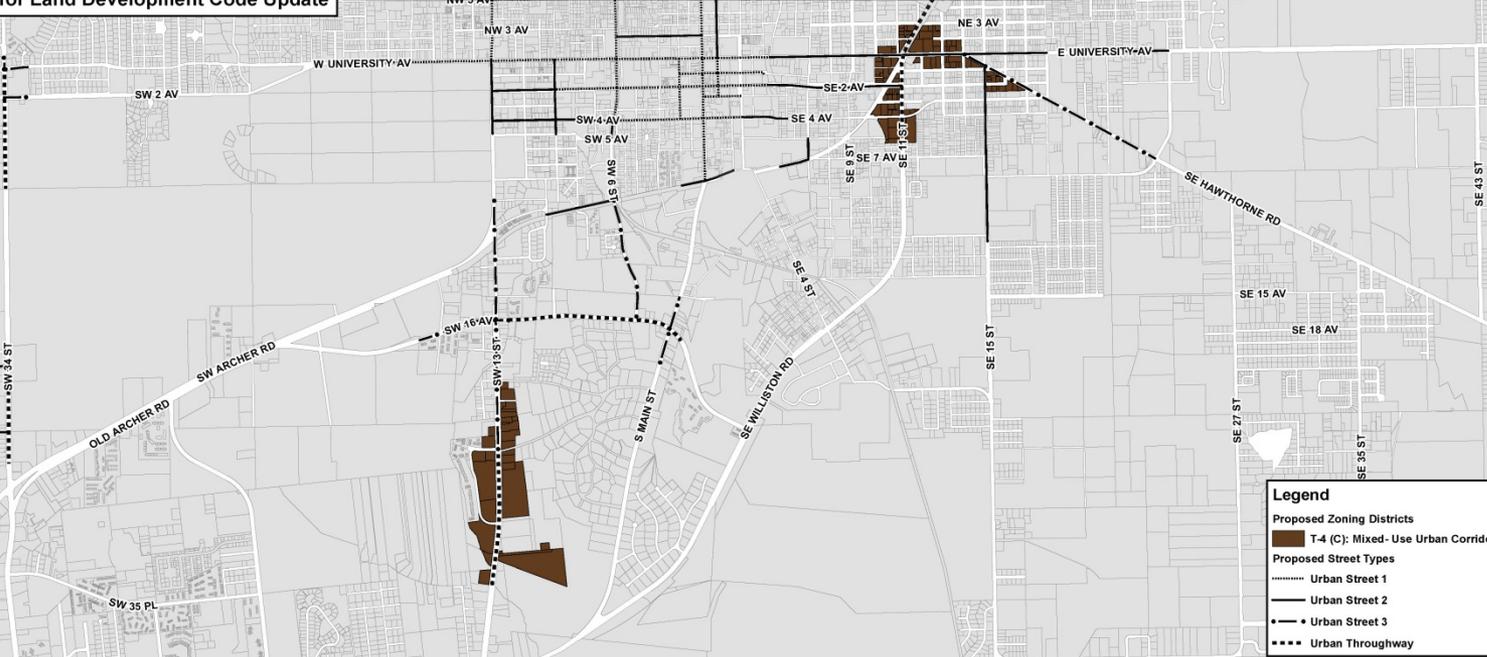
Mixed-Use Urban Corridor (T-4 C)

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
MU-1 = 5	4 (6 w/ bonus)	MU-1 = 30	50 (60 w/SUP)
BUS, BT, BA = 5		BUS, BT, BA = N/A	

Minimum Parking Requirements	
Existing	Plan Board Recommendation
SW 13 th Street Special Area Plan:	
None: North of SW 25 th	25% of required parking per Code
South of SW 25 th :	

Proposed Area for Zoning Changes for Land Development Code Update

MIXED-USE URBAN CORRIDOR (T-4 C) ZONING



Legend

- Proposed Zoning Districts:
 - T-4 (C): Mixed-Use Urban Corridor
- Proposed Street Types:
 - Urban Street 1
 - Urban Street 2
 - Urban Street 3
 - Urban Thoroughway

Table V-1: Permitted Uses Within Tractset Zones

	See section	T-4 C
RESIDENTIAL		
Single family house		P
Industrial dwellings (units & attached units)	30 6.10	P
Multiple family, small scale (2-4 units per building)	30 6.10	P
Multiple family dwelling	30 6.10	P
Accessory dwelling unit	30 6.41	P
Adult day care home	30 6.2	P
Community residential homes (up to 8 residents)	30 6.6	P
Community residential homes (more than 8 residents)	30 6.6	P
Dormitory (small)	30 6.8	P
Dormitory (large)	30 6.8	P
Family child care home	30 6.10	P
NON-RESIDENTIAL		
Alcoholic beverage establishment	30 6.3	P
Assisted living facility	30 6.4	P
Bar & banquet establishments	30 6.4	P
Business services	30 6.5	P
Car wash facilities	30 6.5	P
Child, social & fraternal organizations	30 6.7	P
City care center	30 6.7	P
Drive-through facility	30 6.9	P
Emergency facilities	30 6.9	P
Equipment rental and leasing, light		P
Exercise studios	30 6.11	P
Farmers market	30 6.12	P
Food distribution for the needy	30 6.12	P
Funeral homes and crematories	30 6.13	P
Gasoline/alternative fuel station	30 6.14	P
Hotel		P
Transient food vendor	Ch. 19, Art. IV	P
Laboratory, medical & dental		P
Library		P
Light assembly, fabrication and processing	30 6.17	P
Microbrewery/Microwinery/Microdistillery	30 6.22	P ¹
Mini warehouse/self storage	30 6.18	P
Museums and art galleries		P
Office		P
Office, medical, dental, & other health related services		P
Parking, surface (principal use)	30 6.21	P
Parking, structure (principal use)	30	P
Passenger transit station	5, 18, C	P
Personal services		P
Places of religious assembly	30 6.22	P
Public administration buildings		P
Public parks		P
Recreation, indoor		P
Recreation, outdoor		P
Research, development & testing facilities		P
Residences for destitute people	30 6.24	P
Retail sales		P
School, elementary, middle & high (public & private)	30 6.26	P
Scanner and electronic golf cart sales	30 6.27	P
Social service facilities	30 6.30	P
Sticker removal facility		P
Vehicle sales and rental (no outdoor display)	30 6.32	P
Vehicle services	30 6.33	P
Vehicle repair	30 6.33	P
Veterinary services	30 6.34	P
Vocational/Trade school		P
Wholesale, distribution services	See 30 6.35	P

1. When located along a Type 1 Urban Street.
 2. Where adjacent to Single-Family Residential use, use a Special Use Permit is required.
 Additionally, the associated parking/shopping cannot exceed 2,500 square feet and is limited to an occupancy load of 50 or less.
 3. Office uses as a home occupation, limited to two percent of the office owner's residential unit (first floor only).
 4. Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Mixed-Use Urban Corridor (T-4 C) ^{140820J}

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
	Plan Board		Plan Board
MU-1 = 5	4 (6 w/ bonus)	MU-1 = 30	50 (60 w/SUP)
BUS, BT, BA = 5		BUS, BT, BA = N/A	

Minimum Parking Requirements

Existing	<p>Plan Board Recommendation 25% of required parking per Code</p>
<p>SW 13th Street Special Area Plan:</p> <p>None: North of SW 25th</p> <p>25% of required parking: South of SW 25th</p>	

T-4 C RECOMMENDATIONS

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- **Height: 4 stories (6 with height bonus)**
- **Density: 50 units (60 with SUP)**
- **Parking: 25% of required minimum parking per Code**

URBAN MIXED USE 1 (T-4 M1)

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- Located on properties with a mixture of existing mixed use (MU-1), multifamily (RH-1, RMF-5, RC) and warehouse (W) zoning districts
- Includes a mix of residential, commercial, office, and other non-residential uses.

Existing Zoning

140820J

Urban Mixed Use 1 (T-4 M1)

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
UMU-2 = 6 (8 w/SUP)	Plan Board	UMU-2 = 100 (125 w/SUP)	Plan Board
MU-1 = 5 (8 w/SUP)		MU-1 = 30	
RH-1 = 5	4 (5 w/ bonus)	RH-1 = 43	50 (60 w/SUP)
W = 5		W = 30	
RMF-5 = 3		RMF-5 = 12	
RC = 3		RC = 12	

Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
Residential: None	Residential: None	Residential: 1 space per 3 bedrooms
Non-residential: None	Non-residential: None	Non-residential: None

Table V - 1 Permitted Use Within Tracked Zones

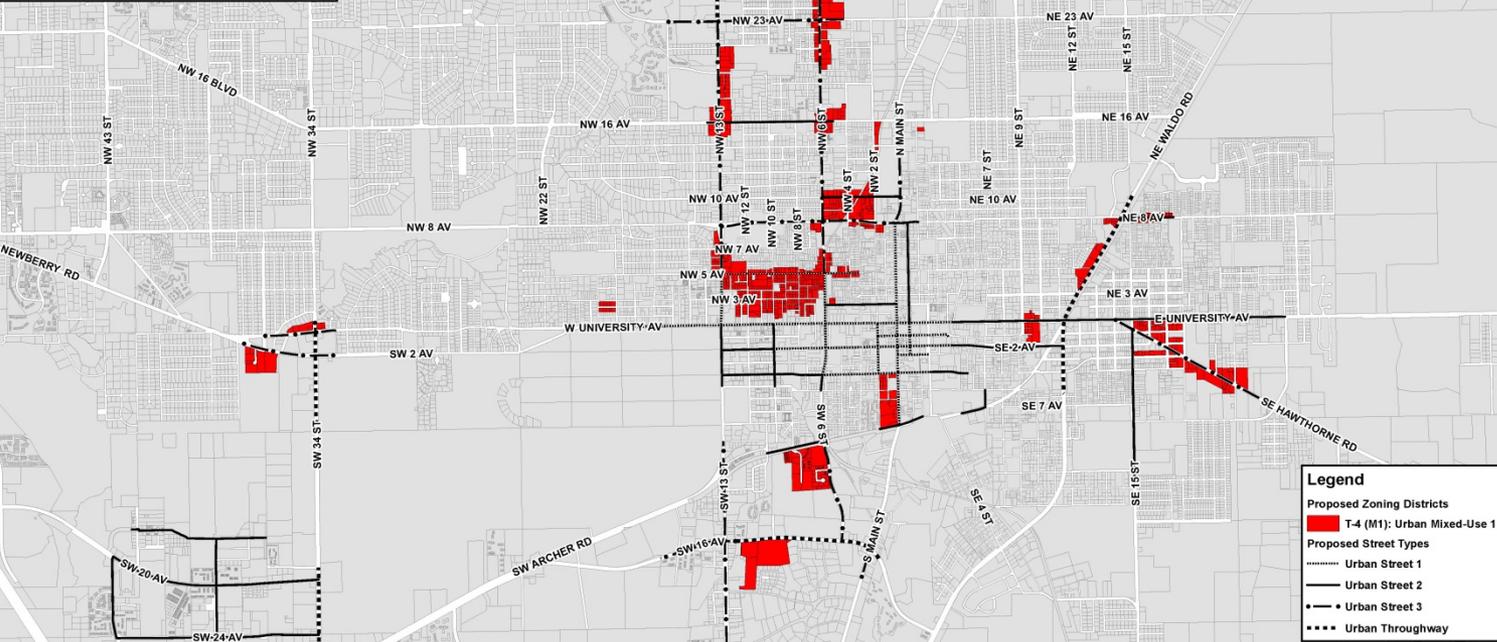
	See section	T-4 M1
RESIDENTIAL		
Single family house		P
Attached dwellings (up to 6 attached units)		P
Multiple family, small scale (2-4 units per building)	30-6.13	P
Multiple family dwelling	30-6.13	P
Necessary dwelling unit	30-6.41	P
Stick city care home	30-6.2	P
Community residential homes (up to 5 residents)	30-6.6	P
Community residential homes (more than 6 residents)	30-6.6	P
Dormitory (small)	30-6.8	P
Dormitory (large)	30-6.8	P
Chalet city care home	30-6.10	P
NON-RESIDENTIAL		
Academic, overnight establishments	30-6.3	P
College/lower facility		P
Food & Breakfast establishments	30-6.4	P
Business centers	30-6.5	P
Car wash facilities	30-6.5	P
Civic, social & fraternal organizations	30-6.7	P
Day care center	30-6.7	P
Drive-through facility	30-6.9	P
Emergency shelter		P
Equipment rental and leasing, light		P
Exercise studios		P
Farmers market	30-6.11	P
Fuel distributor for the ready	30-6.12	P
Funeral homes and crematories	30-6.13	P
Gasoline/automotive fuel station	30-6.14	S ¹
Hotel		P
General food vendor	Ch. 15, IV	P
Laboratory, medical & dental		P
Library		P
Light assembly, fabrication and processing	30-6.17	P
Microware/Microassembly/Microdistillery	30-6.17	P
Mini warehouse/self-storage	30-6.18	P
Office		P
Offices and art galleries		P
Office		P
Office, medical, dental, & other health related services		P
Parking, surface (principal use)	30-6.21	P
Parking, structure (principal use)	30-6.18.C	P
Passenger transit station		P
Personal services		P
Places of religious assembly	30-6.22	P
Public administration building		P
Public parks		P
Recreation, indoor		P
Recreation, outdoor		P
Research/development & testing facilities		P
Resources for electric people	30-6.24	P
Retail/restaurant		P
Retail sales		P
School, elementary, middle & high (public & private)	30-6.26	P
Scooter and electric golf cart sales	30-6.27	P
Social service facilities	30-6.30	P
Child day care facility	30-6.32	P
Vehicle sales and rental (no outdoor display)	30-6.32	P
Vehicle service	30-6.33	P
Vehicle repair	30-6.33	P
Veterinary services	30-6.34	P
Vocational/Trade school		S
Wireless communication services		See 30-6.35

Legend

Existing Zoning	BA: Automotive-Oriented Business	OR: Office Residential	RMF-7: Multiple-Family Residential
	BUS: General Business District	PC: Planned Development	RMF-8: Multiple-Family Residential
	ML: Mixed Use Low Intensity	RC: Residential Conservation	RSF-4: Single-Family Residential
	RM-1: Residential High Density	UMU-1: Urban Mixed-Use	UMU-2: Urban Mixed-Use
	GF: General Office	RMF-5: Single-Family-Multiple-Family Residential	W: Warehousing and Wholesale

Proposed Area for Zoning Changes for Land Development Code Update

URBAN MIXED-USE 1 (T-4 M1) ZONING



Legend

Proposed Zoning Districts

T-4 (M1): Urban Mixed-Use 1

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway

Urban Mixed Use 1 (T-4 M1) 140820J

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
	Plan Board		Plan Board
UMU-2 = 6 (8 w/SUP)	4 (5 w/ bonus)	UMU-2 = 100 (125 w/SUP)	50 (60 w/SUP)
MU-1 = 5 (8 w/SUP)		MU-1 = 30	
RH-1 = 5		RH-1 = 43	
W = 5		W = 30	
RMF-5 = 3		RMF-5 = 12	
RC = 3		RC = 12	

Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per Special Area Plan	Residential: None Non-residential: None	Residential: 1 space per 3 bedrooms Non-residential: None

T-4 M1 RECOMMENDATIONS

- **Height: 4 stories (5 with height bonus)**

- **Density: 50 units (60 with SUP)**

- **Parking:**
 - **Plan Board Recommendation: None**
 - **Alternative Recommendation: 1 space per 3 bedrooms for residential**

RESIDENTIAL MIXED USE (T-4 RMU)^{140820J}

- Located within College Park and University Heights South historic district.
- Alternative recommendation to the Plan Board recommendation of T-4 M1 in these areas.
- Allows residential and very limited office uses



140820J

Residential Mixed-Use (T-4 RMU)

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation Alternative	Existing	Recommendation Alternative
RMU = 2.5 - 3.5 stories per SAP	4 stories	RMU = Up to 75	Up to 75 units
RH-2 = 48' (4 stories per SAP)		RH-2 = Up to 100	

Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per University Heights Special Area Plan 1 space per 2 bedrooms: per College Park SAP	Residential: None Non-residential: None	Residential: 1 space per 3 bedrooms Non-residential: None

Table V.1 Permitted Uses Within Tract Zones

Use	See Section	T-4 RMU
RESIDENTIAL		
Single family house		P
Attached dwellings (up to 6 attached units)		P
Multiple family, small (up to 4 units per building)	306.10	P
Multiple family dwelling	306.10	P
Accessory dwelling unit	306.41	P
Adult day care home	306.42	P
Community residential homes (up to 6 residents)	306.6	P
Community residential homes (more than 6 residents)	306.6	P
Dormitory (on-site)	306.6	P
Dormitory (off-site)	306.6	P
Family child care home	306.10	P
NON-RESIDENTIAL		
Alcoholic beverage establishment	306.3	-
Assisted living facility		-
Bar & breakfast establishments	306.4	P
Business services		-
Car wash facilities	306.65	-
Club, social & fraternal organizations		-
Day care center	306.7	P
Drive-through facility	306.9	-
Emergency shelter		-
Equipment rental and leasing, light		-
Exercise studio		-
Farmers market	306.11	-
Food distribution for the needy	306.12	-
Furniture home and repairs	306.13	-
Gasoline/alternative fuel station	306.14	-
Hotel		-
Itinerant food vendor	Ch. 19, Art. 19	-
Laboratory, medical & dental		-
Library		S
Light assembly, fabrication and processing	306.17	-
Microbrewery/Microdistillery/Microbrewery	306.17	-
Multi-apartment self-storage		-
Museums and art galleries	306.18	-
Office		P / S
Office, medical, dental & other health related services		-
Parking, surface (principal use)	306.23	-
Parking, structured (principal use)	30	-
5, 18 C.		-
Passenger transit station		-
Personal services		-
Places of religious assembly	306.22	P
Public administration buildings		S
Public parks		P
Recreation, indoor		-
Recreation, outdoor		-
Research development & testing facilities		-
Residence for destitute people	306.24	-
Restaurant		-
Retail sales		P
School, elementary, middle & high (public & private)	306.26	-
Scout or electric golf cart sales	306.27	-
Social services facilities	306.30	-
Skilled nursing facility		-
Vehicle sales and rental (no outdoor display)	306.32	-
Vehicle service	306.33	-
Vehicle repair	306.33	-
Veterinary services	306.34	-
Vocational/Trade school		-
Wireless communication services		-

Proposed Area for Zoning Changes for Land Development Code Update

RESIDENTIAL MIXED-USE (T-4 RMU) ZONING



Legend

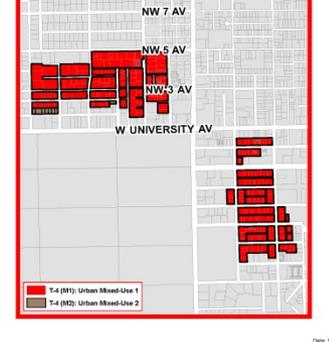
Proposed Zoning Districts

- T-4 (RMU): Urban Mixed-Use
- T-4 (RMU): Urban Mixed-Use Alternative Recommendation

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Thoroughway

Plan Board Recommendation



Residential Mixed-Use (T-4 RMU) ^{140820J}

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
Existing	Alternative	Existing	Alternative
RMU = 2.5 - 3.5 stories per SAP	4 stories	RMU = Up to 75	Up to 75 units
RH-2 = 48' (4 stories per SAP)		RH-2 = Up to 100	

Minimum Parking Requirements

Existing	Plan Board Recommendation	Alternative Recommendation
None: per University Heights Special Area Plan	Residential: None	Residential: 1 space per 3 bedrooms
1 space per 2 bedrooms: per College Park SAP	Non-residential: None	Non-residential: None

T-4 RMU RECOMMENDATIONS

- **Height: 4 stories**

- **Density: 75 units**

- **Parking:**
 - **Plan Board Recommendation: None**
 - **Alternative Recommendation: 1 space per 3 bedrooms for residential**

URBAN OFFICE/RESIDENTIAL (T-4 OR)

- **Located on properties currently zoned office or multifamily residential.**
- **Allows residential, office uses, and restaurants and limited retail by SUP.**

Urban Office/Residential (1-4 OR) ^{140820J}

Building Height: Stories		Density: Units Per Acre	
Existing	Recommendation	Existing	Recommendation
	Plan Board		Plan Board
OF = 5 (8 w/SUP)	3 stories	OF = 20	20 units
OR = 35' (3 stories)		OR = 20	
RMF-6, RMF-7, RMF-8 = 3 (5 w/SUP)		RMF-6 = 15 RMF-7 = 21 RMF-8 = 30	
RMF-5 = 3		RMF-5 = 12	

Minimum Parking Requirements

Existing	Plan Board Recommendation
None: Per Special Area Plan or Minimum Per Code	Residential: None Non-residential: None

T-4 OR RECOMMENDATIONS

- **Height: 3 stories**

- **Density: 20 units**

- **Parking:**
 - **Plan Board Recommendation: None**
 - **Alternative Recommendation: 1 space per 3 bedrooms for residential**

URBAN RESIDENTIAL LOW DENSITY (T-4 R)^{140820J}

- Located primarily on properties currently zoned multifamily residential.
- Allows residential uses.

Urban Residential Low Density (T-4 R) 140820J

Building Height: Stories		Density: Units Per Acre	
	Recommendation		Recommendation
Existing	Plan Board	Existing	Plan Board
RMF-5 = 3	3 stories	RMF-5 = 12	15 units
RMF-6 = 3 (5 w/SUP)		RMF-6 = 15	
RMF-7 = 3 (5 w/SUP)		RMF-7 = 21	
RSF-4 = 35' (3 stories)		RSF-4 = 8	

Minimum Parking Requirements

Existing	Plan Board Recommendation
None: Per Special Area Plan or Minimum Per Code	Minimum Per Code (Residential: 1 space/bedroom) (Non-residential: Based on proposed use)

T-4 R RECOMMENDATIONS^{140820J}

- **Height: 3 stories**
- **Density: 15 units**
- **Parking:**
 - **Plan Board Recommendation: Minimum parking standards per Code**

SPECIFIC AREA MAPS

- **During the hearings on March 30 and April 16, several specific areas of the City were discussed. Staff has prepared consolidated maps for the following areas for City Commission discussion.**
 - **College Park**
 - **University Heights South**
 - **Downtown Pleasant St**
 - **Grove St**
 - **Waldo Road/East University Avenue**
 - **College Park West**

College Park Existing^{140820J}

Building Height: Stories	Density: Units Per Acre
Existing	Existing
RMU = 2.5 - 3.5 stories per SAP	RMU = Up to 75 units
UMU-1 = 6	UMU-1 = 75 (100 w/SUP)
RMF-6, RMF 7, RMF-8 = 2.5 - 3.5 stories per SAP	RMF-6, RMF 7, RMF-8 = 15, 21, 30 units
RMF-5 = 2.5 - 3.5 stories per SAP	RMF-5 = 12 units
MU-1 = Up to 6	MU-1 = 30 units

Minimum Parking Requirements

Existing

1 space per 2 bedrooms: per College Park SAP

Non-residential: None

College Park Proposed ^{140820J}

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M1 = 5 (6 w/bonus)	T-4 RMU = 4 stories	T-4 M1 = 50 (60 w/SUP)	T-4 RMU = Up to 75
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 OR = 3	-	T-4 OR = 20	-
T-4 R = 3	-	T-4 R = 15	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None (Required minimum parking in T-4 R) Non-residential: None	Residential: 1 space per 3 bedroom Non-residential: None

University Heights Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
UMU-2 = 6 (8 w/SUP)	UMU-2 = 100 (125 w/SUP)
RH-2 = 48' (4 stories per SAP)	RH-2 = Up to 100 units
RH-1 = 48' (4 stories per SAP)	RH-1 = Up to 43 units
OF = 58' (4-5 stories per SAP)	OF = 20
OR = 58' (4-5 stories per SAP)	OR = 20

Minimum Parking Requirements

Existing

Residential: None per SAP

Non-residential: None per SAP

University Heights Proposed ^{140820J}

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-6 = 12 (14 w/bonus)	-	T-6 = 200 (225 w/SUP)	T-6 = 150 (175 w/SUP)
T-5 = 8 (10 w/bonus)	T-5 = 6 (8 w/bonus)	T-5 = 150 (175 w/SUP)	T-5 = 100 (125 w/SUP)
T-4 M1 = 5 (6 w/bonus)	T-4 RMU = 4 stories	T-4 M1 = 50 (60 w/SUP)	T-4 RMU = Up to 75

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None Non-residential: None	Residential: 1 per 3 bedrooms (T-4 M1 and T-4 RMU) Non-residential: None

Downtown/Pleasant Street Existing ^{140820J}

Building Height: Stories	Density: Units Per Acre
Existing	Existing
CCD = 12 (Additional stories w/SUP)	CCD = 150 units
MU-1 = 5 (8 w/SUP)	MU-1 = 30
OF = 5 (8 w/SUP)	OF = 20
OR = 35' (3 stories)	OR = 20
RMF-8 = 3 (5 w/SUP)	RMF-8 = 30
RC = 35' (3 stories)	RC = 12

Minimum Parking Requirements

Existing

Residential: None per SAP

Non-residential: None per SAP

Downtown/Pleasant Street ^{140820.J} Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-6 = 12 (14 w/bonus)	-	T-6 = 200 (225 w/SUP)	T-6 = 150 (175 w/SUP)
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None Non-residential: None	Residential: 1 per 3 bedrooms (T-4 M2, T-4 M1, T-4 OR) Non-residential: None

Grove Street Existing^{140820J}

Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
MU-2 = 5 (8 w/SUP)	MU-2 = 30
W = 5 (8 w/SUP)	W = 30
OF = 5 (8 w/SUP)	OF = 20
OR = 35' (3 stories)	OR = 20
RMF-5 = 3	RMF-5 = 12

Minimum Parking Requirements

Existing

Residential: Minimums per Code

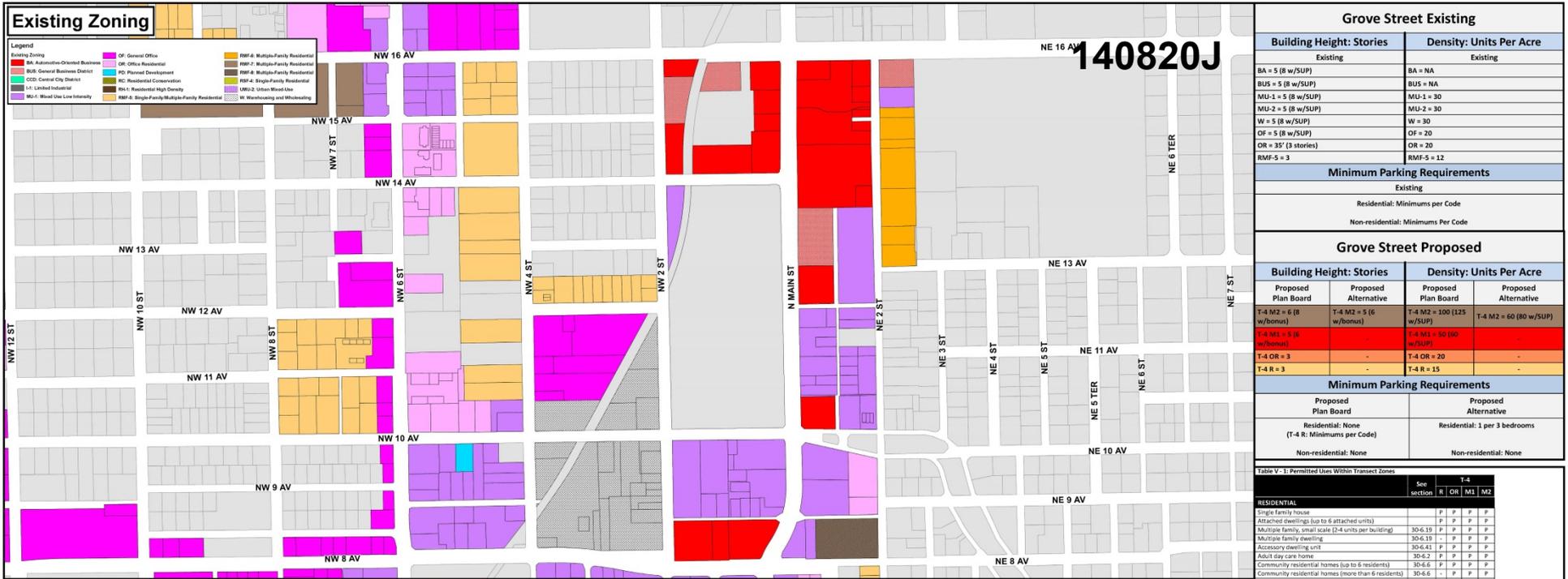
Non-residential: Minimums Per Code

Grove Street Proposed ^{140820J}

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M2 = 6 (8 w/bonus)	T-4 M2 = 5 (6 w/bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-
T-4 R = 3	-	T-4 R = 15	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None (T-4 R: Minimums per Code)	Residential: 1 per 3 bedrooms
Non-residential: None	Non-residential: None



Grove Street Existing

Building Height: Stories		Density: Units Per Acre	
Existing		Existing	
BA = 5 (8 w/SUP)	BA = NA	BA = NA	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA	MU-1 = 30	MU-2 = 30
MU-1 = 5 (8 w/SUP)	MU-2 = 5 (8 w/SUP)	W = 30	OF = 20
W = 5 (8 w/SUP)	OR = 35' (3 stories)	OR = 20	RMF-5 = 12
OF = 5 (8 w/SUP)			
RMF-5 = 3			

Minimum Parking Requirements

Existing	
Residential: Minimums per Code	
Non-residential: Minimums per Code	

Grove Street Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 M2 = 6 (8 w/Bonus)	T-4 M2 = 5 (6 w/Bonus)	T-4 M2 = 100 (125 w/SUP)	T-4 M2 = 60 (80 w/SUP)
T-4 M1 = 3 (6 w/Bonus)		T-4 M1 = 30 (60 w/SUP)	
T-4 OR = 3		T-4 OR = 20	
T-4 R = 3		T-4 R = 15	

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None (T-4 R: Minimums per Code)	Residential: 1 per 3 bedrooms
Non-residential: None	Non-residential: None

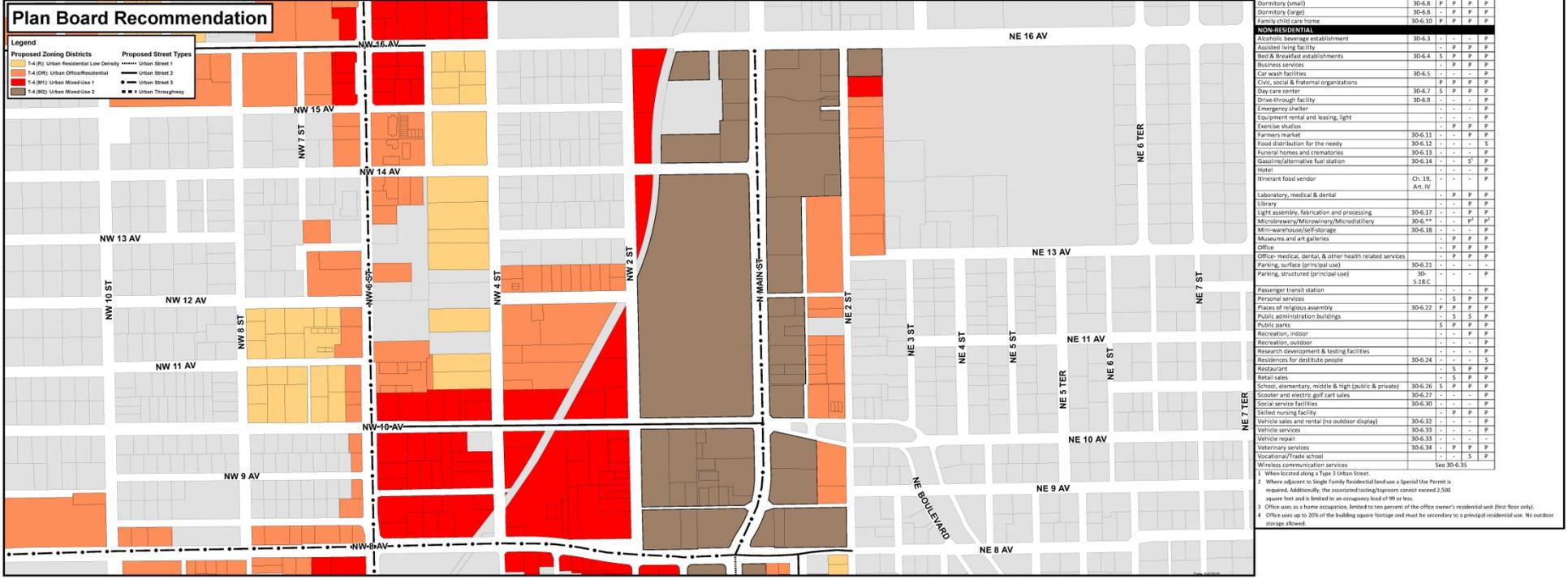


Table V-3: Permitted Uses Within Tract Zones

	See section	T-4			
		R	MI	M1	M2
RESIDENTIAL					
Single family house	306.10	P	P	P	P
Attached dwellings (up to 6 attached units)	306.11	P	P	P	P
Multiple family, small scale (2-4 units per building)	306.10	P	P	P	P
Multiple family dwelling	306.10	P	P	P	P
Accessory dwelling unit	306.41	P	P	P	P
Adult day care home	306.2	P	P	P	P
Community residential homes (up to 6 residents)	306.6	P	P	P	P
Community residential homes (more than 6 residents)	306.6	P	P	P	P
Dormitory (small)	306.8	P	P	P	P
Dormitory (large)	306.8	P	P	P	P
Family child care home	306.10	P	P	P	P
NON-RESIDENTIAL					
Alcoholic beverage establishment	306.3	-	-	-	-
Assisted living facility	306.4	P	P	P	P
Bed & breakfast establishments	306.4	S	P	P	P
Business services	306.11	-	-	-	-
Car wash facilities	306.5	-	-	-	-
Civic, social & fraternal organizations	306.7	P	P	P	P
Day care center	306.7	S	P	P	P
Day-care/trough facility	306.9	-	-	-	-
Emergency shelter	306.11	-	-	-	-
Equipment rental and leasing, light	306.12	-	-	-	-
Exercise studios	306.11	-	-	-	-
Farmers market	306.11	-	-	-	-
Food distribution for the needy	306.12	-	-	-	-
Furrier homes and creatives	306.13	-	-	-	-
Gasoline/alternative fuel station	306.14	-	-	-	-
Hotel	306.14	-	-	-	-
Itinerant food vendor	Ch. 18, Art. IV	-	-	-	-
Laboratory, medical & dental	306.17	-	-	-	-
Library	306.17	-	-	-	-
Light assembly, fabrication and processing	306.17	-	-	-	-
Microbrewery/Microbrewery/Microdistillery	306.17	-	-	-	-
Motor vehicle fuel-storage	306.18	-	-	-	-
Museums and art galleries	306.17	-	-	-	-
Office	306.17	-	-	-	-
Office, medical, dental, & other health related services	306.21	-	-	-	-
Parking, structured (principal use)	306.21	-	-	-	-
Parking, unstructured (principal use)	306.21	-	-	-	-
Passenger transit station	306.22	-	-	-	-
Personal services	306.22	S	P	P	P
Places of religious assembly	306.22	P	P	P	P
Public administration buildings	306.22	-	-	-	-
Public parks	306.22	S	P	P	P
Recreation, indoor	306.22	-	-	-	-
Recreation, outdoor	306.22	-	-	-	-
Research development & testing facilities	306.24	-	-	-	-
Residences for destitute people	306.24	-	-	-	-
Restaurant	306.24	-	-	-	-
Retail sales	306.24	-	-	-	-
School, elementary, middle & high (public & private)	306.26	S	P	P	P
Scooter and electric golf cart sales	306.27	-	-	-	-
Social service facilities	306.30	-	-	-	-
Soldier nursing facility	306.32	-	-	-	-
Vehicle sales and rental (no outdoor display)	306.32	-	-	-	-
Vehicle services	306.33	-	-	-	-
Vehicle repair	306.33	-	-	-	-
Veterinary services	306.34	-	-	-	-
Vocational/Trade school	306.34	-	-	-	-
Wireless communication services	See 306.35	-	-	-	-

Notes:

- When located along a Type 1 Urban Street.
- Where adjacent to Single Family Residential land use a Special Use Permit is required. Additionally, the associated waiting/turnover cannot exceed 2,500 square feet and is limited to an occupancy load of 60 or less.
- Office uses as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
- Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

Waldo Road/East University Avenue Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
RMF-7 = 3 (5 w/SUP)	RMF-7 = 21

Minimum Parking Requirements

Existing

Residential: None per SAP

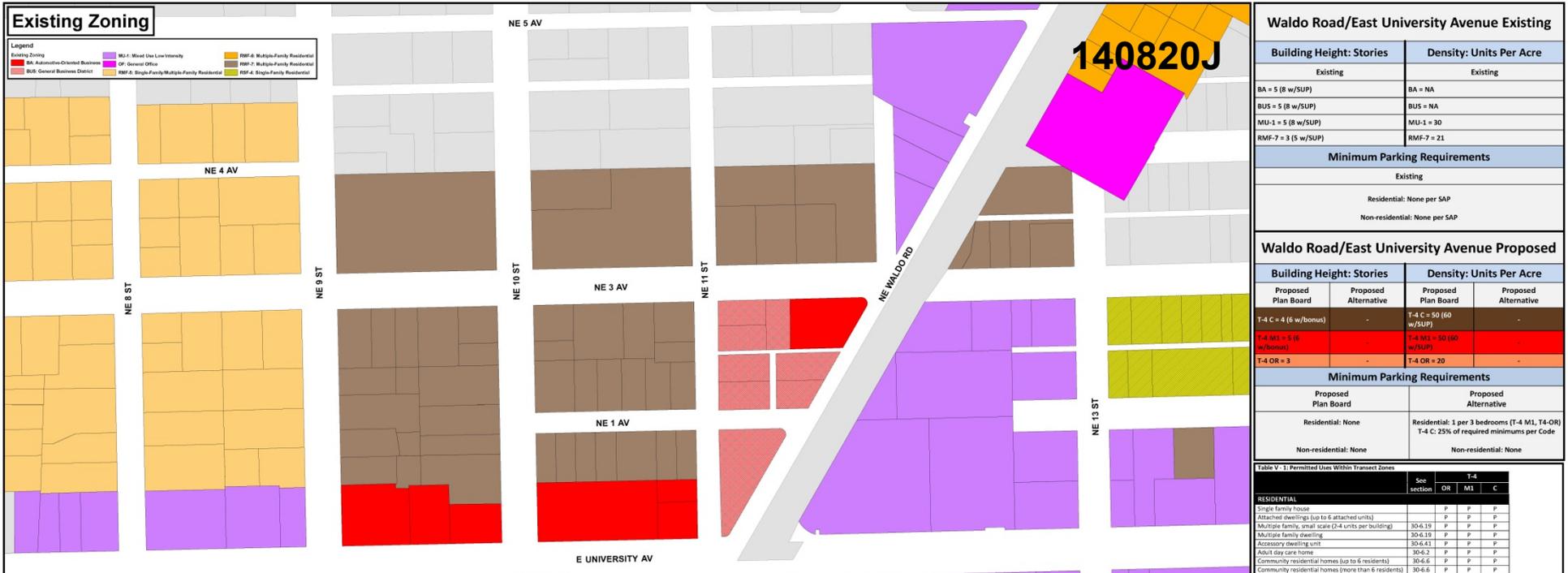
Non-residential: None per SAP

Waldo Road/East University Avenue^{140820J} Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 C = 4 (6 w/bonus)	-	T-4 C = 50 (60 w/SUP)	-
T-4 M1 = 5 (6 w/bonus)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None	Residential: 1 per 3 bedrooms (T-4 M1, T4-OR) T-4 C: 25% of required minimums per Code
Non-residential: None	Non-residential: None



Waldo Road/East University Avenue Existing

Building Height: Stories	Density: Units Per Acre
Existing	Existing
BA = 5 (8 w/SUP)	BA = NA
BUS = 5 (8 w/SUP)	BUS = NA
MU-1 = 5 (8 w/SUP)	MU-1 = 30
RMF-7 = 3 (5 w/SUP)	RMF-7 = 21

Minimum Parking Requirements

Existing
Residential: None per SAP
Non-residential: None per SAP

Waldo Road/East University Avenue Proposed

Building Height: Stories		Density: Units Per Acre	
Proposed Plan Board	Proposed Alternative	Proposed Plan Board	Proposed Alternative
T-4 C = 4 (6 w/bonus)	-	T-4 C = 50 (60 w/SUP)	-
T-4 M1 = 5 (8 w/SUP)	-	T-4 M1 = 50 (60 w/SUP)	-
T-4 OR = 3	-	T-4 OR = 20	-

Minimum Parking Requirements

Proposed Plan Board	Proposed Alternative
Residential: None	Residential: 1 per 3 bedrooms (T-4 M1, T-4 OR)
Non-residential: None	T-4 C: 25% of required minimums per Code
Non-residential: None	Non-residential: None

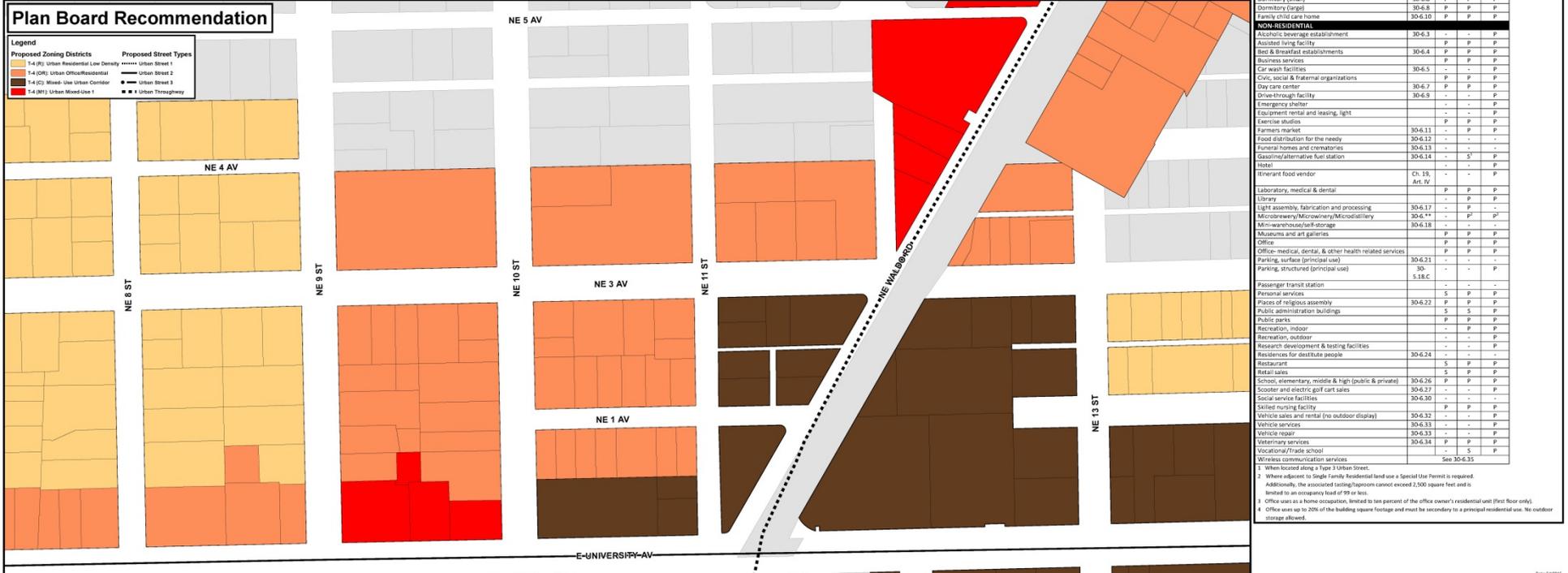


Table V-1: Permitted Uses Within Tract Zoning

	Sec section	T-4	
		OR	M1, C
RESIDENTIAL			
Single family house	-	P	P
Attached dwellings (up to 6 attached units)	-	P	P
Multiple family, small scale (2-4 units per building)	306.19	P	P
Multiple family dwelling	306.19	P	P
Accessory dwelling unit	306.43	P	P
Adult day care home	306.62	P	P
Community residential homes (up to 6 residents)	306.66	P	P
Community residential homes (more than 6 residents)	306.66	P	P
Dormitory (small)	306.68	P	P
Dormitory (large)	306.68	P	P
Family child care home	306.10	P	P
NON-RESIDENTIAL			
Alcoholic beverage establishment	306.63	-	-
Assisted living facility	-	P	P
Bar & breakfast establishments	306.4	P	P
Business services	-	P	P
Car wash facilities	306.5	-	-
Civic, social & fraternal organizations	-	P	P
Day care center	306.7	P	P
Drive-through facility	306.9	-	-
Emergency shelter	-	-	-
Equipment rental and leasing, light	-	-	-
Exercise studios	-	P	P
Farmers market	306.11	-	-
Food distribution for the needy	306.12	-	-
Funeral homes and crematories	306.13	-	-
Gasoline/alternative fuel station	306.14	-	S ¹
Hotel	-	-	-
Itinerant food vendor	Ch. 18, Art. IV	-	-
Laboratory, medical & dental	-	P	P
Library	-	-	P
Light assembly, fabrication and processing	306.17	-	-
Microenterprise/Microenterprise/Microindustrial	306.18	P ²	P ²
Mini-warehouse/self-storage	306.18	-	-
Museums and art galleries	-	P	P
Office	-	P	P
Office, medical, dental, & other health related services	-	P	P
Parking, surface (principal use)	306.23	-	-
Parking, structured (principal use)	30	-	-
Parking, structured (principal use)	5.18C	-	-
Passenger transit station	-	-	-
Personal services	-	S	P
Places of religious assembly	306.22	P	P
Public administration buildings	-	S	S
Public parks	-	P	P
Recreation, indoor	-	-	P
Recreation, outdoor	-	-	P
Research, development & testing facilities	-	-	-
Residences for destitute people	306.24	-	-
Restaurant	-	S	P
Retail sales	-	S	P
School, elementary, middle & high (public & private)	306.26	P	P
Scooter and electric golf cart sales	306.27	-	-
Social service facilities	306.30	-	-
Skilled nursing facility	-	P	P
Vehicle sales and rental (no outdoor display)	306.32	-	-
Vehicle services	306.33	-	-
Vehicle repair	306.33	-	-
Veterinary services	306.34	P	P
Vocational/trade school	-	S	P
Wireless communication services	-	-	-

3. When located along a Type 3 Urban Street.
 4. When adjacent to single-family residential land use a Special Use Permit is required. Additionally, the associated listing/rooms cannot exceed 2,500 square feet and is limited to an occupancy load of 99 or less.
 5. Office use as a home occupation, limited to ten percent of the office owner's residential unit (first floor only).
 6. Office uses up to 20% of the building square footage and must be secondary to a principal residential use. No outdoor storage allowed.

College Park West Existing ^{140820J}

Building Height: Stories	Density: Units Per Acre
Existing	Existing
OF = 5 (8 w/SUP)	OF = 20
RMF-5 = 3 stories	RMF-5 = 12
RSF-4 = 35' (3 stories)	RSF-4 = 8
RSF-2 = 35' (3 stories)	RSF-2 = 4.6
RSF-1 = 35' (3 stories)	RSF-1 = 3.5

Minimum Parking Requirements

Existing

Residential: Required minimums per Code

Non-residential: Required minimums per Code

College Park West Proposed

Building Height: Stories

Density: Units Per Acre

Proposed
Plan Board

Proposed
Plan Board

No Change

No Change

Minimum Parking Requirements

Proposed
Plan Board

Residential: Required minimums per Code

Non-residential: Required minimums per Code

Existing Zoning

Legend	
Existing Zoning	RMK: Residential Mixed Use
OF: General Office	RSP-1: Single-Family Residential
PD: Planned Development	RSP-2: Single-Family Residential
RSP-3: Single-Family/Neighborhood-Family Residential	RSP-4: Single-Family Residential
RSP-4: Single-Family Residential	URM-1: Urban Mixed-Use
RSP-6: Medium-Density Residential	



STAFF RECOMMENDATION FOR CONTINUANCE

- **Staff to the City Commission – The City Commission hear a presentation from Staff and provide Staff with directions and continue the following petitions to June 18, 2015:**
 - **Petition PB-14-40 CPA**
 - **Petition PB-14-41 TCH**
 - **Petition PB-14-42 LUC**
 - **Petition PB-14-43 ZON**