

# City Commission Agenda Study

October 15, 2021

### LDC21-001

### **Article 4: Site Development Standards**

Changes to Article 4 (General Site Development Standards) to adopt development standards for Clothing Collection/Donation Bins, allow for the use of shipping containers as accessory structures for certain uses, and expand the parking exempt area within downtown Lakeland north, south, and east of Lake Mirror, north of W. Main Street, south of Lake Wire and south of Orange Street.





### **Section 4.3 Accessory Structures**

Allow Shipping Containers as Accessory Structures for Certain Commercial Uses:



- Retail Kiosks
- Small-Scale Hydroponic Farms



### 4.3 ACCESSORY STRUCTURES

#### 4.3.1GENERAL

- a. Certain accessory structures are permitted in addition to principal structures in accordance with all standards of the context sub-district in which they are located and the procedures and standards of this section.
- b. Accessory structures shall be clearly incidental and subordinate to the principal structure and located in a district that allows the principal use.
- c. No accessory structure shall be constructed prior to the construction of a principal structure.
- d. Accessory structures shall be located on the same lot or parcel as the principal structure.
- e. Vehicles and trailers including overseas shipping containers are prohibited as storage buildings except as provided in Sub-Section 2.6.5 (Temporary Uses Listed and Defined) and Sub-Section 5.17.3.3 (Construction and Storage Trailers Permitted and Regulated).
- f. Shipping containers may be used as accessory structures for certain commercial uses, as specified in Sub-Section 5.25.1.3 (Shipping Containers as Accessory Structures for Certain Commercial Uses).



### **Section 4.3 Accessory Structures**

Adopt Development Standards for Clothing Collection/Donation Bins to Address:

- Permissible Zoning Districts
- Locational Requirements
- Size/Quantity Allowed
- Performance Standards

### 4.3.8 CLOTHING COLLECTION & DONATION BINS

### 4.3.8.1 Definitions

<u>Clothing Collection/Donation Bin:</u> A storage container in which clothing, shoes, blankets, linens or other household and apparel items are collected and donated for resale, reuse or recycling.

### 4.3.8.23 General Provisions

- a. Clothing collection/donation bins shall only be permitted within O-3, C-2, C-4, C-5, and I-1 zoning districts or in conjunction with an approved PUD or CUP in which such zoning districts are permitted.
- b. It shall be the responsibility of the owner of the property on which the bin is placed to ensure that all items are deposited within the donation bin.
- bd. Clothing collection bins shall not exceed the following dimensions:

1. Maximum Height: Seven (7) feet

Maximum Width: Six (6) feet

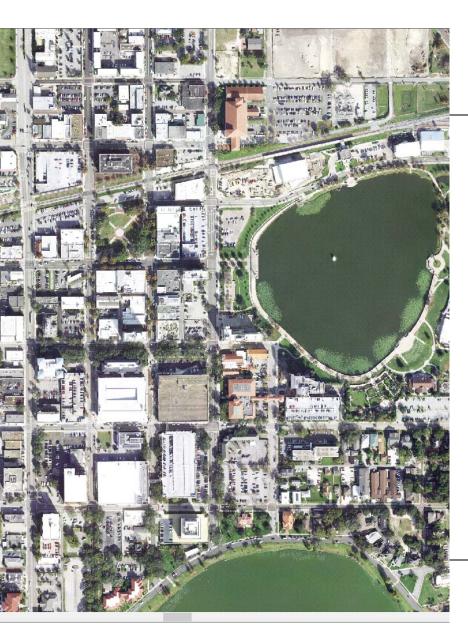
Maximum Depth: Six (6) feet

### 4.3.8.34Location Standards

- a. No more than two (2) clothing/donation bins shall be permitted per premises.
- b. Clothing collection/donation bins shall not be located in required front or street side yards,
   within 5 feet of any parcel boundaries orand 10 feet of any overhead utilities.
- c. The placement of clothing collection/donation bins shall not interfere with the operation of any access drives, maneuvering aisles or impede access to any required off-street parking spaces or pedestrian facilities.
- d. Clothing collection/donation bins shall not be located within any easements or block access to any designated fire lanes and building entrances/exits.

### 4.3.8.5 4.3.8.4 Performance Standards

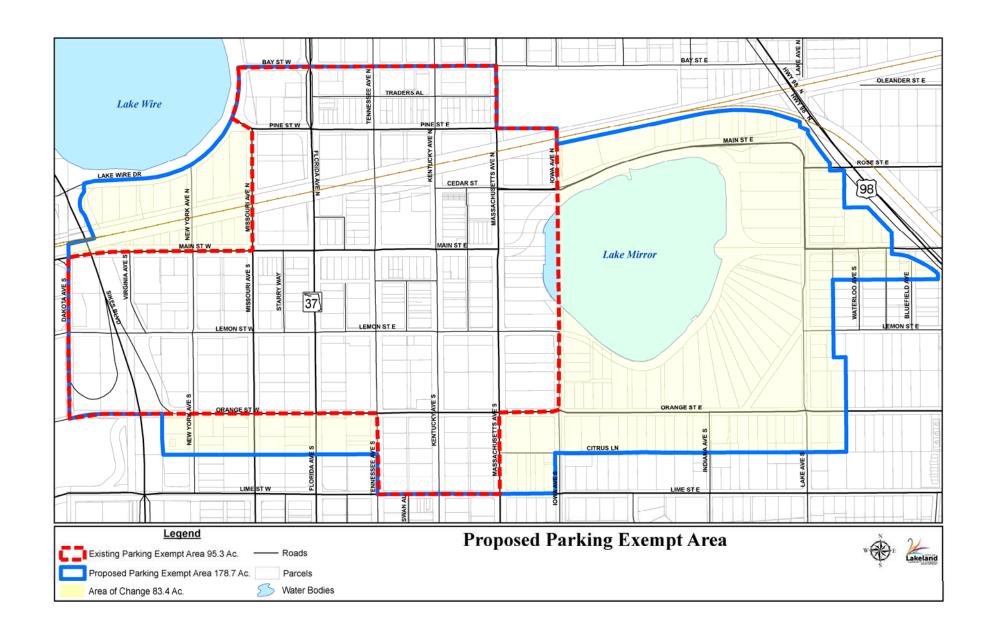
- a. <u>Clothing collection/donation bins shall be maintained in good condition at all times with no visible structural damage, corrosion or graffiti.</u>
- b. The name, address, website, phone number of the owner/operator of the bins shall be displayed on the front side of the bin.
- c. Clothing collection/donation bins shall be designed such that only the owner or operator of the bin can remove and retrieve contents.
- d. Donation items shall be collected by the owner/operator of the bin on a regular basis, but no less than once every seven (7) calendar days to ensure that items do not accumulate outside of the bin.
- e. Donation items shall not be permitted to be deposited or stored outside of the donation bin.



### **Section 4.11 Vehicle Use Areas**

**Expansion of Parking Exempt Area:** 

- Around Lake Mirror
- South of Orange Street
- North of W. Main Street
- South of Lake Wire



### Ordinances (Second Reading) - Item III.A.3

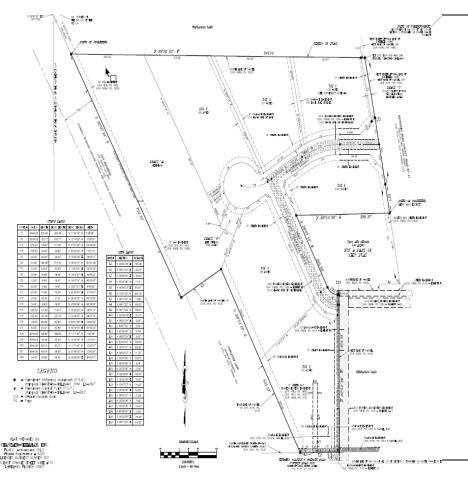
### LDC21-002

**Article 9: Subdivision Regulations** 

**Article 13: Nonconformities** 

Changes to Article 9 (Subdivision Standards) and Article 13 (Nonconformities) to address subdivision review and platting requirements, adopt standards for splitting lots and parcels, and allow for the development of nonconforming lots under certain conditions.





# 9.4.1.4 Subdivision Review and Platting Requirements

New description of requirements for subdivision review which may include both construction plan review and plat review

#### ATTACHMENT "A"

ARTICLE 9: SUBDIVISION STANDARDS

9.4 CONCEPT PLAN

#### 9.4.1 CONCEPT REVIEW PROCESS

#### 9.4.1.1 Concept Review Required

Prior to submitting a preliminary plat and construction plans, the prospective applicant or agent shall first submit a concept plan for review by the Subdivision Review Team. The purpose of concept plan review is to provide the prospective applicant with information which will be helpful to prepare a preliminary plat and construction plans.

#### 9.4.1.2 Preparation and Submission of Concept Plan

A prospective applicant or his agent shall prepare a concept plan. The concept plan shall be submitted, along with the required fees, in accordance with the most recent Subdivision Review Procedures.

#### 9.4.1.3 Review of Concept Plan

The concept plan shall be reviewed by the Subdivision Review Team. Each department having responsibility for enforcement of these regulations shall provide comments in accordance with the department's areas of responsibility as to conformance of the concept plan with the regulations. A copy of the Subdivision Review Team comments shall be provided to the applicant to aid in the preparation of a preliminary plat and construction plans.

#### 9.4.1.4 Subdivision Review and Platting Requirements

Any division of a lot, parcel, or tract of land that includes the construction of new roads, drainage facilities, wetland impacts or floodplain mitigation, or reconstruction of any of these facilities, shall be reviewed by the Subdivision Review Team and may require both construction plan review and plat review.

#### 9.8 GENERAL DESIGN STANDARDS FOR LAYOUT OF SUBDIVISION

#### 9.8.4 LOTS

#### 9.8.4.1 Arrangement

Insofar as practical, side lot lines shall be unbroken and at right angles to straight street lines, and radial to curved street lines. The creation of new flag lots, whether through the subdivision process or as a simple parcel split, shall be prohibited. New through lots may only be created as part of the platting of a new subdivision, or as part of a replat of an existing subdivision, in which all lots within a given block are through lots with a uniform lot depth.

(Ord. No. 19-011, § 1.1(Att. A), 11-18-19)

### 9.4.1.4 Subdivision Review and Platting Requirements

Any division of a lot, parcel, or tract of land that includes the construction of new roads, drainage facilities, wetland impacts or floodplain mitigation, or reconstruction of any of these facilities, shall be reviewed by the Subdivision Review Team and may require both construction plan review and plat review.

R. 11/2018 ADA Compliant

### POLK COUNTY PROPERTY APPRAISER REQUEST FOR COMBINE OR SPLIT OF REAL PROPERTY

IMPORTANT NOTE: Requests are accepted throughout the year, however, your request may not be processed during the same tax year due to tax roll requirements and/or statutory deadlines.

SPLIT PROPERTY – SURVEY OR NEW DESCRIPTION MUST BE PROVIDED	COMBINE PROPERTY - PARCELS COMBINED IF ALL ARE USED FOR SA		
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	TAX TEAK.		
MAILING ADDRESS:			
PHONE NUMBER:	FAX NUMBER:		
PARCEL IDENTIFICATION NUMBER(S):			
REASON FOR COMBINE / SPLIT:			
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IS OWNERSHIP THE SAME FOR ALL PARCEL	S?		
IS THE TAXING DISTRICT THE SAME FOR AL		т	$\vdash$
ARE REAL ESTATE TAXES CURRENT?		т	-
IF APPLICABLE, ARE THE EXEMPTIONS THE	SAME FOR ALL PARCELS?	т	
NOTE: If one parcel has HX and all others have no ex	cemption - Check the YES box.	ш	
IF APPLICABLE, ARE ALL PARCELS IN THE S	SAME CRA?		
REVIEWED BY AND DATE:			
WILL THIS REQUEST BE PROCESSED BY THE P	OLK CO PROPERTY APPRAISER?		

## 9.8.4.3 Splitting and Combining of Existing Lots and Parcels

All requests for lot and parcel splits that don't require platting must be processed through the Polk County Property Appraiser's Office.

- Survey required
- Lot and parcel splits that create nonconformities are prohibited

#### 9.8.4.2 Minimum Size

Every lot shall abut a street for a distance not less than 40 feet unless the minimum lot width for the context sub-district is less than 40 feet, in which case the minimum street frontage shall be the minimum lot width. No building lot shall be permitted that is smaller in area than is required by these regulations for the context sub-district in which the proposed subdivision is located.

#### 9.8.4.3 Splitting and Combining of Existing Lots and Parcels

- a. All requests for lot and parcel splits shall be processed through the Polk County Property
   Appraiser's Office by submitting a request to combine or split real property.
- For properties that are currently improved, the owner of the property will be required to submit a survey which shows the setbacks and location of all improvements on the property.
- c. Lot and parcel splits which result in the creation of nonconformities in respect to the setbacks for principal and accessory structures, orientation of the required front and rear yards, and the location of required off-street parking shall be prohibited.
- c. Lot and parcel splits which would result in the separation of any required off-street parking, driveway aprons or other facilities serving a principal structure on the property shall not be proceed until such facilities have been reconstructed in accordance with the current Land Development Code standards.
- d. Any encroaching structures on the newly created lot or parcel shall be removed or relocated unless there is an approved permit for the construction of a new principal structure. For the purposes of this section, encroachments shall be defined as any sidewalks, driveways, aprons, patios and other impervious surfaces, and any sheds, detached garages, accessory dwellings, swimming pools, pool pumps, generators, and other accessory structures and equipment which were accessory to the principal structure on the parent parcel.
- It shall be the responsibility of the property owner to ensure that any aboveground or belowground utility feeds which may encroach on a newly created vacant lot or parcel are relocated prior to the sale or conveyance of the property.

#### 9.8.4.4 Additional Requirements for Splitting and Combining Lots and Parcels in Existing Subdivisions

- a. The splitting and combining of lots and parcels in existing subdivisions shall maintain the lot orientation and block pattern as shown on the recorded subdivision plat. The creation of any new lots or parcels which are oriented contrary to the orientation of lots shown on the recorded plat shall be prohibited.
- Any new lots and parcels created shall not restrict access to any existing aboveground and belowground utilities, alleys, easements, pedestrian facilities and solid waste collection areas

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- e. It shall be the responsibility of the property owner to ensure that any aboveground or belowground utility feeds which may encroach on a newly created vacant lot or parcel are relocated prior to the sale or conveyance of the property.

#### MAP OF

### HIAWATHA HEIGHTS

OUTH, RANGE 24 EAST; THENCE EAST 649.3 FT; THENCE NORTH 3067 FT; THENCE NORTH 34º15'EAST 3120FT. TO LAKE HOLLINGSWORTH THENCE NORTH 46° WEST 100 FT. ALONG EDGE OF HOLLINGSWORTH; THENCE S. 61-25'W. 862 FT; THENCE S. AKELAND FLORIDA

### **Section 9.8.4 Lot Arrangement**

Adopt Standards for Splitting Parcels within Existing Subdivision.

Proposed Standards Address:

- Maintenance of Lot/Block Pattern
- Utility Connections/Easements
- Access to Existing Alleys and Solid Waste Collection Services

### 9.8.4.4 Additional Requirements for Splitting and Combining Lots and Parcels in Existing Subdivisions

- a. The splitting and combining of lots and parcels in existing subdivisions shall maintain the lot orientation and block pattern as shown on the recorded subdivision plat. The creation of any new lots or parcels which are oriented contrary to the orientation of lots shown on the recorded plat shall be prohibited.
- b. Any new lots and parcels created shall not restrict access to any existing aboveground and belowground utilities, alleys, easements, pedestrian facilities and solid waste collection areas.

GOODMAN & WHIPPER'S ADDITION
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LAKELAND, POLK COUNTY,
FLORIDA.

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### **Section 13.4 Lot Nonconformities**

Allow for Development of Nonconforming Lots When:

- Parcels are comprised of one or more lots of record legally recorded prior to July 18, 1950
- Nonconformity is the result of a taking and within 10% of min. dimensional standards

#### ATTACHMENT "B"

#### ARTICLE 13 NONCONFORMITIES

#### 13.4 LOT NONCONFORMITIES

#### 13.4.1 APPLICABILITY

This section shall apply to any nonconformance with requirements or limitations pertaining to lot arrangement, lot area, lot width or minimum street frontage as set forth in <u>Sub-Section</u> 9.8.4 and <u>Tables 3.4-1</u> through 3.4-13.

(Ord. No. 5455, 07-21-14)

#### 13.4.2 STANDARDS

#### 13.4.2.1 Authority to Continue

Any lawfully existing nonconforming lot may be continued so long as it remains otherwise lawful, subject to the provisions of this section.

#### 13.4.2.2 Nonconforming Lots

Lots and parcels created prior to July 18, 1950 that do not meet the minimum lot area, lot width and/or lot depth requirements of this Code, may be built upon without recourse to a variance, provided that all height, setback and other applicable dimensional requirements are met. Where conformance to the dimensional requirements would cause unnecessary hardship, the Zoning Board of Adjustment and Appeals may issue a variance to permit use of such lots.

#### 13.4.2.3 Division of Lots Restricted

No lot or parcel shall be divided in such a way as to create a nonconforming lot or parcel or to increase the degree of nonconformance already in existence.

#### 13.4.2.4 Development of Nonconforming Lots Permitted

- a. Nonconforming lots and parcels resulting from a lawful public taking may be built upon when the existing lot dimensions are within ten percent (10%) of the minimum dimensional requirements specified by the zoning district in which they are located.
- b. Nonconforming lots and parcels that do not meet the minimum lot width or lot size requirements for the zoning district in which they are located may be built upon when such parcels consist of one or more lots of record within a platted and improved subdivision that was legally recorded prior to July 18, 1950.

### 13.4.2.4 Development of Nonconforming Lots Permitted

- a. Nonconforming lots and parcels resulting from a lawful public taking may be built upon when the existing lot dimensions are within ten percent (10%) of the minimum dimensional requirements specified by the zoning district in which they are located.
- b. Nonconforming lots and parcels that do not meet the minimum lot width or lot size requirements for the zoning district in which they are located may be built upon when such parcels consist of one or more lots of record within a platted and improved subdivision that was legally recorded prior to July 18, 1950.

### Ordinances (Second Reading) - Item III.A.4

### LDC21-003

**Article 2: Permitted Uses** 

**Article 5: Standards for Specific Uses** 

Changes to Article 2 (Permitted Uses) and Article 5 (Standards for Specific Uses) to adopt development standards allowing for the use of shipping containers as dwelling units in Mobile Home (MH) and Multi-Family (MF) zoning districts and as accessory structures for certain commercial uses, amend standards for home-based business in response to recent legislative changes, clarify parking standards for boats, trailers and RVs on residential property, and revise standards and terminology pertaining to personal wireless facilities in Limited Development (LD) zoning districts.





# **Section 5.25 Shipping Containers for Use as Dwelling Units**

Subject to a Conditional Use, Allow Shipping Containers as Dwelling Units in:

- Mobile Home Parks
- Multi-Family Zoning Districts

### **Proposed Standards**

- Shipping containers may be used as dwelling units on properties zoned Multi-Family (MF) or in existing mobile home parks within the MH zoning district.
- Conditional Use approval required
- Requires architectural modifications (windows, doors, awnings, finishing materials [stucco, fiber cement siding or other appropriate materials])
- Multi-Family requirements:
  - Site Plan (setbacks, building footprints, parking locations and landscaping)
  - Architectural elevations
- Mobile Home (MH zoning) requirements
  - Lot layout (setbacks, parking, and appurtenances such as carports or decks)
  - Architectural Elevations

# Section 5.25 Shipping Containers as Accessory Structures for Certain Commercial Uses



Adopt Development Standards for Shipping Containers as Accessory Structures for:

- Restaurants/Food Stalls
- Retail Kiosks

### **Proposed Standards**

- Shipping containers may be used as accessory structures for the following commercial uses:
  - Small-scale restaurants
  - Indoor hydroponic production
  - Small-scale, specialty retail sales of antiques, fresh, packaged and prepared foods, clothing, cosmetics, gifts, toys, books, jewelry, small electronics, flowers, arts and crafts and other similar goods
  - Other uses not specifically listed when the Director of Community & Economic Development determines that the use is compatible with the surrounding uses

### **Proposed Standards**

- No more than one shipping containers per premises
- Must meet principal structure setbacks (if hydroponic use then can meet general accessory structure setbacks)
- Not allowed within any required off-street parking spaces, vehicle driveways or drive aisles, fire lanes or pedestrian facilities
- Design and performance standards:
  - Must be painted and maintained in good condition at all times with no visible structural damage, corrosion or graffiti
  - Shipping containers used for restaurant and retail uses must have architectural features such as commercial doors and windows, awnings, outdoor lighting, seating, and landscaping planters
  - Signage limited to building mounted signs with a maximum sign area not to exceed 25 square feet per wall face and 50 square feet total
  - Solid waste shall be collected and disposed of using the solid waste collection bins serving the principal structure



### **Section 5.10 Home Businesses**

Amend Section 5.10 to Address Recent Preemption of Regulation of Home Businesses by Legislature

Regulations can now only address:

- Parking
- Visibility from Street/Adjacent Properties
- Performance Standards

### **Proposed Standards**

- Changes the City's Land Development Code to comport with recently passed legislation on home businesses by Florida Legislature
- Essentially pre-empts local control of Home-Based Businesses
- Home-Based businesses:
  - Must be secondary to the use of the property as a residential dwelling
  - Cannot have more than 2 employees on site
  - Parking generated by the business cannot exceed the volume or parking generated by a residence where no business is located
  - Cannot have impacts related to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors
  - Must screen heavy equipment from the street and neighboring property ("heavy equipment" meaning commercial, industrial, or agricultural vehicles, equipment or machinery)
  - See next section regarding Parking and Storage of Commercial Vehicles, Boats, Trailers and Construction Equipment

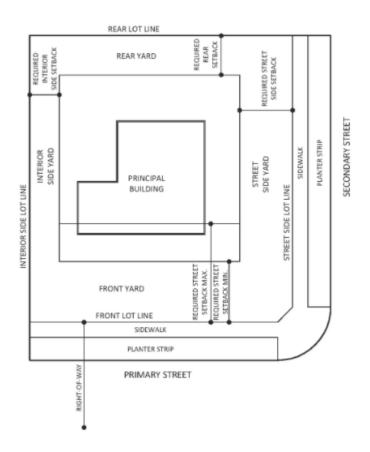


# Section 5.17 Parking and Storage of Commercial Vehicles, Boats, Trailers and Construction Equipment

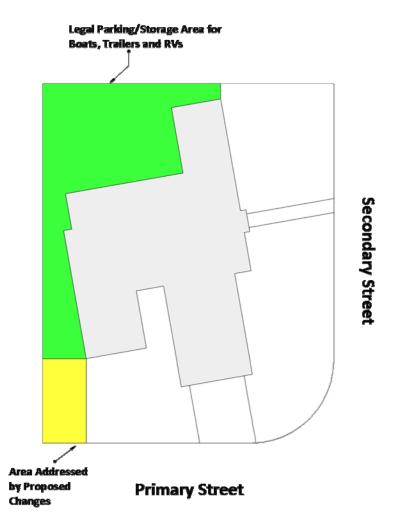
Amend Sub-Section 5.17.3.5 to clarify where RVs, boats and trailers can be parked on residential property.

### **Proposed Standards**

- Provides a definition of street side yard. Clarifies that motor homes, boats, or trailers cannot be parked within a street side yard
- Parking in conjunction with a Home-Based businesses:
  - Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence



Yard, Street Side: A yard extending the full width of a lot between any building and the street side lot line.





## **Section 5.18 Personal Wireless Facilities**

Amend Section 5.18 to correct and clarify language referring to LD (Limited Development) zoning districts.

### **Proposed Standards**

- Replaces references to RC (Rural Conservation, which is no longer used) zoning with LD (Limited Development) zoning
- Sets 150' maximum height limit for Personal Wireless Service Facilities in the LD zoning district/Central City Area

### LDC21-004

### **Article 5, Section 5.11: Mobile Home Parks**

Changes to Article 5 (Standards for Specific Uses) to revise development standards for new mobile home parks to allow a smaller development site area, smaller lot sizes and greater density as a conditional use, allow for the use of shipping containers as dwelling units in new and existing mobile home parks as a conditional use, and allow for the use of tiny home RVs in recreational vehicle parks and spaces designated for recreational vehicles in existing mobile home parks.





## Section 5.11.4 Development Standards

Through CUP process, Allow for Greater Flexibility when Developing Innovative New MH Parks such as:

- Smaller lot sizes
- Greater density up to 12 DU/acre
- Smaller development sites
- Shipping Container Dwelling Units

#### 5.11.2.2 Principal Uses Permitted as Conditional Uses

Churches, synagogues and other houses of worship

Day care centers

Ground-mounted personal wireless service facilities

Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than 180 consecutive days

Shipping containers as dwelling units in accordance with Section 5.25

#### 5.11.4.1 Development Regulations

a. Size and Density Regulations

Minimum development area: 20 acres <sup>1</sup>

Maximum number of mobile home dwelling units per gross acre: 7 units <sup>2</sup>

#### 5.11.4.2 Individual Site Regulations

a. Mobile Home Site Area and Width Requirements

Minimum lot area: 4,000 square feet <sup>2</sup>

Minimum lot width: 40 feet <sup>2</sup>

<sup>1</sup> When adjacent to existing legally conforming mobile home park land uses, new parks which do not meet the minimum development area of 20 acres may be considered through the conditional use process.

<sup>2</sup> To promote the use of innovative manufactured housing, new mobile parks with a maximum density of 12 units/acre and a minimum lot size of 30' x 100' feet (3,000 sq. ft.) may be considered though the conditional use process. To be considered for approval, such parks shall include creative and innovative manufactured housing designs along with enhanced amenities such as outdoor recreation and civic open space.



## **Section 5.11.5**

Allow for Replacement of Mobile Homes in Nonconforming Mobile Home Parks through CUP process

- Addresses older parks not zoned for mobile homes
- New units must be < 10 years old</li>
- Improvements to landscaping, buffering, etc. may be required

- 5.11.5 STANDARDS SPECIFIC TO LEGAL NONCONFORMING MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS
- 5.11.5.1 Placement and Replacement of Units Permitted
  - a. Mobile home parks and mobile home subdivisions located within mobile home zoning districts, and which do not meet the development standards specified by Sub-Section 5.11.4, shall be deemed legally non-conforming. Units may be placed or replaced in such parks in accordance with the separation and setback requirements of Sub-Section 5.11.5.3, provided that resulting density does not exceed that originally approved. Any mobile home parks or mobile home subdivisions located other than within a mobile home zoning district shall not be considered legally non-conforming uses. Individual mobile home units in such parks and subdivisions may not be replaced and shall be subject to removal if the actual use or occupancy ceases for a period of 365 consecutive days or longer.

b. Mobile home parks and mobile home subdivisions located outside of mobile home zoning districts shall be deemed non-conforming uses. Units in such parks, if destroyed or otherwise removed, shall only be replaced with new manufactured housing through the conditional use process subject to the separation and setback requirements specified in Sub-Section 5.11.5.3. For the purposes of this section, new manufactured housing shall be any HUD certified home that was manufactured no later than 10 years from the time of permitting. As conditions for approval, the owner of a non-conforming park may be required to make certain improvements to the premises including, but not limited to, landscaping, buffering and stabilization of existing driveways and other vehicle use areas.

Should the actual use or occupancy of all mobile homes and/or manufactured housing units completely cease for a period of 365 consecutive days or longer, the non-conforming status shall be deemed terminated and any mobile homes or manufactured housing units on the premises shall be subject to immediate removal.



# **Section 5.11.4 Development Standards**

**Additional Changes** 

Allow for Tiny Home RVs:

- Within recreational vehicle parks
- On designated RV spaces within exiting mobile home parks

#### 5.11.6 STANDARDS SPECIFIC TO RECREATIONAL VEHICLE PARKS

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#### 5.11.6.7 Tiny Homes

As defined in Section 1.6, tiny homes may be located within an approved recreational vehicle park or designated recreational vehicle spaces within an existing mobile home park.

#### 1.6 **DEFINITIONS**

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#### 1.6.2 Definitions

<u>Tiny Home:</u> A small single-family dwelling constructed on a permanent towable trailer chassis that intended for long-term living accommodations and licensed and registered as an RV under Florida Law.

# LDC21-005

# Article 3, Section 3.47: Design Standards for Single-Family & Two-Family Dwellings

Changes to Article 3 (Urban Form Standards) to amend design standards for attached garages on single-family and two-family uses in response to recent legislative changes.





# Section 3.47 Design Standards for Single-Family & Two-Family

Preemption of Building Design for Single-Family/Two-Family dwellings by Florida Legislature

Except for PUDs and Historic Districts, City can no longer regulate:

- Garage orientation
- Garage location



# Section 3.47 Design Standards for Single-Family & Two-Family

Preemption of Building Design for Single-Family/Two-Family dwellings by Florida Legislature

Amended regulations only address:

- Maximum garage width as a percentage of front facade
- Garage door height

#### 3.4.7DESIGN STANDARDS FOR PRINCIPAL BUILDINGS

- 3.4.7.1 Attached Garages Integral to Single-Family and Two-Family Principal Buildings.
  - a.In the Urban Neighborhood Context (UNH), attached garages with garage door openings that face the primary street shall be placed at least five feet behind the front façade of the principal structure.
  - b. In the Suburban Neighborhood Context (SNH), attached garages with garage door openings that face the primary street shall be:
    - 1. Placed no farther than 15 feet from the front façade of the principal structure. For the purpose of measuring this distance, the principal structure shall include living area and/or the entrance feature; and
    - 2. Limited to no more than 60 percent of the overall width of the front elevation.
  - a.In the Urban Neighborhood Context (UNH), attached garages shall be limited to no more than 50 percent of the overall width of the front elevation of the principal structure or a maximum width of 36 feet, whichever is less.
  - b. In the Suburban Neighborhood Context (UNH), attached garages shall be limited to no more than 60 percent of the overall width of the front elevation of the principal structure or a maximum width of 36 feet, whichever is less.
  - c. Maximum Garage Door Height: 8 feet

## Ordinances (Second Reading) - Item III.A.7

# LDC21-006

# **Article 10: Concurrency Standards**

Changes to Article 10 (Concurrency Standards) to provide clarification regarding the concurrency determination process and adopt review requirements for major traffic studies.





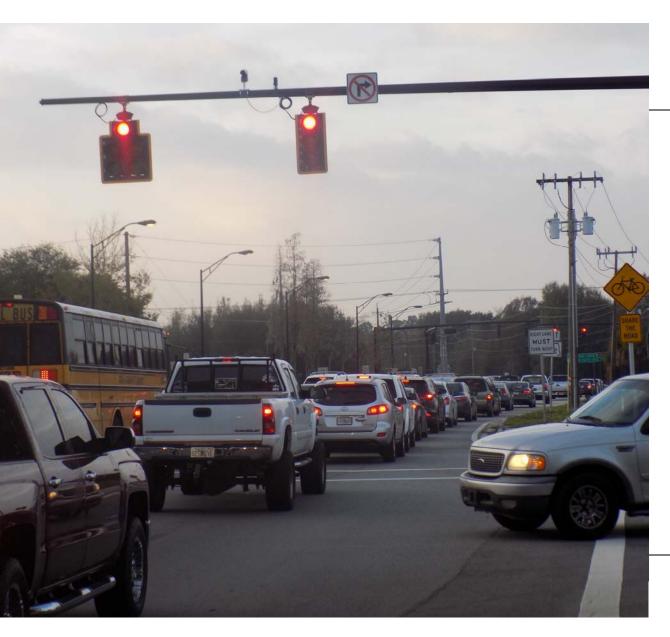
# **Article 10 Concurrency Standards**

Amend Concurrency and Traffic Study Requirements

Proposed changes will:

- Formalize traffic study procedures
- Consolidate requirements currently located in Comp. Plan and City Concurrency Management Ordinance





- Data Collection
- Cumulative Analyses
  - Phasing
- Other Modes
  - Multi-Modal LOS
- Vision Zero Goal
- Permitting Requirements
- Approved Methodology

