

CITY OF TALLAHASSEE	
<u>PLANNING COMMISSION AGENDA ITEM</u>	
ACTION REQUESTED ON:	November 2, 2021
SUBJECT/TITLE:	Initiation of a Proposed Text Amendment to the Tallahassee Land Development Code (TLDC) which fine tunes Code text based on lessons learned, commonly referred to as the Glitch Ordinance.

Background and Statement of the Issue

The City's Growth Management Department is developing an ordinance meant to finetune our existing Zoning Code. We have been referring to it as the Glitch Ordinance. The Glitch Ordinance has two goals. First, we want to identify parts of the Code that aren't working as intended and propose how to fix it. Zoning Codes are living documents that are meant to evolve over time to reflect the community's priorities. It's also important to recognize that time has taught us what parts of the Code are and aren't working as planned. The Glitch Ordinance is an effort to fine-tune the Code to make it work better. Second, fixing the Code should also serve to reduce the number of future variance requests. However, the first goal was always to fix the Code where we identified a need. If that reduces future variances, that's a good secondary benefit, but it wasn't what guided our decisions.

A series of public meetings have been held to receive input from the community, and that feedback continues to be incorporated into the draft Glitch Ordinance. Videos of all past meetings, along with answers to specific questions from the community can be found at the project website at www.talgov.com/growth/growth-glitch.aspx.

Please note that the attached draft ordinance includes highlighted text, which represents changes from the prior version of the ordinance. The highlights are intended to assist stakeholders in tracking the evolution of the draft ordinance.

Initiation of an Amendment to the Tallahassee Land Development Code

Pursuant to §10-52 of the TLDC, the Planning Commission can initiate a text amendment to the TLDC. Staff requests that the Commission initiate a text amendment to Chapter 1, Sec. 1-2, to amend definitions, to Chapter 9, Sections 9-91 and 9-92 to clarify citations, to Chapter 10, Sec. 10-280 through Sec. 10-285, to amend the Multi-Modal Transportation District, to Chapter 10, Sec. 10-429, to establish consistent transparency standards, to Chapter 10, Sec. 10-430, to create tree preservation incentives, and to Chapter 10, Sec. 10-431, to create modified development standards for special circumstances.

If the Planning Commission votes to initiate the above code amendments, the item will be brought to a public hearing before the Planning Commission on January 4, 2022 and noticed at least 21 days in advance by publication in a newspaper. Staff will prepare a complete analysis of the amendment, as well as a review of its consistency with the Comprehensive Plan, for the public hearing. Within 60 days following the close of the public hearing, staff will transmit a report of the Planning Commission's recommendations and findings to the City Commission, which will hold a public hearing and vote on the amendment.

Recommendation

Initiate a text amendment to Chapter 1, Sec. 1-2, to Chapter 9, Sec. 9-91 and 9-92, and to Chapter 10, Sec. 10-280 through Sec. 10-285, Sec. 10-429, Sec. 10-430, and Sec. 10-431, to amend definitions, to clarify citations, to amend the Multi-Modal Transportation District, to establish consistent transparency standards, to create tree preservation incentives, and to create modified development standards for special circumstances.

Attachments

1. Draft Glitch Ordinance

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Ordinance No. 21-O-33

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA; AMENDING CHAPTERS 1, 9, AND 10 OF THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA, AS FOLLOWS:

Section 1. Section 1-2 of the Tallahassee Land Development Code is hereby amended to read as follows:

Frontage, principal. The term "principal frontage" means the ~~private~~ frontage that is defined by the front yard and that is designated based on the measure of minimum lot width. Principal frontage generally shall not be a frontage which consists wholly of an entrance drive or is significantly smaller, by 20 percent or more, in linear feet, than that of another street frontage for the same parcel.

Frontage, secondary. The term "secondary frontage" means the ~~private~~ frontage that is defined by the corner yard is not the principal frontage. As it affects the public realm, its first layer is regulated. For properties in the MMTD, see see section 10-285, table 12.

Public Notice (1,000 feet). In relation to providing public notice for applications for comprehensive plan amendments, zoning amendments, site plans, subdivisions, variances, deviations, or right-of-way abandonments, the 1,000 foot public notice area is measured from the perimeter of the parcel at which the proposed project is located.

Rear Property Line. The term "rear property line" means the property line opposite the front property line, or principal frontage. For irregularly shaped lots which are not rectangular, the rear property line shall be determined by the Land Use Administrator and shall be that boundary that forms the rear yard in relation to the proposed building. For properties in the MMTD, see section 10-285, table 12.

Setback, building. The term "building setback" means the extreme overall dimensions of a building as staked on the ground, including all areas covered by any vertical projections to the ground or overhang of walls, roof, or any other part of a structure, whichever is nearest to the property line, will be considered as building; provided, however, that the roof overhang not exceeding two feet shall not be included in the determination of the building line. Where explicitly permitted certain structural elements may encroach upon the setback. Canopies over gas station pumps in the MMTD shall not count towards meeting maximum front or corner yard setback requirements.

Section 2. Section 9-91(f)(2)e, Section 9-92(e)(3)aa, and Section 9-92(e)(3)q of the Tallahassee Land Development Code are hereby amended to read as follows:

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Section 9-91(f)(2)e

All permit applications shall demonstrate, at a minimum, that the finished floor elevation for all new construction including additions, and/or alterations that create habitable floor area—complies with the requirements outlined in subsection ~~5-87(5)~~ ~~5-87(4)~~. This standard may be reduced by the land use and environmental services administrator or his/her designee upon demonstration by the applicant that an acceptable alternative method is sufficient to ensure that drainage flows away from the structure and is designed to prevent entry into the structure.

Section 9-92(e)(3)aa

All permit applications shall demonstrate, at a minimum, that the finished floor elevation for all new construction including additions, and/or alterations that create habitable floor area complies with the requirements outlined in subsection ~~5-87(5)~~ ~~5-87(4)~~. This standard may be reduced by the land use and environmental services administrator or his/her designee upon demonstration by the applicant that an acceptable alternative method is sufficient to ensure that drainage flows away from the structure and is designed to prevent entry into the structure.

Section 9-92(e)(3)q

All elevation and bench marks shall be referenced both to North American Vertical Datum ~~National Geodetic Vertical Datum~~ and tied to the nearest geodetic positioning station control; contour lines shall be shown at no greater than five-foot intervals: if available, city two-foot contours shall be used; the plat shall also be referenced as accurately as possible to the Geographic Information System (GIS);

Section 3. Section ~~10-430~~ ~~10-161.1~~ of the Tallahassee Land Development Code is hereby created to read as follows:

Sec. ~~10-430~~ ~~10-161.1~~ – Tree Preservation Incentives

The incentives listed in this section may not be used jointly with the density and intensity bonuses otherwise provided separately by the Multi-Modal Transportation District, may not result in more than the equivalent of one additional floor, and may not exceed the density and intensity limits in the City’s Comprehensive Plan.

(a) Transfer of Development Rights (TDR) and ~~Urban~~ Trees. This section does not apply to that area highlighted by Figure 1. Intensity (square feet) or density (dwelling units) may be transferred from one site to another between different property owners to encourage the preservation of trees, subject to the following:

- (1) Compliance with Tree Preservation Standards. All other tree preservation and planting standards must be met. The TDR provisions for urban trees in this section are in addition to, not in lieu of, other tree standards.

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92 (2) Calculation of Transfer of Development Rights. A tree qualifies for TDR if the criteria
93 listed below are met.
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95 a. The tree's trunk is fully within the property boundaries.
96 b. The tree's critical protection zone is preserved as provided herein.
97 c. Any portion of the tree's critical protection zone is either located in a parcel's
98 buildable area (as defined by setbacks) or is fully incorporated into and preserved by
99 the design of the parking lot. Such trees may also be counted towards the site's
100 calculation of tree credits pursuant to Chapter 5, TLDC.
101 d. If a site has multiple trees with overlapping critical protection zones that are eligible
102 for TDRs, the overlapping portion of the critical protection zone can only be counted
103 once.
104 e. The TDR density or intensity is calculated by multiplying the area of the eligible
105 critical protection zone(s) by the maximum allowable height of the parcel's zoning
106 district. The critical protection zone is defined by the area of the conservation
107 easement identified by Sec. 10-430(a)(7)d. ~~10-161.1(a)(8)e.1.~~
108 f. Any tree which is proposed for transfer of development rights shall be healthy and
109 viable. Dead, dying, dangerous, invasive, non-native, or nuisance trees are not
110 eligible for transfer of development rights. A report is required from the City
111 Forester or a certified arborist documenting that the trees to be preserved are not
112 nuisance, non-native, or invasive trees and are not dead, dying, or dangerous. That
113 report shall be reviewed and approved by the City Forester.
114

115 ~~(3) Permissible Land Uses with Transfer of Development Rights. TDRs are issued based on~~
116 ~~the allowable uses within each sending site's zoning district. They may only be used at~~
117 ~~the receiving site for uses of equal or lesser intensity, as defined by the sending site's~~
118 ~~zoning district.~~
119

120 (3) Steps to Calculate Transfer of Development Rights.

121
122 The transfer of development rights between zoning districts shall be calculated as
123 follows:

- 124
125 a. The sending site's development potential shall be calculated based on its zoning in
126 terms of allowable dwelling units or square feet;
127 b. The total number of trips associated with the transferred development rights shall be
128 calculated by multiplying the development potential in dwelling units or square feet
129 from "a" above by trip generation rates for the corresponding land use, as established
130 by the most recent edition of the Institute of Transportation Engineers Trip
131 Generation Manual; and
132 c. The receiving site's development potential shall be the sum of the development rights
133 that presently exist without transfer of development rights, plus the transferred
134 development rights (calculated by dividing the transferred trips in "b" by the ITE trip
135 generation rate of the receiving site's land use).

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For example, if the sending site is a retail project that preserves a tree with a 2,500 square foot critical protection zone in a zoning district that allows 4 stories, then the transfer of development rights would be based on 10,000 square feet of retail. The ITE trip generation rate for retail is 5.16 trips per 1,000 square feet, or a total of 51.6 trips. The transfer of development rights that may be moved to the receiving site is 51.6 trips. The receiving site in this example is zoned for office uses and intends to develop an office project. Therefore, the additional development that would be allowed beyond what is permitted by the receiving site's existing zoning would be up to 40,312 square feet of office, which equals the 51.6 transferred trips divided by the ITE office trip generation rate of 1.28 trips per 1,000 square feet. The eligible transfer would be limited by the Comprehensive Plan's intensity limits for each site.

- (4) Sending Site. Intensity may be transferred from a site where a dogwood tree of 4 inches DBH or greater, or a hardwood tree or long leaf pine tree of 12 inches DBH or greater, or any other non-invasive tree of 18 inches DBH or greater is preserved. The maximum amount of intensity that can be transferred may not exceed the total amount of unused intensity on the site. A sending site may be either a previously developed site or a site proposed for new development. The criteria in Sec. 10-430 ~~Sec. 10-161.1(a)(2)~~ apply to all sites. Furthermore, any tree preserved to fulfill a development standard is not eligible for TDR. If the public record does not expressly document otherwise, the presumption is that preservation of trees at currently developed sites occurred to fulfill development standards.

- (5) Receiving Site. The transfer must be to a receiving site zoned AC, C-1, C-2, CM, CC, CP, CU-26, CU-45, I, IC, M-1, UP-1, UP-2, UT, or UV. A transfer may also occur to a site zoned PUD or U-PUD, but it must be processed as a major modification to the PUD or U-PUD. However, such sites are not eligible to serve as a receiving site if they are located adjacent to or across the street from any property developed with a single family residence, duplex, or triplex to a density of less than or equal to 8 units per acre, ~~or and~~ any vacant property that is zoned ~~either~~ RP-1, RP-2, RP-MH, RP-R, RP-UF, R-1, R-2, R-3, R-5, UF, LP, MH, or RA.

- (6) Maximum Increase in Density or Intensity. An increase in density or intensity on the receiving site is limited to the equivalent of the building's developable footprint of the site, the size of which would be determined by the development standards for the receiving site. The additional square footage may be either vertical (as no more than 1 additional floor) or horizontal construction, subject to the receiving site's development standards and subject to the Comprehensive Plan's intensity limitations. Increases to density will be further limited to no more than 5%.

- (7) Requirements: Sending Site. For any transfer of development rights under this section, the following are requirements for the sending site:

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- 180 a. Provide an arborist’s written opinion that any tree, for which there is any transfer of
 181 development rights, is healthy and will be viable and is not dead, dying, dangerous,
 182 nuisance, non-native, or invasive; and
- 183 b. Provide an arborist’s management plan for the long-term health of any tree for which
 184 there is any transfer of development rights. The management plan shall be recorded
 185 with the conservation easement. Failure to adhere to the arborist’s management plan
 186 shall be a violation of this Code; and
- 187 c. The City’s Urban Forester must review and approve both the arborist’s written report
 188 and management plan; and
- 189 d. Record a permanent conservation easement which includes the following:
- 190
- 191 1. The conservation area shall either: i.) include the ~~an~~ area containing the critical
 192 protection zone of the protected tree as it existed at the time of development; or
 193 ii.) include the ~~an~~ area containing up to 120% of the critical protection zone of the
 194 protected tree if determined by the City’s Urban Forester to be necessary to
 195 ensure the long-term viability and health of the tree;
 - 196 2. The easement shall list the City of Tallahassee as the grantee. A subsequent
 197 release of such conservation easement requires the approval of the Environmental
 198 Management Board;
 - 199 3. The easement shall identify the reduction of intensity, based on the area of the
 200 tree’s critical protection zone and the maximum permissible height for the
 201 property’s zoning district;
 - 202 4. The easement shall prohibit new impervious surface within the critical protection
 203 zone of the tree, except for incidental, minor pervious surfaces designed for public
 204 use per the direction of an arborist’s report to protect the long term health of the
 205 tree, which report shall be reviewed and accepted by the City’s Urban Forester;
 206 and
 - 207 5. The easement shall require replacement of the preserved tree (if it dies or must be
 208 removed) with the same species or suitable substitute that has the potential to
 209 achieve mature canopy coverage equivalent to the previously preserved tree (with
 210 minimum planting size of replacement trees at least 4 inch caliper); and
 - 211 6. Unless authorized for release by the Environmental Management Board, the ~~The~~
 212 easement shall remain in place permanently and shall not be removed even if the
 213 property is subsequently re-zoned.

214

215 (8) Requirements: Receiving Site. An Urban Tree TDR Form shall be submitted with the
 216 application for a site plan review. Obtaining transfer of development rights does not
 217 satisfy concurrency or other public infrastructure requirements, which must be addressed
 218 separately by the property owner as part of a development application.

- 219
- 220 (b) Parking Ratios. The required number of parking spaces may be reduced by up to 25% in
 221 return for the preservation of a dogwood tree of 4 inches DBH or greater, or a hardwood tree
 222 or long leaf pine tree of 12 inches DBH or greater, or any other non-invasive tree of 18
 223 inches DBH or greater, provided the tree’s trunk is fully within the property boundaries.
 224 ~~Trees preserved pursuant to this option shall also meet the standards at Sec. 10-161.2(a)(5).~~

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225 ~~TLDC~~ Reduction of parking spaces shall be equal to an equivalent area of preserved critical
226 protection zones, up to 25%. Trees preserved pursuant to this option shall meet the following
227 requirements:
228

- 229 (1) Such trees will be preserved so that no new impervious surface is created within the
230 critical protection zone of the tree, except for incidental, minor pervious surfaces
231 designed for public use per the direction of an arborist's report to protect the long term
232 health of the tree, which shall be reviewed and approved by the City's Urban Forester;
233 and
- 234 (2) An area containing the critical protection zone as it existed at the time of development is
235 placed in a permanent conservation easement with the City of Tallahassee as the grantee.
236 A subsequent release of such conservation easement requires the approval of the
237 Environmental Management Board; and
- 238 (3) If the tree dies or must be removed, it must be replaced with a 4-inch caliper specimen of
239 the same species or suitable substitute that has the potential to achieve mature canopy
240 coverage equivalent to the previously preserved tree; and
- 241 (4) An arborist's report determines that the tree is healthy and will be viable with the
242 proposed development and is not dead, dying, dangerous, a nuisance, non-native, or
243 invasive. The arborist shall also create a management plan for the long-term health of the
244 tree which shall be recorded with the conservation easement. Failure to adhere to the
245 arborist's management plan shall be a violation of this Code. The City's Urban Forester
246 shall review and approve the arborist's report and management plan; and
- 247 (5) The parcel is not adjacent or across the street from Protected Residential. The term
248 "Protected Residential" means any property developed with a single family residence,
249 duplex, or triplex to a density of less than or equal to 8 units per acre, and any vacant
250 property that is zoned either RP-1, RP-2, RP-MH, RP-R, RP-UF, R-1, R-2, R-3, R-5, UF,
251 LP, MH, or RA.

252
253 (e) Building Height. This section does not apply to that area highlighted by Figure 1. The intent
254 of this section is to allow for potential increases to density or intensity to encourage tree
255 preservation. The number of allowable additional stories, up to a maximum of two, shall be
256 calculated by multiplying the square footage of the critical protection zone of trees that will
257 be preserved by the maximum building height allowed by the zoning district. Eligible trees
258 include dogwood trees of 4 inches DBH or greater, or hardwood trees or long leaf pine trees
259 of 12 inches DBH or greater, or any other non-invasive tree of 18 inches DBH or greater,
260 provided the tree's trunk is fully within the property boundaries. A tree is eligible if any
261 portion of its critical protection zone is located in a parcel's buildable footprint (as defined by
262 setbacks). Such trees shall be located within the buildable area of the site that remains after
263 all development standards are met. If the resulting eligible square footage divided by the
264 proposed building footprint is greater than or equal to 0.5 but less than 1.5, then 1 additional
265 floor is allowed. If that ratio is greater than 1.5, then two additional floors are allowed.
266 ~~Trees preserved must also meet all conditions listed at Sec. 10-161.2(a)(5), TLDC.~~

267
268 Figure 2 provides an example of how this option would be implemented. The area within the
269 red dashed line is the buildable portion of the lot that remains after all development standards

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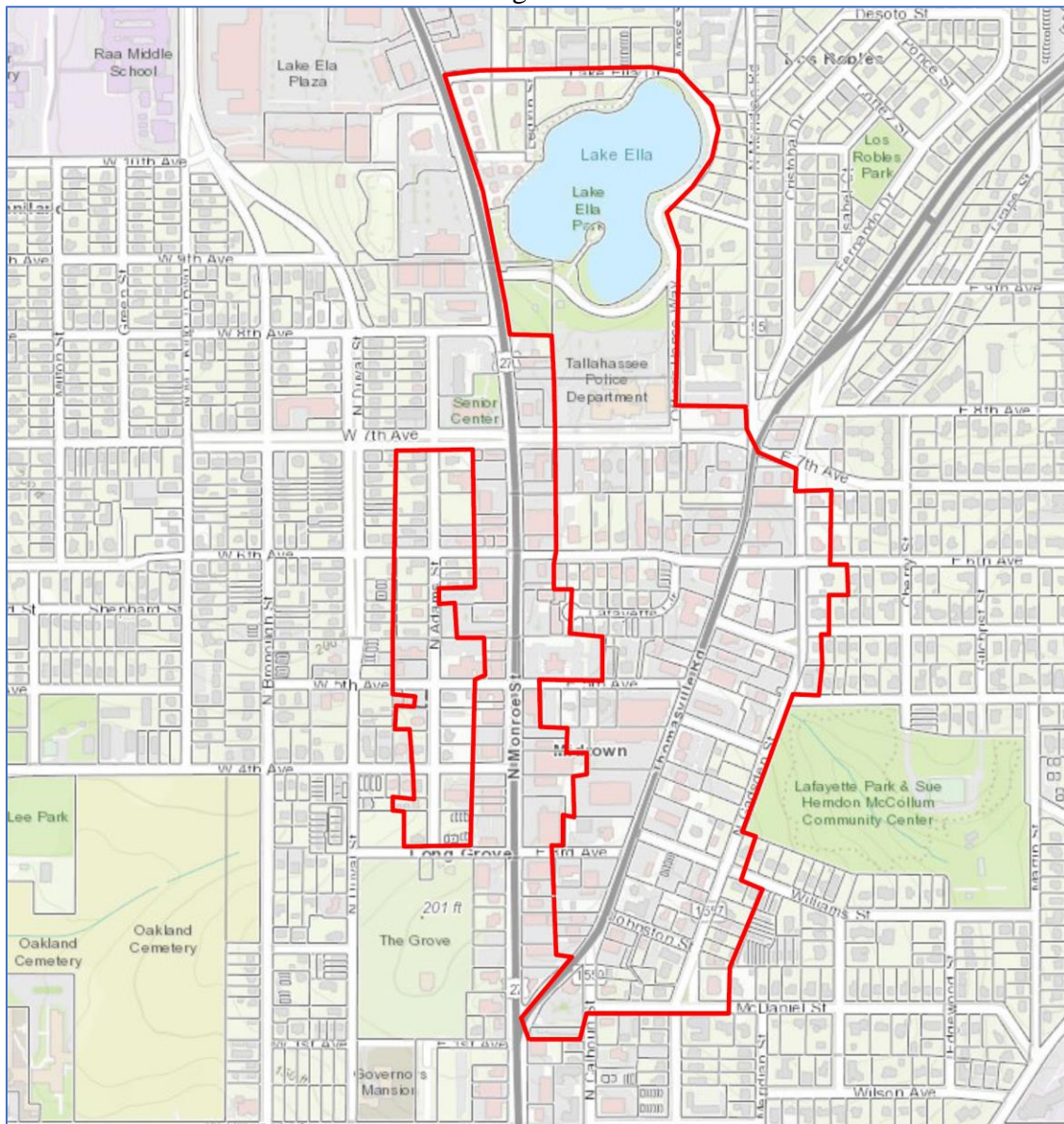
270 are met. The proposed building footprint in Figure 2 totals 25,000 square feet. Because tree
271 numbers 1, 2, and 3 are within that buildable area, they count as eligible square footage if
272 they are protected. Tree number 4 would be removed, and tree numbers 5, 6, and 7 are
273 outside the buildable area. The combined critical protection zones of tree numbers 1, 2, and
274 3 is 5,000 square feet. The zoning at this site allows 4 stories. Therefore, the critical
275 protection zone area multiplied by the allowable height results in 20,000 eligible square feet.
276 Finally, 20,000 eligible square feet divided by 25,000 square feet from the building footprint
277 equals 0.8, so one additional floor would be allowed.

278
279 **Trees preserved pursuant to this option shall meet the following requirements:**

- 280
- 281 (1) Such trees will be preserved so that no new impervious surface is created within the
282 critical protection zone of the tree, except for incidental, minor pervious surfaces
283 designed for public use per the direction of an arborist's report to protect the long term
284 health of the tree, which shall be reviewed and approved by the City's Urban Forester;
285 and
 - 286 (2) An area containing the critical protection zone as it existed at the time of development is
287 placed in a permanent conservation easement with the City of Tallahassee as the grantee.
288 A subsequent release of such conservation easement requires the approval of the
289 Environmental Management Board; and
 - 290 (3) If the tree dies or must be removed, it must be replaced with a 4-inch caliper specimen of
291 the same species or suitable substitute that has the potential to achieve mature canopy
292 coverage equivalent to the previously preserved tree; and
 - 293 (4) An arborist's report determines that the tree is healthy and will be viable with the
294 proposed development and is not dead, dying, dangerous, a nuisance, non-native, or
295 invasive. The arborist shall also create a management plan for the long-term health of the
296 tree which shall be recorded with the conservation easement. Failure to adhere to the
297 arborist's management plan shall be a violation of this Code. The City's Urban Forester
298 shall review and approve the arborist's report and management plan; and
 - 299 (5) The parcel is not adjacent or across the street from Protected Residential. The term
300 "Protected Residential" means any property developed with a single family residence,
301 duplex, or triplex to a density of less than or equal to 8 units per acre, and any vacant
302 property that is zoned either RP-1, RP-2, RP-MH, RP-R, RP-UF, R-1, R-2, R-3, R-5, UF,
303 LP, MH, or RA.

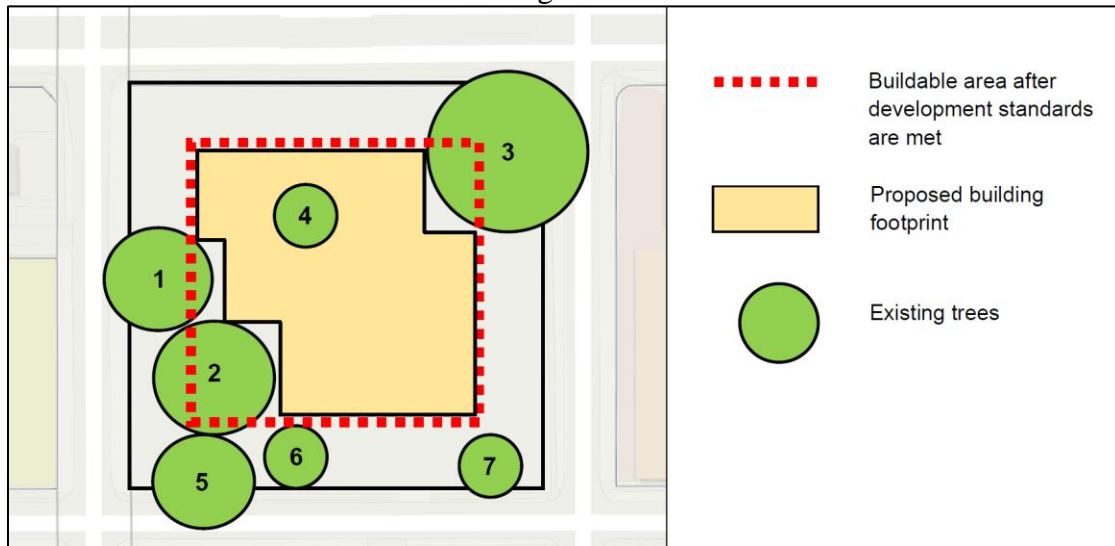
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Figure 1



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Figure 2



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Section 4. Section ~~10-431 10-161.2~~ of the Tallahassee Land Development Code is hereby created to read as follows:

Sec. ~~10-431 10-161.2~~. – Modified Development Standards for Special Circumstances.

The figures provided in this section are intended to serve as illustrative examples. In the event of a conflict between a figure and the text, the text controls.

(a) Modified Standards to Encourage Tree Preservation

(1) Sidewalks

The intent of this section is to prioritize the preservation of existing trees over sidewalk width. For the purposes of this section, a protected tree is a dogwood tree of 4 inches DBH or greater, or a hardwood tree or long leaf pine tree of 12 inches DBH or greater, or any other non-invasive tree of 18 inches DBH or greater.

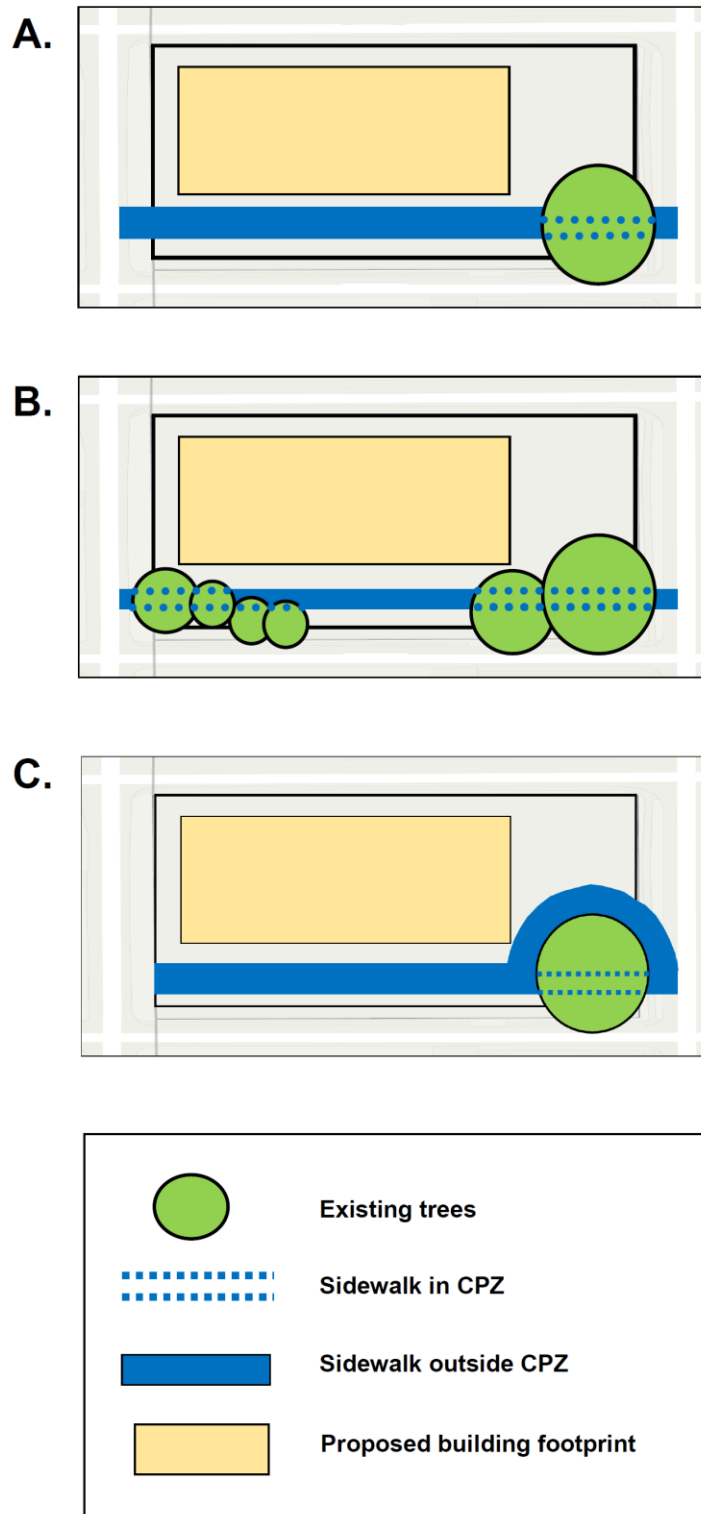
a. Existing sidewalk with protected trees on less than 50% of frontage – If the width of the critical protection zone of all protected trees along a frontage is less than 50% of the linear distance of that frontage, then the existing sidewalk width fulfills the sidewalk requirement within the critical protection zone of the protected trees (see Figure 3, scenario A). However, if the City Engineer determines that the existing sidewalk within the critical protection zone is unsafe or damaged, it shall be replaced with a flexible, permeable surface (such as flexi-pave). If a flexible, permeable material (such as flexi-pave) is not feasible due to site conditions, a sidewalk constructed of impervious materials may be sited within the critical protection zone, if a mitigation plan written by a certified arborist demonstrates that impacts to the tree can be adequately addressed with arboricultural techniques, and if that mitigation plan

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334 is accepted by the City's Urban Forester. The sidewalk width outside of the critical
335 protection zones must meet the Zoning Code's width standard.
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337 b. Existing sidewalk with protected trees on more than 50% of frontage – If the
338 combined width of the critical protection zone of all protected trees along a frontage
339 is equal to or greater than 50% of the linear distance of that frontage, then the existing
340 sidewalk width fulfills the sidewalk requirement for the entire frontage (see Figure 3,
341 scenario B). However, if the City Engineer determines that the existing sidewalk
342 within the critical protection zone is unsafe or damaged, it shall be replaced with a
343 flexible, permeable surface (such as flexi-pave). ~~If a flexible, permeable material~~
344 (such as flexi-pave) is not feasible due to site conditions, a sidewalk constructed of
345 impervious materials may be sited within the critical protection zone, if a mitigation
346 plan written by a certified arborist demonstrates that impacts to the tree can be
347 adequately addressed with arboricultural techniques, and if that mitigation plan is
348 accepted by the City's Urban Forester.
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350 c. Sites with no existing sidewalks but with trees in the intended sidewalk path – If the
351 site of a proposed project currently has no sidewalks but does have a protected tree in
352 the intended sidewalk path, then the new sidewalk shall be provided consistent with
353 the following ranked priorities as determined by the City Engineer or their designee:
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355 1. A 5-foot wide off grade sidewalk is allowed within the critical protection zone, or
356 2. The sidewalk ~~may shall~~ be detoured around the protected critical protection zone
357 (see Figure 3, scenario C), or
358 3. A sidewalk may be sited within the critical protection zone if it is constructed of a
359 flexible, permeable material (such as flexi-pave), if a mitigation plan written by a
360 certified arborist determines that impacts to the trees can be addressed, and if that
361 mitigation plan is accepted by the City's Urban Forester, or
362 4. ~~If the City Engineer or their designee determines that a~~ If a flexible, permeable
363 material (such as flexi-pave) is not feasible due to site conditions, a sidewalk
364 constructed of impervious materials may be sited within the critical protection
365 zone, if a mitigation plan written by a certified arborist demonstrates that impacts
366 to the tree can be adequately addressed with arboricultural techniques, and if that
367 mitigation plan is accepted by the City's Urban Forester.
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Figure 3



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370 (2) Setbacks

371 A setback may be increased or reduced to the degree necessary to avoid a tree's critical
372 protection zone, **provided the remaining setbacks can be maintained.** Eligible trees
373 include dogwood trees of 4 inches DBH or greater, or hardwood trees or long leaf pine
374 trees of 12 inches DBH or greater, or any other non-invasive tree of 18 inches DBH or
375 greater. Such trees shall be located within the buildable envelope of a site (after all
376 development standards are met). In order to utilize an adjusted setback, all of the
377 conditions listed ~~below at Sec. 10-161.2(a)(5), TLDG~~ must be met. The property in
378 **Figure 4 the example below** has a minimum and maximum allowable setback. If the
379 building had been sited within that range, the tree's critical protection zone would have
380 been adversely impacted, and the tree would have been removed. In this case, the
381 building was located with a larger front yard setback, thereby saving the tree.

382
383 (3) **Conditions for Tree Preservation**

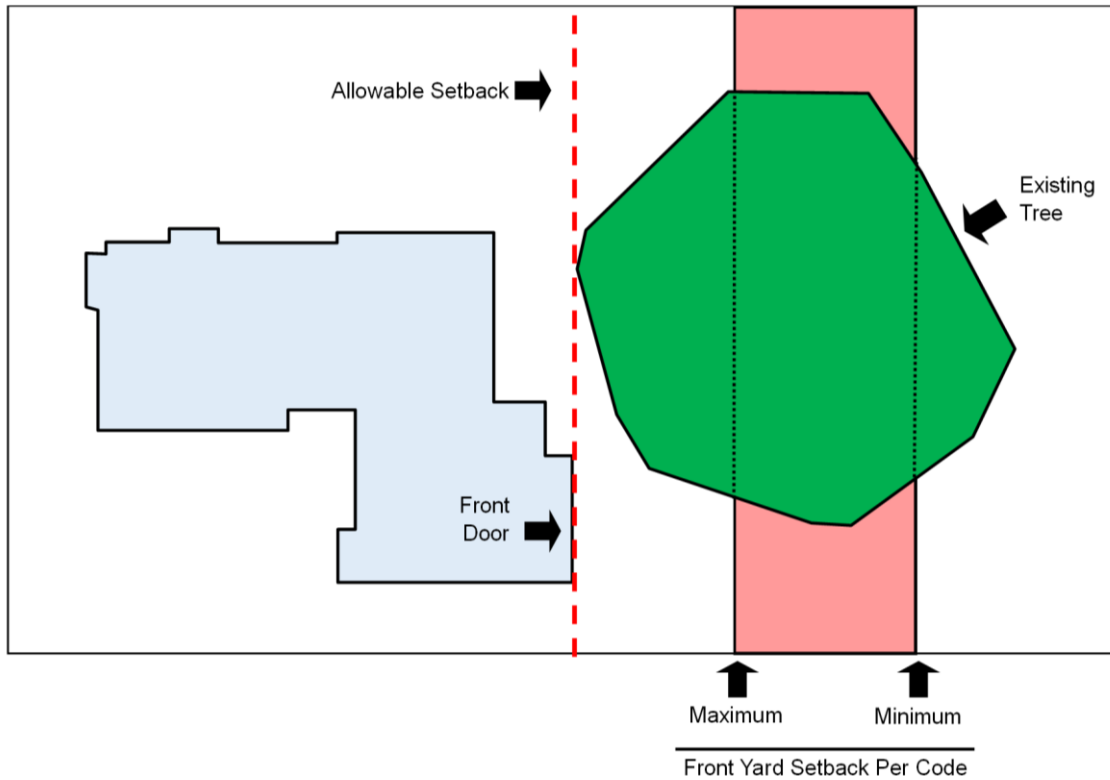
384 ~~The following conditions apply to Sec. 10-161.2(a)(1) through (a)(4):~~

385
386 **Trees preserved pursuant to this option shall meet the following requirements:**

- 387
- 388 (1) Such trees will be preserved so that no new impervious surface is created within the
389 critical protection zone of the tree, except for incidental, minor pervious surfaces
390 designed for public use per the direction of an arborist's report to protect the long
391 term health of the tree, which shall be reviewed and approved by the City's Urban
392 Forester; and
 - 393 (2) An area containing the critical protection zone as it existed at the time of development
394 is placed in a permanent conservation easement with the City of Tallahassee as the
395 grantee. A subsequent release of such conservation easement requires the approval of
396 the Environmental Management Board; and
 - 397 (3) If the tree dies or must be removed, it must be replaced with a 4-inch caliper
398 specimen of the same species or suitable substitute that has the potential to achieve
399 mature canopy coverage equivalent to the previously preserved tree; and
 - 400 (4) An arborist's report determines that the tree is healthy and will be viable with the
401 proposed development and is not dead, dying, dangerous, a nuisance, non-native, or
402 invasive. The arborist shall also create a management plan for the long-term health of
403 the tree which shall be recorded with the conservation easement. Failure to adhere to
404 the arborist's management plan shall be a violation of this Code. The City's Urban
405 Forester shall review and approve the arborist's report and management plan; and
 - 406 (5) The parcel is not adjacent or across the street from Protected Residential. The term
407 "Protected Residential" means any property developed with a single family residence,
408 duplex, or triplex to a density of less than or equal to 8 units per acre, and any vacant
409 property that is zoned either RP-1, RP-2, RP-MH, RP-R, RP-UF, R-1, R-2, R-3, R-5,
410 UF, LP, MH, or RA.
- 411

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Figure 4



412

413 (b) Setbacks - Topography

414 Sec. 5-87, TLDC, defines “significant grade” as a 10% to 20% slope. If the natural grade at
415 any setback is greater than or equal to 10%, the setback may shift to a point on the property
416 further away from the front, side corner, or side property lines at which the natural grade is
417 less than 10%, provided all other development standards are met. See Figure 7.

418

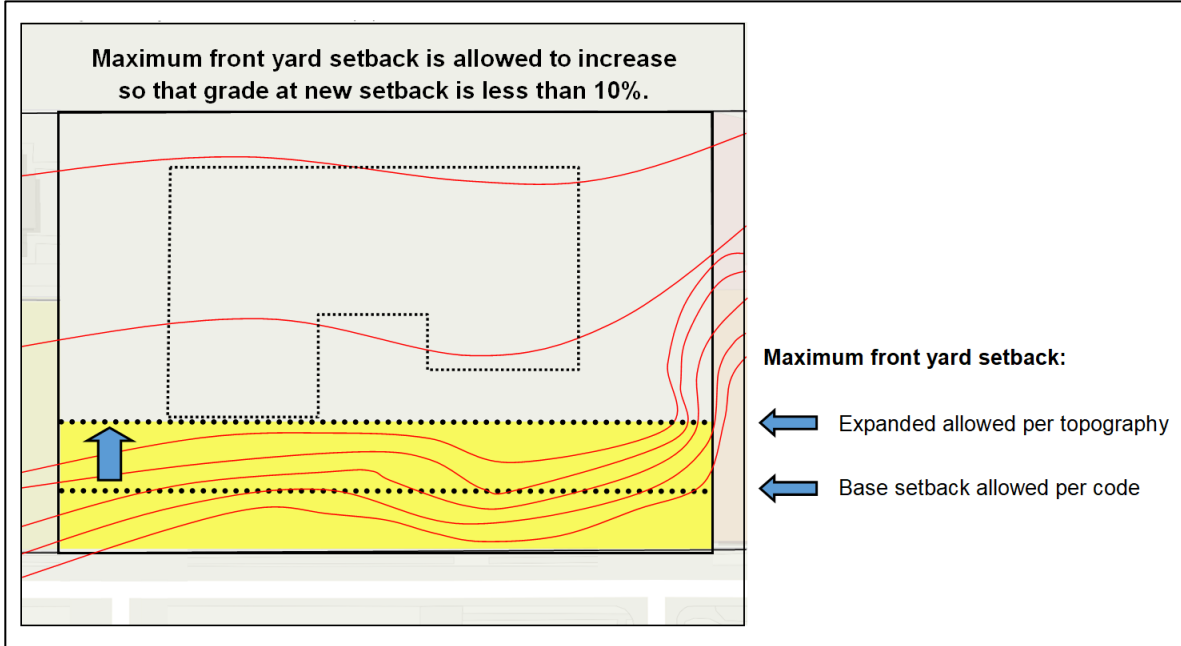
419 (c) Setbacks – Stormwater Management Facility

420 If the siting of a stormwater management facility or a flood plain management feature at the
421 front of a parcel causes a setback to not be met, then that setback may be changed to
422 accommodate the stormwater facility or flood plain management feature, and any required
423 maintenance area. If fencing is required, it may not be chain link. If fencing is not required,
424 then some form of hardscape improvement must be provided, such as a paved walking path,
425 seating, or gazebo. Landscaping of the stormwater facility is required at a planting density of
426 2.4 canopy trees per 100 feet, .8 understory trees per 100 feet, and 8 shrubs per 100 feet. The
427 property in ~~Figure 8 the example~~ below has an elevation change of 26 feet from north to
428 south. The maximum front yard setback per the Zoning Code is 20 feet. However, the actual
429 front yard setback was 80 feet due to the need to place the stormwater facility at the front of
430 the site.

431

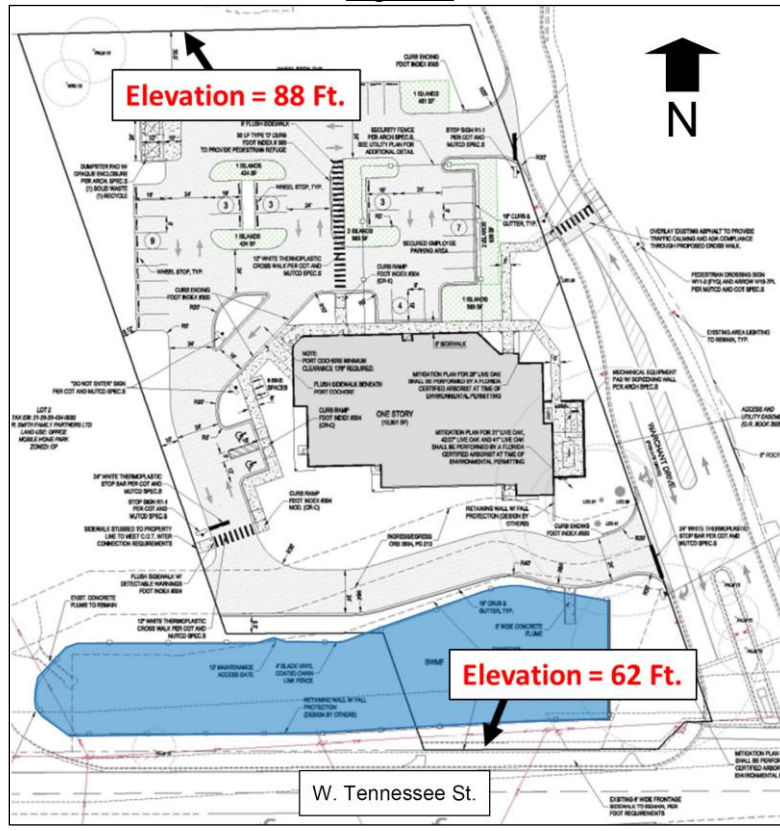
CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

Figure 7



432

Figure 8

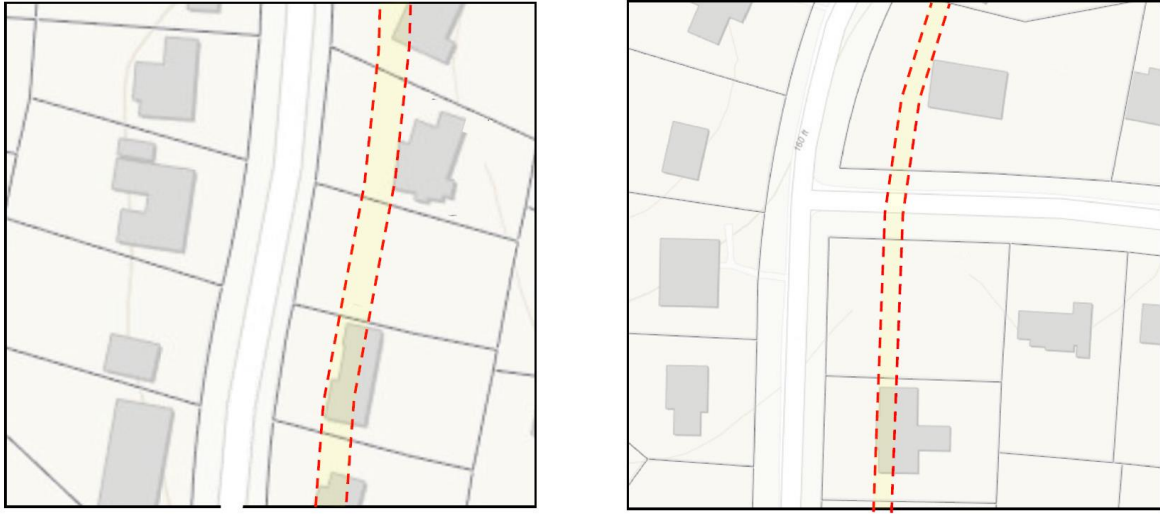


433

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434 (d) Setbacks – Infill
435 An infill residential lot is one which is vacant, but which is adjacent to existing residences.
436 Front yard setbacks for infill residential lots shall be within a range established by the front
437 yard setbacks at immediately adjacent lots. (For corner lots, one of the adjacent lots would
438 be across the street.) The applicant’s site plan shall show the location of both the proposed
439 structure and the immediately adjacent structures, as confirmed by field inspection, aerial
440 photography, historic building permit records, or similar resources. This principle is
441 illustrated in Figure 9.
442

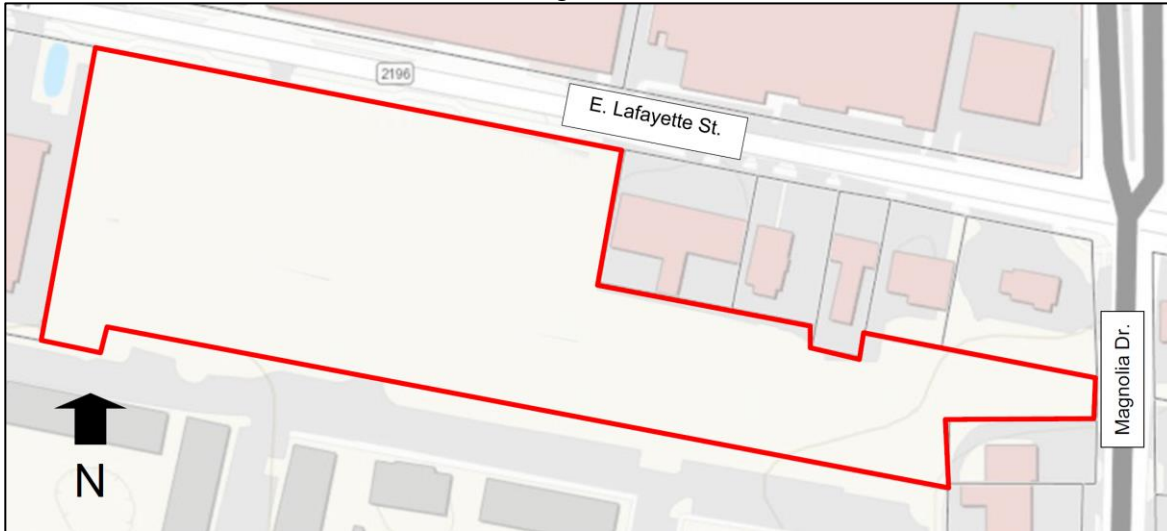
Figure 9



443
444 (e) Setbacks – Unusual Shape
445 This section shall not apply to zoning districts that allow a maximum gross density of eight
446 dwelling units per acre or less. If one or more setbacks cannot be met due to a parcel’s
447 unusual shape, then an alternate setback may be used to accommodate a pattern of
448 development comparable to other parcels in the same zoning district. The Land Use
449 Administrator shall determine whether a parcel has an unusual shape, as determined by the
450 ratio of its width to its depth, by the number of sides, by whether it is rectangular or non-
451 rectangular, and similar factors. This principle is illustrated in Figure 10. In the example
452 below, the parcel has an extremely narrow frontage on Magnolia Drive, and the setbacks on
453 that frontage cannot be met. The far eastern portion of the parcel is too narrow to develop.
454

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Figure 10



455

456 (f) Setbacks – Generators

457 Sec. 10-411(b)(3) requires generators to be located at least 10 feet from any property line or
458 200 feet from any property line adjoining a low-density residential zoning district. If an
459 existing medical facility, a retirement home, an assisted living facility, a gas station, or a
460 grocery store, does not have sufficient space to site a generator as defined by Sec. 10-
461 411(b)(3), then the setback for the generator may be reduced to 100 feet for such uses,
462 provided the following criteria are met: 1.) The generator is enclosed on all sides by a
463 masonry wall with an opaque gate which is either 6 feet tall or equal to the mounted height of
464 the generator (whichever is higher), with the gate facing away from the low density
465 residential uses; 2.) The masonry enclosure is surrounded by a minimum 4-foot wide
466 landscape strip, with at least one understory tree per side and a minimum total of one
467 understory tree for each 10 linear feet measured around the perimeter of the enclosure; and
468 3.) The generator is used only during emergencies and for periodic testing consistent with the
469 manufacturer’s recommendation.

470

471 (g) Accessory Uses – In Front Yard

472 If a lot’s configuration is such that the front yard (as defined by the Tallahassee Land
473 Development Code) functions as a side or rear yard based on the lot configuration and
474 building orientation relative to the public right of way, then an accessory structure may be
475 located in the front yard. In the example below, the relationship of this residential lot to the
476 street is such that the front yard as defined by the Zoning Code actually functions as a side
477 yard. Accordingly, an accessory shed was allowed in the front yard (as it is defined by the
478 Zoning Code), but which functions in Figure 11 as a side yard based on the building’s
479 orientation relative to the public right of way.

480

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Figure 11



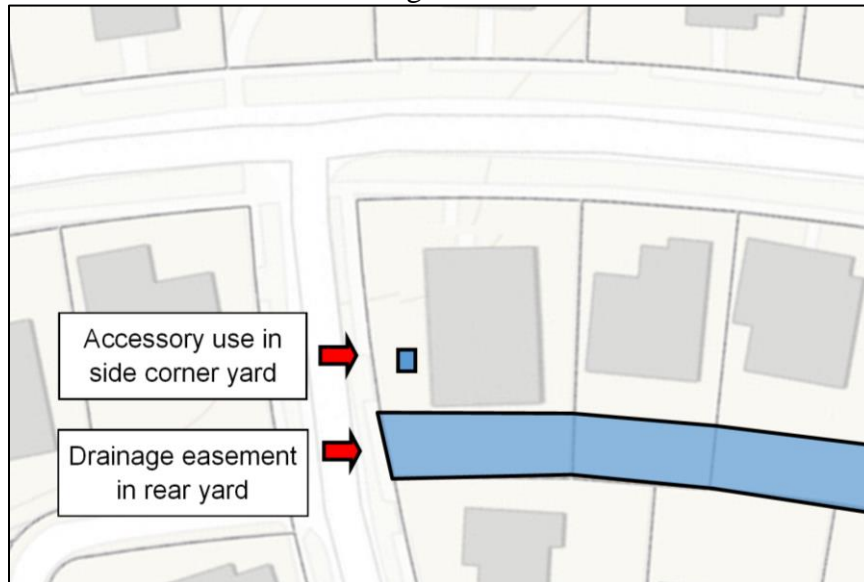
481

482 (g) Accessory Uses – Side Corner Yard

483 If an easement for a public utility is located in a rear yard, if that easement prohibits
 484 construction within its boundaries, and if the presence of the easement makes it not possible
 485 to site an accessory building in the rear yard, such accessory building may be located in the
 486 side corner yard but is limited to no more than 100 square feet. As depicted in Figure 12, a
 487 public utility easement occupies the entire rear yard.

488

Figure 12



489

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490 (h) Topography and Height

491 A building's maximum height shall be measured from its highest elevation if the finished
492 floor elevation of more than 30% of the building's footprint does not match the natural grade
493 of the site. The result of this standard is that the roofline of both sides of the building will be
494 at the same height.

495
496 Section 5. Chapter 10, Article IV, Division 4 of the Tallahassee Land Development Code
497 (the Multi-Modal Transportation District) is hereby amended to read as follows:

498
499 Sec. 10-280.2(c) – Applicability.

500 (c) Notwithstanding the provisions of Chapter 1, Section 1-2, Definitions and Rules of
501 Construction, the provisions of this Division shall take precedence over those of
502 development regulations found in Chapters 9 and 10 of the land development code,
503 regardless of whether more or less restrictive, except the local health and safety codes. In
504 the event the MMTD does not provide a standard, then the applicable general standard
505 shall take precedence. Despite the foregoing, Sections 7-72 (relating to signs on local
506 roads), 10-161.1 (relating to tree preservation incentives), 10-161.2 (relating to modified
507 development standards for special circumstances), 10-177(g) (relating to buffer zones),
508 10-411(b)(3) (relating to accessory structures), 10-412(6) (relating to drive-thru
509 facilities), 10-427(c)(3) (relating to site lighting standards), ~~and~~ 10-429 (relating to Dense
510 Residential uses next to properties which are Protected Residential), 10-430 (relating to
511 tree preservation incentives), and 10-431 (relating to modified development standards for
512 special circumstances) will also apply in the MMTD.

513
514 ~~Sec. 10-280.2(h) – Applicability.~~

515 ~~(h) Notwithstanding any other provision of the Multi-Modal Transportation District, an~~
516 ~~applicant may utilize the flexibility permitted by Sec. 10-161.1 and Sec. 10-161.2, TLDC.~~

517
518 Sec. 10-281(f)(1)

519 (1) Parking lots shall be masked from the public right-of-way by a liner building or
520 streetscreen. The streetscreen shall include vegetative or structural elements, such as
521 shade trees, shrubs or groundcover, knee walls, decorative fencing, or the preserved walls
522 of former buildings consistent with Section 5-85, and shall include one tree (min. 2-3
523 inch caliper shade tree), not to conflict with overhead utilities or sight distance triangle,
524 for each 20 linear feet of parking lot, loading area, or drive aisles along the frontage.
525 Along the public right-of-way, the streetscreen shall maintain a minimum of 50 percent
526 transparency, thereby preserving natural surveillance. ~~Shrubs or groundcover~~ shall be
527 spaced between 3 and 6 feet on center. Consistent with Sec. 5-12, groundcover shall be
528 installed to form a continuous cover over the ground.

529
530 Sec. 10-282.3(c)(1-4)

531 (1) Retail and office building walls along sidewalks shall have non-reflective, transparent
532 areas covering at least seventy-five 75 percent of the first floor facade surface area at
533 pedestrian eye level (between three feet and eight feet above finished floor elevation
534 grade). For each linear foot of finished floor elevation more than three feet above grade,

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535 one or more of the following shall be provided adjacent to the face of the building where
536 the grade and the finished floor are not the same:

- 537
- 538 (a) A three foot wide planting strip with shrubs, tall grasses, and similar plantings to
539 cover at least 75% of the vertical distance between grade and finished floor at
540 maturity.
- 541 (b) Publicly accessible space equal to at least 500 square feet and a minimum depth of 12
542 feet, such as hardscaped outdoor seating, courtyards, or gardens accessible to the
543 public.
- 544 (c) Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
545 feet along the building frontage, which shall not conflict with the sidewalk clear zone
546 requirement. Raised planters shall be permanently installed on the ground, shall be
547 integrated into the overall design, and shall be constructed from terra cotta, steel,
548 concrete, brick, tile, or other acceptable commercial grade hardscape material.
549 Raised planters shall not be constructed of material subject to substantial degradation
550 over time, such as wood or pre-fabricated residential grade materials.
- 551 (d) Facade articulation so that no street-facing facade shall exceed 35 feet in length
552 without at least a minimum 2 foot change in the depth of the wall plane.

553

554 All glazing shall be of a type that permits view of human activities and spaces within.
555 Enclosed security areas, if any, shall be of the mesh type that pedestrians can see through
556 and shall be located behind storefront displays. The area of operable entrance doors and
557 each facade shall be calculated separately.

558

559 (2) The above non-residential and mixed use transparency standards may be reduced to 45%
560 per frontage if one of the following features is added for each 10% reduction in
561 transparency:

- 562
- 563 (a) Publicly accessible space equal to at least 500 square feet with a minimum depth of
564 12 feet such as hardscaped outdoor seating, courtyards, or gardens accessible to the
565 public. If 1,000 square feet or 1,500 square feet of publicly accessible space is
566 provided, then transparency standards may be reduced by up to 20% or 30%,
567 respectively.
- 568 (b) Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
569 feet along the building frontage, which shall not conflict with the sidewalk clear zone
570 requirement. Raised planters shall be permanently installed on the ground, shall be
571 integrated into the overall design, and shall be constructed from terra cotta, steel,
572 concrete, brick, tile, or other acceptable commercial grade hardscape material.
573 Raised planters shall not be constructed of material subject to substantial degradation
574 over time, such as wood or pre-fabricated residential grade materials.
- 575 (c) Sidewalk coverings, (awnings, canopies, arcades, colonnades, or verandahs) for at
576 least 50% ~~75%~~ of the length of the building frontage and 50% ~~75%~~ of the width of
577 the sidewalk.
- 578

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579 ~~(3)~~ Facades with an emphasis on vertical proportions shall be employed to break up
580 continuous building frontages and maintain compatibility with the scale of the historical
581 building pattern of the adjacent buildings. Facade modules shall be no less than twenty
582 (20) feet and no more than thirty-five (35) feet in width.

583
584 ~~(4)~~ Articulation of building facades should establish a rhythm of vertical modules unified by
585 a complementary rhythm of upper floor windows. Upper floor windows of adjacent
586 buildings need not be identical in design or spacing.

587

588 **Sec. 10-283.3(a)(2)**

589 (2) Street trees shall be provided along all public road right-of-way in accordance with the
590 requirements of Section 10-285, Tables 3, 4, 10A, 10B and 12. As permitted by site
591 conditions, the maximum number of trees shall be planted at the highest feasible planting
592 priority, with the balance planted at the next feasible planting priority. Trees shall be
593 located with the priority listed below. If trees are planted in the alternate locations
594 identified by the second through the fifth priority, then a 2-foot wide green space planted
595 with groundcover shall also be required between the sidewalk and the curb.

596

597 a. First priority. Trees shall be planted between the back of the curb and the sidewalk.

598 Trees placed within the right-of-way may be subject to maintenance agreements as
599 determined by the Underground Utilities and Public Infrastructure Department.

600 b. Second priority. Trees shall be planted between the sidewalk and façade (in the first
601 layer). To locate trees based on the second priority for placement, the applicant must
602 demonstrate that there are site constraints related to right-of-way, utilities,
603 topography, site distance triangle, soil conditions, or similar design issues.

604 c. Third priority. Trees shall be planted elsewhere on the project site. To ensure the
605 long term viability of such trees, an alternate on-site location must be approved in
606 advance. To locate trees based on the third priority for placement, the applicant must
607 demonstrate that there are site constraints related to right-of-way, utilities,
608 topography, site distance triangle, soil conditions, or similar design issues.

609 d. Fourth priority. Trees shall be planted at an off-site location. To ensure the long term
610 viability of such trees, an off-site location must be approved in advance. To locate
611 trees based on the fourth priority for placement, the applicant must demonstrate that
612 there are unique site constraints which make the third priority not feasible, such as the
613 presence of conservation areas, soil conditions, topography, or drainage patterns
614 which are not supportive of tree planting.

615 e. Fifth priority. If the above priorities are not feasible, the fifth priority shall be the
616 payment of a fee in lieu equivalent to the number of debits for the trees that would
617 otherwise be required. To utilize the fifth priority, the City must conclude that there
618 are no acceptable off-site locations.

619

620 **Sec. 10-283.4(b)(1)**

621 (b) Bicycle Circulation: General to Zones T3, T4, T5 and Downtown Overlay.

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622 (1) Bicycle and pedestrian routes shall be preserved, maintained, or provided adjacent to
 623 or through sites as identified in the adopted ~~Prioritization System for Planned Multimodal~~
 624 ~~Projects list~~ Capital Region Transportation Planning Agency’s Bicycle and Pedestrian
 625 Master Plan and Greenways Master Plan.

626
 627 Sec. 10-284.1(a)(6)

628 (6) Front, side, side-corner, and rear setbacks for principal and accessory structures shall be
 629 as shown in Section 10-285, Tables 10A, 10B, and 10C. Setbacks may be adjusted by
 630 deviation with the following exceptions:

- 631
- 632 a. Properties within the Canopy Road Protection Zone having no viable alternative
 - 633 access to a road other than a canopy road shall not be subject to a deviation for the
 - 634 front setback along the canopy road.
 - 635 b. An addition of up to 10 feet to the ~~principal frontage~~ setback along any public
 - 636 roadway shall be allowed, as necessary, for public safety to accommodate existing
 - 637 utility lines or for other right-of-way constraints.
 - 638

639 The ~~front frontage~~ setbacks shall apply to ~~the all principal and double~~ frontage. Side-
 640 corner setbacks shall apply to the Secondary Frontage. Rear setbacks shall apply to the
 641 parcel boundary opposite the principal frontage.

642
 643 Sec. 10-284.1(a)(9)

644 The application of development standards to sites with multiple frontages shall be as follows:
 645

<u>Roadway Frontage</u>	<u>Setbacks</u>	<u>Other Standards</u>
<u>Principal (front)</u>	<u>See front yard setbacks at Section 10-285, Tables 10A, 10B, and 10C.</u>	<u>MMTD front yard standards (i.e. transparency, landscaping, street scaping, sidewalks, etc.)</u>
<u>Secondary (side corner)</u>	<u>Side corner setback</u>	<u>MMTD front yard standards (i.e. transparency, landscaping, streetscaping, sidewalks, etc.)</u>
<u>Rear, with single building</u>	<u>The rear setback applies to the rear frontage of a single building on a double frontage lot.</u>	<ul style="list-style-type: none"> ▪ <u>MMTD front yard standards apply for landscaping, street scaping, and sidewalks.</u> ▪ <u>MMTD transparency standards do not apply.</u> ▪ <u>Parking lots and trash containment devices may be located between the building and the rear frontage if all streetscreen requirements are met.</u>

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<u>Roadway Frontage</u>	<u>Setbacks</u>	<u>Other Standards</u>
<u>Rear, with multiple buildings</u>	<u>See front yard setbacks at Section 10-285, Tables 10A, 10B, and 10C.</u>	<u>MMTD front yard standards (i.e. transparency, landscaping, street scaping, sidewalks, etc.)</u>
<p><u>Notes:</u> <u>A full block development would have two side corner yards. The side corner yards must meet the side corner setbacks. The other front yard standards would be applicable to both side corners.</u></p>		

646
647 Sec. 10-284.2(a)(2)
648 (2) All buildings shall have at least one entrance facing the principal frontage, which shall be
649 connected to the right-of-way by a direct pedestrian connection (i.e. sidewalk) which
650 does not cross a vehicle use area. All outdoor seating areas shall also be connected to the
651 primary entrance by a direct pedestrian connection (i.e. sidewalk) which does not cross a
652 vehicle use area. The rear property line of a double frontage lot also requires a direct
653 pedestrian connection (i.e. sidewalk or marked paved surface) between the entrance and
654 the public right-of-way which may cross vehicle use areas.
655

656 Sec. 10-284.2(a)(3)
657 (3) Building heights and setbacks shall adhere to Section 10-285, Table 6, Tables 10A, 10B,
658 10C, and 10D, and Table 11 if applicable. However, the requirement for a first floor
659 commercial function with a height of 12 to 25 feet from finished floor to finished ceiling
660 does not apply to mini-storage, laundry services, funeral services, medical services, or
661 religious facilities.
662

663 Sec. 10-284.2(a)(8)
664 (8) Transparency. Except as specified in Section 10-282.3, for University Village District, all
665 building elevations adjacent to public right-of-way or required pedestrian ways (except
666 for detached single-family dwellings) shall provide transparency at eye level — between
667 three (3) and eight (8) feet above finished ~~floor elevation~~ grade — in accordance with the
668 following minimum percentages.
669
670 a. Non-Residential or Mixed-Use.
671 1. Frontage: 60%
672 2. Corner side elevations: 30%.
673 b. Residential (Single-family detached units exempt.)
674 1. Frontage: 30%
675 2. Corner side elevations: 15%.
676 c. In all structures, a minimum of 15 percent transparency shall be provided above the
677 first story of facades adjacent to the public right of way.
678 d. Reflective glass is prohibited.

679 e. Solid rear walls above the first story are prohibited when properties adjoin the Special
680 Character District.

681
682 The above non-residential and mixed use transparency standards may be reduced to 30%
683 per frontage if one of the following features is added for each 10% reduction in
684 transparency:

- 685
686 a. Publicly accessible space equal to at least 500 square feet with a minimum depth of
687 12 feet such as hardscaped outdoor seating, courtyards, or gardens accessible to the
688 public. If 1,000 square feet or 1,500 square feet of publicly accessible space is
689 provided, then transparency standards may be reduced by up to 20% or 30%,
690 respectively.
691 b. Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
692 feet along the building frontage, which shall not conflict with the sidewalk clear zone
693 requirement. Raised planters shall be permanently installed on the ground, shall be
694 integrated into the overall design, and shall be constructed from terra cotta, steel,
695 concrete, brick, tile, or other acceptable commercial grade hardscape material.
696 Raised planters shall not be constructed of material subject to substantial degradation
697 over time, such as wood or pre-fabricated residential grade materials.
698 c. Sidewalk coverings, (awnings, canopies, arcades, colonnades, or verandahs) for at
699 least 50% ~~75%~~ of the length of the building frontage and 50% ~~75%~~ of the width of
700 the sidewalk.

701
702 Sec. 10-284.2(a)(10)

- 703
704 (10) For each linear foot of finished floor elevation more than three feet above grade, one or
705 more of the following shall be provided adjacent to the face of the building where the
706 grade and the finished floor are not the same:
707
708 (a) A three foot wide planting strip with shrubs, tall grasses, and similar plantings to
709 cover at least 75% of the vertical distance between grade and finished floor at
710 maturity.
711 (b) Publicly accessible space equal to at least 500 square feet and a minimum depth of 12
712 feet, such as hardscaped outdoor seating, courtyards, or gardens accessible to the
713 public.
714 (c) Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
715 feet along the building frontage, which shall not conflict with the sidewalk clear zone
716 requirement. Raised planters shall be permanently installed on the ground, shall be
717 integrated into the overall design, and shall be constructed from terra cotta, steel,
718 concrete, brick, tile, or other acceptable commercial grade hardscape material.
719 Raised planters shall not be constructed of material subject to substantial degradation
720 over time, such as wood or pre-fabricated residential grade materials.
721 (d) Façade articulation so that no street-facing façade shall exceed 35 feet in length
722 without at least a minimum 2 foot change in the depth of the wall plane.
723

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724 Sec. 10-284.2(b-d)

725

726 (b) Specific to Zone T3.

727 (1) No portion of the private frontage shall encroach the sidewalk. Awnings, canopies,
728 arcades, colonnades, or verandahs may encroach 50% of the width of the sidewalk
729 but must clear the sidewalk vertically by at least eight (8) feet. No habitable space
730 shall be permitted above public right-of-way.

731 (2) Open porches may encroach into the first layer setback 50 percent of its depth. (Sec.
732 10-285, Table 12)

733 (3) Balconies and bay windows may encroach into the first layer 25 percent of its depth
734 except that balconies on porch roofs may encroach as does the porch.

735

736 (c) Specific to Zone T4.

737 (1) Open porches, balconies, and bay windows may encroach into the first Layer setback
738 50 percent of its depth. (Sec. 10-285, Table 12)

739 (2) Awnings, canopies, arcades, colonnades, or verandahs may encroach 50% of the
740 width of the sidewalk but must clear the sidewalk vertically by at least eight (8) feet.
741 No habitable space shall be permitted above public right-of-way.

742

743 (d) Specific to Zone T5 and Downtown Overlay.

744 (1) Awnings, canopies, arcades, and colonnades, or verandahs may encroach over 50% of
745 the width of the sidewalk ~~to within two (2) feet of the curb~~ but must clear the
746 sidewalk vertically by at least eight (8) feet. No habitable space shall be permitted
747 above public right-of-way.

748 (2) Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer
749 setback 75 percent of its depth. (Sec.10-285, Table 12)

750

751 Sec. 10-284.3(a)(3)b.

752

753 (3)b. All mechanical equipment and trash containment devices, including compactors and
754 dumpsters, shall be screened from public right of way and placed in the second (2nd) or
755 third (3rd) layer from the principal frontage and secondary (side-corner) frontage.
756 Mechanical equipment and trash containment devices may ~~can~~ be located between the
757 building and the rear (property line opposite the principal frontage) but must be screened
758 from the right-of-way to meet 100% opacity standards and must meet buffering
759 requirements if adjacent to Protected Residential uses, which includes any property
760 developed with a single family residence, duplex, or triplex to a density of less than or
761 equal to 8 units per acre, and any vacant property that is zoned either RP-1, RP-2, RP-
762 MH, RP-R, RP-UF, R-1, R-2, R-3, R-5, UF, LP, MH, or RA. Screening can be
763 vegetative or structural.

764

765 Sec. 10-284.4(a)(2)

766

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767 Outside the Central Core, parking shall be provided within the ranges listed below. Requests to
768 vary from the stated requirements, excluding the 25% potential increase for redevelopment
769 projects, must be submitted to the Parking Standards Committee, as per Sec. 10-332.
770

771 a. Downtown Overlay (except Central Core): ~~and~~ Developments shall provide parking at a
772 rate of between 100 and 50 percent of that required by Section 10-285, Table 8A.
773

774 ~~a.b.~~ Transect 5: Developments shall provide parking at a rate of between 100 and 65 percent
775 of that required by Section 10-285, Table 8A.

776 ~~b.c.~~ Transect 4: Developments in Transect 4 shall provide parking at a rate of between 100
777 and 75 percent of that required by Section 10-285, Table 8A.

778 ~~c.d.~~ Transect 3: Developments in Transect 3 shall provide parking at a rate of between 100
779 and 85 percent of that required by Section 10-285, Table 8A.

780 e. Redevelopment shall have the right to provide parking at a rate of 25 percent less or 25 percent
781 more of the required parking from Section 10-285, Table 8A if all of the parking is provided
782 within a parking structure ~~than that required in Section 10-285, Table 8A~~; for those categories
783 with parking ratio ranges, the calculations will presume reduction or increase from the number of
784 existing spaces on the site. Requests to vary from the stated requirements must be submitted to
785 the Parking Standards Committee, as per Section 10-332.
786

787 Sec. 10-284.5(a)(2)

788 (a)(2) Parking lots shall be located in the third layer (or interior/internal to the site) from the
789 principal frontage and secondary (side-corner) frontage, and shall not be located between
790 the building facade and the principal or secondary frontages ~~all public street frontage~~.
791 Parking lots may be located between the building and the rear (property line opposite the
792 principal frontage), but shall provide screening as defined by Sec. 10-281(f). See also
793 Sec. 10-285, Tables 10A, 10B, 10C, and 10D.
794

795 Sec. 10-284.5(c)(1)

796 (c)(1) *Liner Buildings*. When located along public right-of-ways or public open space, parking
797 garages shall provide at least one of the features listed below.
798

799 a. A ~~a~~ minimum of 50 percent of the ground level of parking garages shall be wrapped
800 by retail, office, or other active uses.

801 b. Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
802 feet along the entire building frontage, which shall not conflict with the sidewalk
803 clear zone requirement. Raised planters shall be permanently installed on the ground,
804 shall be integrated into the overall design, and shall be constructed from terra cotta,
805 steel, concrete, brick, tile, or other acceptable commercial grade hardscape material.
806 Raised planters shall not be constructed of material subject to substantial degradation
807 over time, such as wood or pre-fabricated residential grade materials.
808

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809 One ~~plus one~~ of the following shall also be provided in addition to the raised
810 planters:

- 812 1. Publicly accessible space equal to at least 1,000 square feet with a minimum
813 depth of 12 feet, such as hardscaped outdoor seating, courtyards, or gardens
814 accessible to the public.
- 815 2. A mural covering at least 50% of the façade facing the public right-of-way or
816 public open space, and which is not a commercial sign.
- 817 ~~3. Façade articulation so that no street-facing façade shall exceed 35 feet in length~~
818 ~~without at least a minimum 2-foot change in the depth of the wall plane.~~
- 819 4. A living green wall on at least 30% of the façade facing the public right-of-way or
820 public open space. As a condition of project approval, a maintenance plan for the
821 living green wall must be submitted to and approved by the City's landscape
822 architect. The maintenance plan must document how the plants will be irrigated,
823 trimmed, replaced as needed, and otherwise maintained in a healthy condition in
824 perpetuity.

825
826 Sec. 10-284.5(c)(3)a.

827 (3)a. Pedestrian entries shall be clearly visible and provide at least one entrance facing the
828 principal ~~direct connection to the~~ public frontages, except for underground levels, for
829 which entries and exits may be directly into a building. The entrances shall be connected
830 to the sidewalk system without crossing vehicle use areas.

831
832 Sec. 10-284.9. Multi-Building Developments on Arterial Roads

833
834 (a) Applicability

835
836 This section provides a design option which allows a project to utilize an internal road, as
837 defined by Sec. 10-284.9(c), or an internal pedestrian promenade, as defined by Sec. 10-
838 284.9(d), instead of a public right-of-way as the principle frontage.

839
840 To be eligible for this option, a project must be located in the Multi-Modal Transportation
841 District outside of the Downtown Overlay, must include at least 90,000 square feet and at
842 least six buildings, and must have frontage on an arterial roadway.

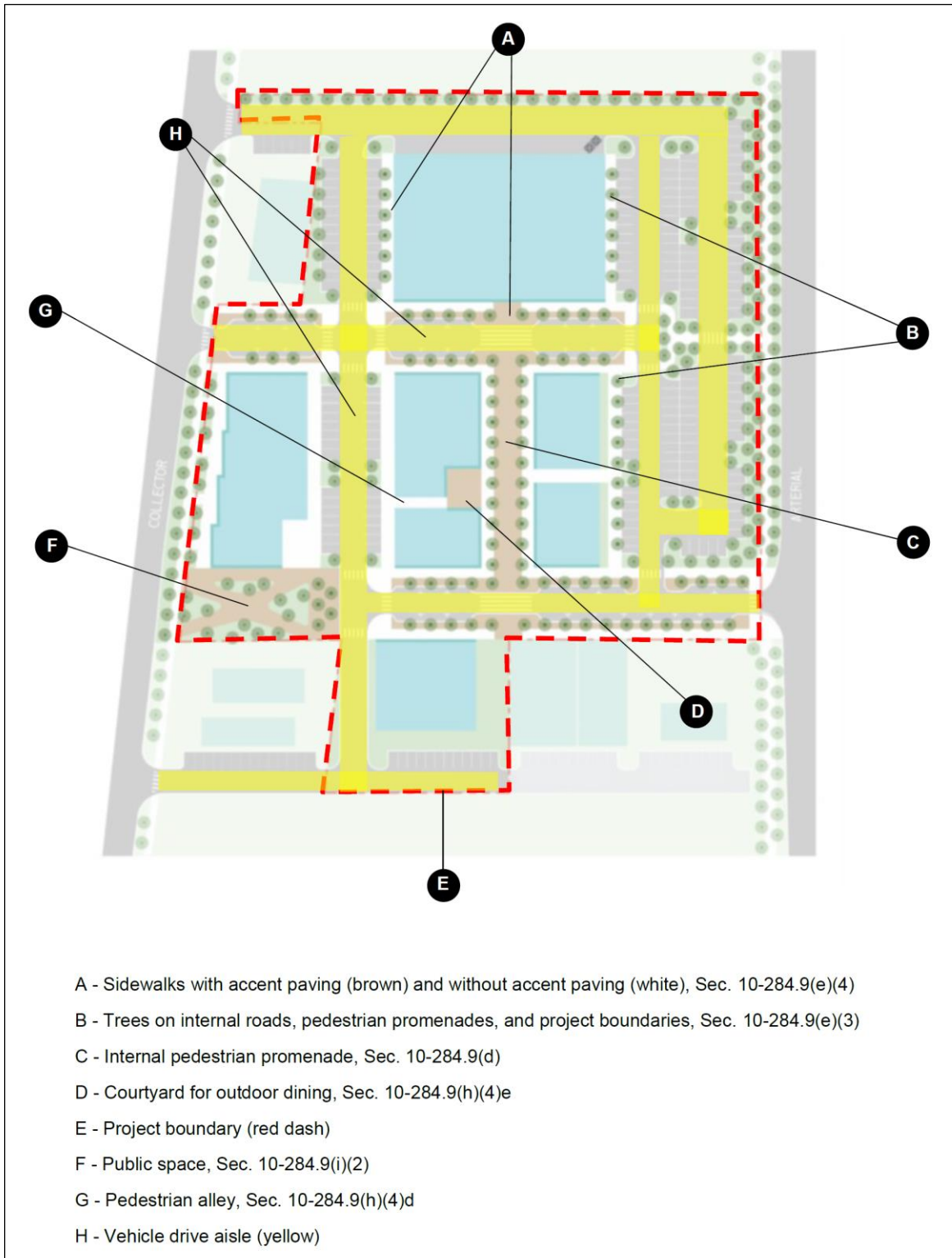
843
844 The development pattern permitted by this option allows commercial development to abut
845 either an internal road, as defined in Sec. 10-284.9(c), and/or an internal pedestrian
846 promenade, as defined in Sec. 10-284.9(d), instead of the adjacent arterial roadway.

847
848 An applicant utilizing this design option must meet all of the development standards set out
849 in this section. Except as expressly provided in this section, all other applicable MMTD
850 standards shall apply. The development pattern detailed in this section is illustrated by the
851 figure below. Each feature is referenced to the corresponding citation in this section.

852

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Illustration of Development Pattern from Sec. 10-284.9, TLDC



854 (b) Pre-Submittal

855

856 Applicants utilizing the design option provided in this section are required to apply for and
857 attend a pre-submittal review, with a 2 week staff review period. Applicants must provide
858 conceptual elevations as part of the pre-submittal review.

859

860 (c) Internal Road

861

862 (1) Street width – The distance measured between building facades may vary between 52 and
863 68 feet. The street width shall include two 10-foot drive lanes and shall also include the
864 following minimum components:

- 865 a. One 8-foot wide parallel parking lane, which extends for at least 75% of the length of
866 the internal road, on either side of the internal road.
867 b. Two 6-foot wide strips for street trees and with street furniture in between the trees,
868 located between curb and sidewalk.
869 c. Two 10-foot sidewalks adjacent to the buildings.

870

871 (2) Parking

- 872 a. Parallel parking shall be the only parking configuration allowed along the length of
873 the internal road.

874

875 (3) Traffic calming

- 876 a. Internal traffic circulation shall be designed to inhibit cut-through vehicular traffic
877 across the site. No direct vehicular route shall be permitted through the site from one
878 public right-of-way to another public right-of-way without at least one full stop and at
879 least one horizontal deflection that results in at least a 30 degree change of direction
880 to the internal road.
881 b. Provide all-way stops at each intersection of an internal road.
882 c. Provide pedestrian crossings which are spaced no further apart than at least every
883 180 feet. Mid-block crossings shall be raised and located at curb bump-outs.

884

885 (d) Internal Pedestrian Promenade

886

887 (1) A pedestrian promenade cannot be adjacent to vehicle parking and shall have buildings
888 adjacent to 75% of its distance.

889

890 (2) Each end of the pedestrian promenade shall provide connection to the site's overall
891 pedestrian network and shall not result in dead ends.

892

893 (3) The primary entrances of adjacent buildings must front on the pedestrian promenade.

894

895 (4) The pedestrian promenade counts toward the required public space referenced in Sec. 10-
896 284.9(i)(2).

897

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898 (5) The dimensions of the pedestrian promenade are a minimum length of at least 3 times the
899 width, and a minimum width of 42 feet between buildings. The 42-foot width includes
900 the sidewalk, hardscaping, landscaping, and similar pedestrian features. The minimum
901 width of the sidewalk within the promenade is 10 feet.

902
903 (6) All internal pedestrian promenades shall remain open to the public with a recorded access
904 easement which will remain in effect in perpetuity unless all adjacent buildings are
905 redeveloped.

906
907 (e) Both Internal Road and Internal Pedestrian Promenade

908
909 (1) The site plan must provide at least two intersecting pedestrian ~~sidewalks~~ corridors.

910
911 (2) Minimum total contiguous length of the internal road(s) and pedestrian promenade(s)
912 shall equal or exceed the total length of the site's longest public right-of-way frontage.
913 The length of pedestrian promenades may be double counted.

914
915 (3) Trees

916 a. Trees shall be planted on all internal roadways and pedestrian promenades consistent
917 with Sec. 10-283.3, TLDC and shall be chosen consistent with the planting standards
918 in the tree matrix maintained by the Planning Department's Urban Forester.

919 b. Project boundaries shall be landscaped consistent with Sec. 10-281(f), TLDC.

920
921 (4) Sidewalks

922 a. Provide alternate paving materials (i.e. decorative, colored, or textured brick, or
923 similar materials) on 15% of every 100 linear feet of sidewalk on each side of the
924 street or pedestrian promenade to provide aesthetic accent and/or to delineate areas
925 that may be used for other functions, like outdoor seating.

926 b. Provide sidewalk furniture at a ratio of at least 5 linear feet of seating for every 50
927 linear feet on each side of street or pedestrian promenade.

928 c. Provide 3 raised planters with a minimum size of 4 cubic feet per planter for every
929 100 linear feet of sidewalk on each side of the street or pedestrian promenade. Raised
930 planters shall be permanently installed on the ground, shall be integrated into the
931 overall design, and shall be constructed from terra cotta, steel, concrete, brick, tile, or
932 other acceptable commercial grade hardscape material. Raised planters shall not be
933 constructed of material subject to substantial degradation over time, such as wood or
934 pre-fabricated residential grade materials.

935 d. Provide bicycle parking racks dispersed throughout the project consistent with Sec.
936 10-285, Table 8C.

937 e. The sidewalk network shall be fully connected within the development and to the
938 adjacent public sidewalks.

939
940 (f) Lighting

941

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942 (1) Lighting on internal roads, pedestrian promenades, and sidewalks shall be installed in
943 between trees and shall utilize decorative fixtures, such as wrought iron and similar
944 materials.

945
946 (2) Site and building lighting shall be full cut off fixtures.

947
948 (3) Maximum lighting fixture height is 18 feet.

949
950 (g) Signage

951
952 (1) Signs facing internal road

953 a. Signage is permitted based on 0.5 square feet per 1 linear foot of frontage, with a
954 limit of 1 wall sign per frontage.

955 b. One 3 square foot sign is also permitted mounted perpendicular to the tenant space
956 with a clearance of at least 8 feet above the sidewalk and dimensions of 1 foot high
957 by 3 feet wide.

958
959 (2) Project monument signs

960 a. One monument sign per project entry totaling a maximum area of 120 square feet and
961 a maximum height of 12 feet. A maximum of 1 monument sign is allowed per
962 frontage.

963
964 (h) Buildings

965
966 (1) Prohibited uses

967 a. Auto related

968 b. Any use greater than 25,000 square feet except grocery stores

969 c. Drive thru throughs

970 d. Car wash

971 e. Public or private K-12 schools

972 f. Day cares

973 g. Laundromats

974 h. Pawn shops

975 i. Repair services

976 j. Residential units at ground level

977 k. Outdoor storage, except for outdoor display during business hours

978
979 (2) Setback between Back of Building and Street

980 a. The minimum setback from the back of the building to the public right-of-way shall
981 be 80 feet to accommodate parking, landscaping, and sidewalks.

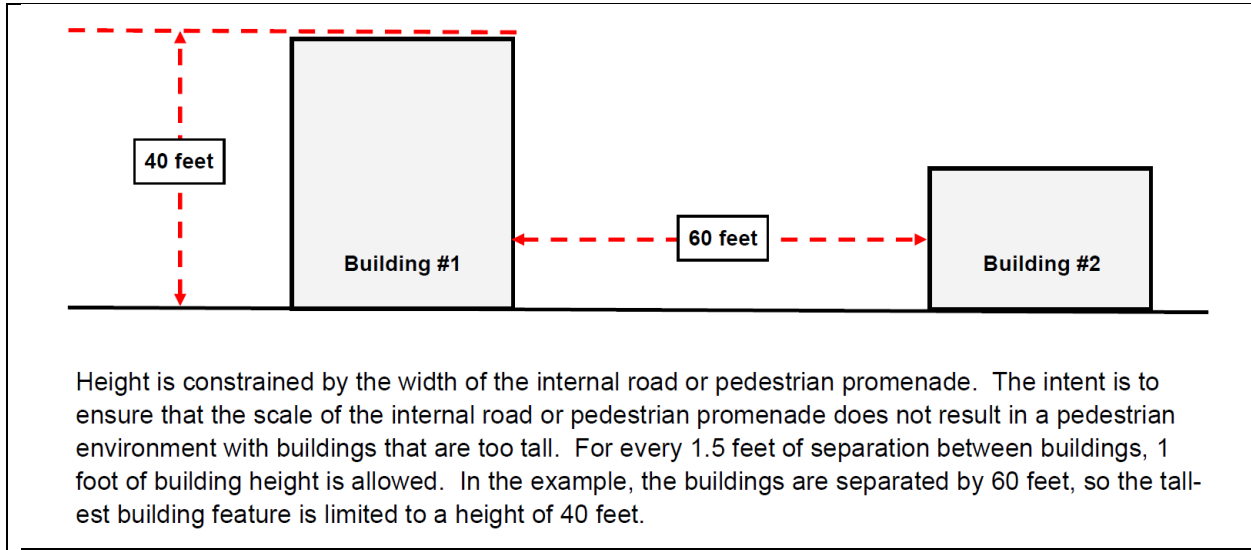
982
983 (3) Height

984 a. Buildings fronting internal roadways and pedestrian promenades shall not exceed a
985 ratio of 1.5:1 for building separation to building height as measured perpendicular to
986 the roadway or promenade, as illustrated in the figure below.

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b. To ensure a diversity of building heights, 50% of the frontage along internal roadways and pedestrian promenades is limited to buildings with no more than 2 stories.



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(4) Design

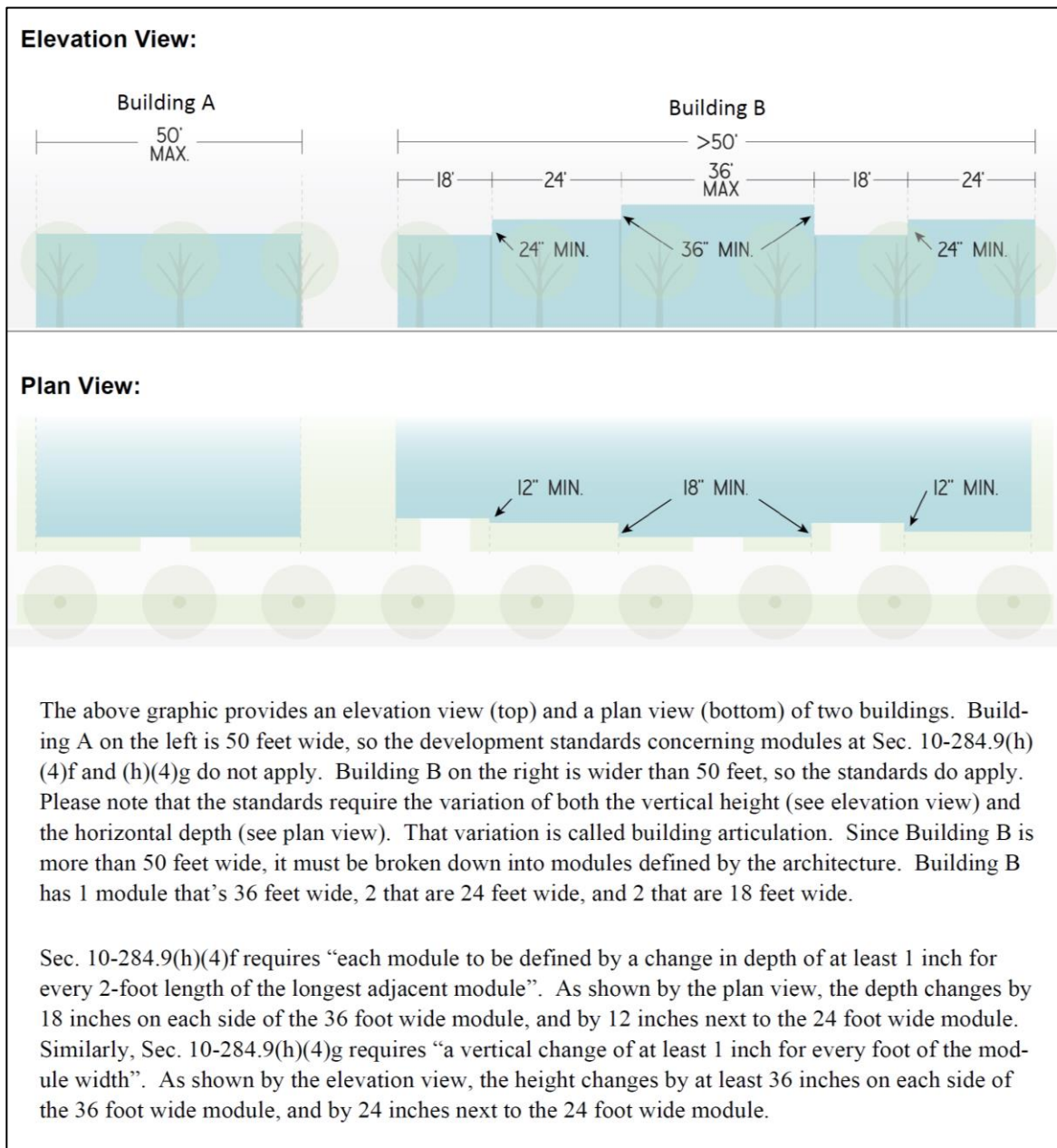
- a. A minimum of 2 materials, one of which must be a natural or natural-looking material that adds texture, pattern, and color, such as wood, brick, stone, ceramic, or unpainted metal, and 3 colors shall be utilized and applied to all exterior walls in a consistent manner.
- b. The use of functional and decorative weather protection features, such as colonnades, arcades, and canopies, shall be utilized along at least 50% ~~75%~~ of the building's frontage and at least 50% ~~75%~~ of the sidewalk's depth.
- c. Continuous building facades, except for grocery stores, shall not exceed 180 feet of frontage on the street or pedestrian promenade.
- d. A pedestrian alley that connects the internal street or pedestrian promenade to the parking fields must be provided between buildings no more than ~~at least every~~ 180 feet apart. Such pedestrian alleys must be a minimum of 8 feet wide and 12 feet high (if enclosed by a second story above it).
- e. Buildings shall be placed at the back of sidewalk to maintain the street wall. However, to allow for courtyards, outdoor dining, and similar spaces that activate the public realm, buildings may setback up to 25 feet from back of sidewalk for a distance along the internal road or promenade of no more than 1.5 times the height of the building.
- f. Facades greater than 50 feet in length must be broken down into distinct modules defined by architectural features and massing that vary the horizontal and vertical planes. No single module shall exceed 36 feet in length. Each module shall be defined by a change in depth of at least 1 inch for every 2-foot-length of the longest adjacent module. This development standard is illustrated in the figure below.
- g. Rooflines greater than 50 feet in length shall be articulated with changes in roof forms consistent with the building's modulation as expressed in Sec. 10-284.9(h)(4)f.

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Changes in height, cornice detailing, roof angle, or other architectural feature must provide a vertical change of at least 1 inch for every foot of the module width. This development standard is illustrated in the figure below.

- h. Articulation shall also be expressed through at least 2 of the following features: window casings, eaves, cornices, lighting fixtures, railings, foundation walls, shutters, downspouts, facias, gables, textural materials, gutters, or similar features that provide variety and distinction between buildings within the development.
- i. Screen equipment and solid waste collection from public view at the **internal** street or pedestrian promenade.



1027

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- 1028 (i) Open Space
1029
1030 (1) Building landscaping
1031 a. Except for breaks to access loading doors and equipment, provide a continuous 6-
1032 foot-wide landscape buffer on rear building elevations that face public roadways.
1033
1034 (2) Public space
1035 a. Provide a minimum of one public space integrated into the project which serves as a
1036 focal point for pedestrian and social activity and totals a minimum of 3% of the
1037 project's gross leaseable area. No qualifying public space shall be less than 2,500
1038 square feet.
1039 b. Include sidewalk furniture, fencing, lighting, shade structures, seating areas,
1040 decorative paving, and similar.
1041
1042 (j) Loading Zones
1043
1044 (1) All loading must occur during non-business hours, except for grocery stores which may
1045 conduct loading during business hours.
1046
1047 (2) Loading areas facing public right-of-ways shall be limited to double doors not exceeding
1048 a total width of 8 feet in width and 8 feet in height.
1049
1050 (3) Grocery stores, which exceed the 25,000 square foot limit, may be loaded at rear
1051 bays but must meet the following criteria: 1.) Be located at one end of the internal access
1052 road or pedestrian promenade; 2.) Be oriented to minimize the view of the loading bay
1053 from any public right-of-way; and 3.) Screen loading bays with a 10-foot wide Urban
1054 Buffer 2, as defined by Sec. 10-285, Table 11.
1055

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TABLE 2A. VEHICULAR LANE DIMENSIONS FOR NEW PUBLIC ROADWAYS

1. Roadways within the MMTD shall not exceed 4 travel lanes, and, where right-of-way permits, shall be formalized by planted medians.
2. Tight turning radii shall be employed to control travel speeds and improve pedestrian safety.
3. Mountable curbs shall be used to allow wider turning areas for emergency responders.
4. Roadways shall consist of travel lanes (vehicular and bicycle), parking, amenity zone (trees, lighting), and pedestrian zone (clear sidewalk).
5. Roadway sections shall include curb and gutter, unless creative stormwater solutions are proposed and approved by the City.
6. On-street parking shall be provided along all non-arterial street segments where right of way permits.

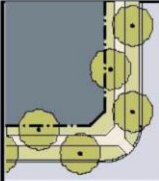
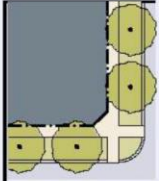
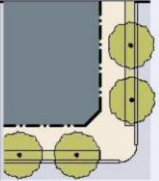
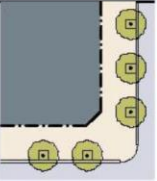
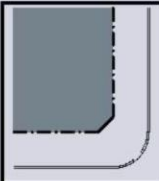
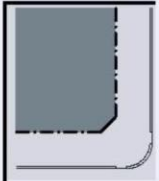
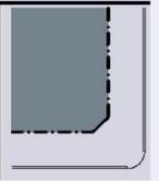

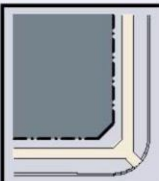
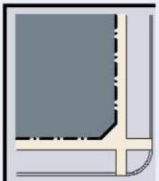
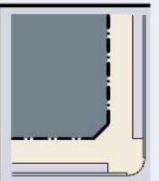

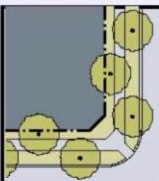
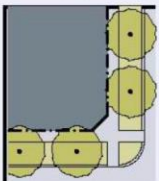
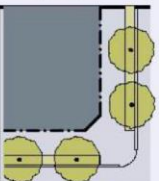
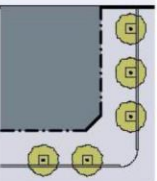
Road Classifications	Pavement Width	Maximum Vehicle travel lanes ¹	Median &/or Turn Lane	Bike Lanes ²	Parking (w/gutter)	Amenity Zone ³	Sidewalks ⁴
Arterial [2 lanes minimum]							
2-lane: parking	32'-48'	11'	NA	5'	in 8' bays	6'-8'	6'-12'
2-lane: median, parking	42'-58'	11'	10' min.	5'	in 8' bays	6'-8'	6'-12'
4-lane: median, pkg. optional	64'-80'	11'	10' min.	5'	in 8' bays	6'-8'	6'-12'
Major Collector [2 lanes minimum]							
2-lane: parking	30'-46'	11'	NA	5'	in 8' bays	6'-8'	6'-12'
2-lane: median, parking	40'-58'	11'	10' min.	5'	in 8' bays	6'-8'	6'-12'
4-lane: median, pkg. optional	60'-76'	11'	10' min.	5'	in 8' bays	6'-8'	6'-12'
Minor Collector [2 lanes minimum]							
No Parking	30'	10'	NA	5'	NA	6'-8'	6'-10'
Parallel pkg., 1-side	37'	10'	NA	5'	7' lane	6'-8'	6'-10'
Parallel pkg., 2-sides	44'	10'	NA	5'	7' lane	6'-8'	6'-10'
Diagonal pkg., 1-side	37'	10'	NA	NA	17' lane	6'-8'	6'-10'
Diagonal pkg., 2-sides	54'	10'	NA	NA	17' lane	6'-8'	6'-10'
Local [2 lanes minimum]							
Parallel pkg., 1-side	25'	9'	NA	NA	7' lane	6'-8'	5'-6'
Parallel pkg., 2-sides. ⁵	32'	9'	NA	NA	7' lane	6'-8'	5'-6'
Alleys & Trails		Right of Way	Travel Lane		Parking		
Service Alley	20'	14' paved, 3' Clear Zones	NA	NA	Prohibited	NA	NA
Multi-use Trails	20' preferred (10' min.)	8'-12' paved, 2' Clear Zone	NA	NA	Prohibited	NA	NA

1. Curb lanes on arterial roads may be enlarged to 12-feet in width to accommodate larger vehicles.
2. Bike lanes can be reduced to 4' where on-street parking is not provided.
3. As an acceptable retrofit on local streets, tree wells can be placed in the parking lane between parallel parking spaces. Three parking stalls should be located between each tree well.
- ~~4. Minimum five-foot wide sidewalks shall be installed in residential areas, 8'-12' sidewalks or greater should be installed in commercial/mixed use areas.~~

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TABLE 3: Public Frontages – Specific: The table depicts requirements and dimensions for public frontage elements – curbs, walkways, and planting areas – relative to specific transect zones. Local context should be considered during design, and thus, the table sets a flexible range of requirements per transect.

1. Tree wells or planters should be provided in mixed-use/commercial areas with on-street parking.
 - a. Tree wells shall be appropriately sized based on the type of tree(s) proposed and based on the recommendation from the Growth Management Department.
2. Where on-street parking is absent, a continuous planting strip is preferable.
3. The provision of trees, planters, or street furniture shall ~~not~~ result in a pedestrian clear zone of at least 6-feet less than 5-feet in width.

TRANSECT ZONE Public Frontage Type	T3	T4	T5	DO
<p>a. Assembly: The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.</p> <p>Total Width</p>				
	12-18 feet	12-18 feet	12-20 feet	15-20 feet
<p>b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.</p> <p>Type Radius</p>				
	Raised Curb 5-25 feet	Raised Curb 5-25 feet	Raised Curb 5-25 feet	Raised Curb 5-25 feet
<p>c. Walkway: The pavement dedicated exclusively to pedestrian activity.</p> <p>Type</p>				
	General preferred sidewalk depiction in MMTD by transect. + sidewalks widths shall meet those in Section 10-283.4(a)(2) to support the Mobility Plan.			
<p>d. Planter: The layer which accommodates street trees and other landscape.</p> <p>Arrangement Planter Type Planter Width</p>				
	Regular Planting Strip 6' MN	Regular Planting Strip 6' MN	Regular Planting Strip 6' MN	Opportunistic Planting Strip or Tree Well* 6' MN

* Tree planter size and placement shall be subject to review and recommendation at the development review stage.

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TABLE 5: Private frontages. The private frontage is the area between the building facade and the public right-of-way line. The following passages provide general descriptions of the frontage types and the specific transect in which each is permitted.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
a. Porch & Lawn: A planted frontage wherein the facade is set back substantially. The front yard created is visually continuous with adjacent yards and an attached porch is permitted to encroach the setback.		 T3 T4 DO
b. Terrace: A frontage wherein the facade is set back by an elevated terrace or a sunken lightwell. This buffers residential uses from urban sidewalks and public encroachment. Also suitable for conversion to outdoor cafes.		 T3 T4 T5 DO
c. Forecourt: A frontage wherein the facade is close to the frontage line, but the central portion is setback. The forecourt is suitable for vehicular drop-off, preservation of large trees, or provision of privacy for residents or restaurant diners.		 T3 T4 T5 DO
d. Stoop: A frontage wherein the facade is aligned close to the frontage line with an elevated first story to secure privacy for windows. The entrance is usually an exterior stair and landing. Recommended for ground floor residential.		 T3 T4 T5 DO
e. Shopfront: A frontage wherein the facade is aligned at the frontage line with the building entrance at sidewalk grade. Conventionally used for retail. Substantial transparency on sidewalk level and an awning should overhang the sidewalk.		 T3 T4 T5 DO
f. Gallery: A frontage wherein the facade is aligned close to the frontage line with a shed roof or lightweight colonnade over the sidewalk. Conventionally used for ground floor retail.		 T3 T4 T5 DO
g. Arcade: A gallery supporting habitable space above the private portion of the sidewalk, and the facade at sidewalk level is recessed from the frontage line. Conventionally used for ground floor retail.		 T3 T4 T5 DO

Awnings, canopies, arcades, colonnades, or verandahs may encroach 50% of the width of the sidewalk but must clear the sidewalk vertically by at least eight (8) feet. No habitable space shall be permitted above public right-of-way.

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TABLE 8A: General Parking Ratios. The table establishes parking requirements for each transect zone. For specific permitted uses, see the zoning district chart (TLDC, Chapter 10).

	T3 Neighborhood	T4 General Urban	T5 Urban Centers
Residential			
SFR/Duplex	2.0/unit (3.0 if 4 or more bedrooms)	2.0/unit (3.0 if 4 or more bedrooms)	2.0/unit
Multi-family	1.0/bedroom	1.0/bedroom	1.0/bedroom
Elderly and Group housing	To be determined by Parking Study		
Mobile Home Parks	2.0/unit	N/A	N/A
Lodging			
Hotel, Motel, Bed and Breakfast	1.0/bedroom (2.0/2 or more bedrooms)	1.0/bedroom (2.0/2 or more bedrooms)	1.0/bedroom (2.0/2 or more bedrooms)
Office			
General, Administrative, Medical	4.0/1000 s.f.	4.0/1000 s.f.	3.0/1000 s.f.
Retail*			
General retail, commercial, amusement, fitness	4.0/1000 s.f.	4.0/1000 s.f.	3.0/1000 s.f.
Outdoor Storage and Display areas	1.0/1000 s.f.	1.0/1000 s.f.	1.0/1000 s.f.
Auditorium, Theater, Church	1.0/4 seats		
Restaurant (Dine In)	8.0/1000 s.f.	8.0/1000 s.f.	6.0/1000 s.f. 3.0/1000 s.f.
Restaurant (Dine Out)	4.0/1000 s.f.	4.0/1000 s.f.	3.0/1000 s.f.
Auto Sales	1.0/1000 s.f.	1.0/1000 s.f.	1.0/1000 s.f.
Auto Repair	N/A	1.0/200 s.f.	1.0/200 s.f.
Convenience Store/Gas Station	2.0/service stall	2.0/service stall	1.0/service stall
Furniture/Appliance	2.0/1000 s.f.	1.5/1000 s.f.	1.0/1000 s.f.
Fitness Center	5.0/1000 s.f.	4.0/1000 s.f.	3.0/1000 s.f.
Day-Care	1.0/staff and 1.0/12 pupils	1.0 /staff and 1.0/12 pupils	1.0 staff and 1.0/12 pupils
Barber or Beauty Shop	1.5/barber chair or station	1.0/barber chair or station	0.5/barber chair or station
Health Services - Hospital*	N/A	N/A	1.0/bed
Common Open Space	3.0/acre	3.0/acre	2.0/acre
Miscellaneous			
Auditorium, Theater, Church	1.0/4 seats	1.0/4 seats	1.0/4 seats
Manufacturing and Warehouse	1.0/1000 s.f. plus requirements for space dedicated to other onsite uses. Ratio decreases to 1.0/2000 s.f. for second 20,000 s.f. 1.0/4000 s.f. for floor area in excess of 40,000 s.f.		
Civic			
Government Offices**	4.0/1000 s.f.	4.0/1000 s.f.	4.0/1000 s.f.
Library, Utilities, Parks	To be determined by Parking Study		
Schools, College, University	To be determined by Parking Study		
Other	To be determined by Parking Study		
*Compact Car Ratio - Retail and Hospital - 75/25			
**Compact Car Ratio - Government - 50/50			
Flexibility in Parking Standards is Provided by Section 10-284.4 and should be consulted prior to final parking calculations.¹			

TABLE 8B: Downtown Overlay Parking Ratios. This table sets parking requirements for areas within the Downtown Overlay.

	Downtown Overlay (Maps DT-2, 3, 4, and 5)	Map DT-1 Central Core
Single-family: Attached and Detached / and Duplex	2.0/dwelling	Developments proposed within the Central Core of the Downtown Overlay are exempt from the parking requirements contained herein. ¹
Multi-Family: Studio / 1 bedroom ²	1.0/bedroom	
Multi-family: 2 + bedroom ²	1.0/bedroom	
Non-residential: Retail, Office, etc.	Provide at least 50%, but no more than 100% of the parking required in Table 8A	
Common Open Space	2.0/acre	2.0/acre

¹Redevelopment projects are allowed pursuant to Section 10-357 to provide parking within 25 percent of the identified standards, and calculations for those standards that have ranges shall be based on the percentage selected within range.

²On-street parking may be used to meet the parking requirement.

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TABLE 8C: Bicycle Parking Ratios

	Downtown Overlay & Transect 5	Transects 3 & 4
<i>Single family: Attached, Detached, and Duplex</i>	Exempt	Exempt
<i>Multi-Family¹</i>	1 space / 2 dwelling units	1 space / 4 dwelling units
<i>Non-residential¹</i>	<u>20%</u> 20% of required automobile spaces (minimum of 3 spaces regardless of sf.) ²	2 spaces / 5,000 s.f. 20% of required automobile spaces (minimum of 2 spaces regardless of sf.) ²
<i>Low-Occupancy Uses (warehousing, industry, etc.)</i>	1 space / 20 employees	1 space / 15 employees

¹ At least 50% of all parking shall be secured, enclosed, and covered (e.g., bike lockers) and intended for residents or employees.

² Where the calculation of the number of parking spaces results in a fraction, the number shall be rounded up to the next whole number.

TABLE 10E: Density and Intensity Standards. The table lists density and intensity standards applicable to the various districts within Transects.

Transect	Zoning Districts	Intensity (s.f. per acre)	Additional Intensity Limitations	Foot-print	Density (DU/acre) ¹
DO	CC	NA	NA	NA	150 <u>max</u>
	UV	NA	NA	NA	16-100
	SCD	NA	NA	NA	50
	ASN-A	NA	NA	NA	8-50
	ASN-B	NA	NA	NA	16-50
	ASN-C	NA	NA	NA	16-75
	ASN-D	NA	NA	NA	16-100
T5	AC	See 10-238	NA	NA	<u>16-45</u>
	UT	NA	NA	25,000	50 <u>max</u>
	CU-45	60,000	NA	25,000	<u>4-45</u>
	CM	80,000, not to exceed 200,000 per parcel.	176,000 for hospitals	NA	6-20
	OR-3	20,000	NA	NA	8-20
	UP-2	20,000, not to exceed 200,000 per parcel. (Non-residential only) 40,000 not to exceed 200,000 per parcel. (Mixed Use: 1 dwelling per 3,000 s.f. of non-res. Space, or 1,000 s.f. of non-res. space per 3 dwellings.)	NA	NA	Residential only: 6-16 Mixed-use: 8-20
T4	CU-26	30,000	NA	8,000	<u>4-26</u>
	CU-18	20,000	NA	5,000	<u>4-18</u>
	CP	25,000, not to exceed 200,000 per parcel.	50,000 for warehousing uses	NA	6-16
	C-2	12,500; Not to exceed 200,000 per 20 acre district or 250,000 for districts between 20-30 acres.	50,000 for individual building	NA	8-16
	OR-2	20,000	NA	NA	8-16
	MR-1	20,000	NA	NA	8-16 <u>8-20</u>
	UP-1	20,000; not to exceed 200,000 per parcel.	NA	NA	6-16
	R-4	10,000	NA	NA	4-10
T3	RP-1	NA	NA	NA	3.6 <u>max</u>
	RP-2	NA	NA	NA	6 <u>max</u>
	R-1	NA	NA	NA	3.63 <u>max</u>
	R-2	NA	NA	NA	4.84 <u>max</u>
	R-3	NA	NA	NA	<u>4-8</u>
	R-5	10,000	NA	NA	8 <u>max</u>
	NBO	5,000 per parcel, 10,000 per acre	NA	NA	8 <u>max</u>
	NB-1	20,000 per acre for non-residential uses	NA	5,000 for non-residential uses	18 <u>max</u>
	OR-1	10,000	12,500 for mixed use	NA	8 <u>max</u>
	C-1	12,500; not to exceed 200,000 per parcel.	50,000 per individual building	NA	8-16
	CU-12	16,000	NA	3,000	<u>4-12</u>

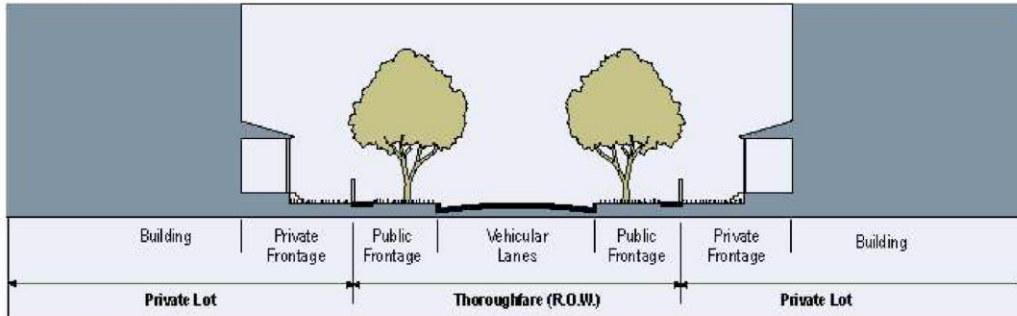
General Notes:

¹ Minimum densities do not apply to mixed-use projects.

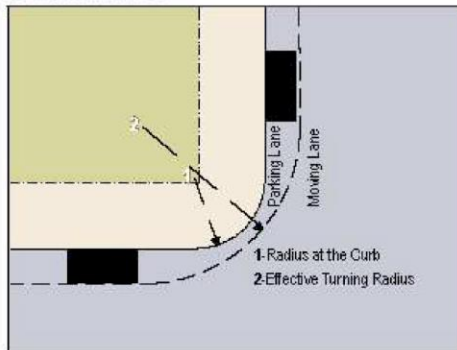
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Table 12: Definitions Illustrated

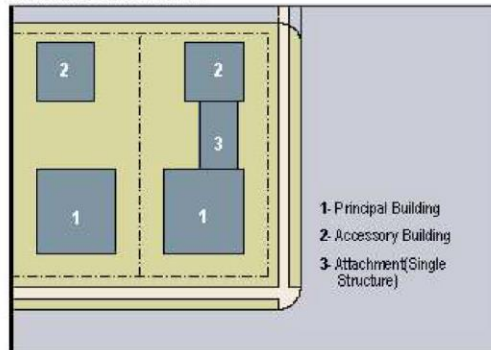
a. THOROUGHFARE & FRONTAGES



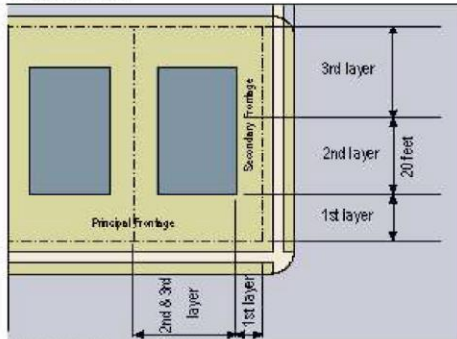
b. TURNING RADIUS



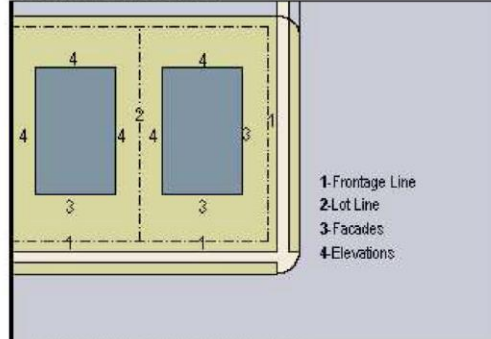
c. BUILDING DISPOSITION



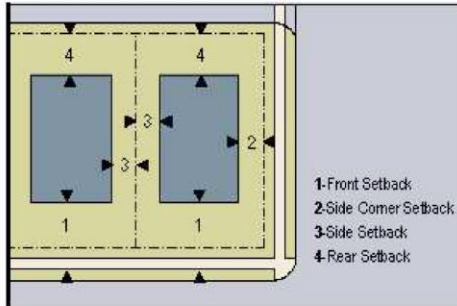
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED



Double Frontage parcels shall apply those standards for Principal Frontage including but not limited to setbacks, transparency, landscaping and streetscaping, and sidewalks.

(Ord. No. 13-O-03, § 14, 8-28-2013; Ord. No. 14-O-10, § 2, 4-23-2014)

Secs. 10-286—10-300. Reserved.

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1060 Section 6. Section 10-429(b)(1) of the Tallahassee Land Development Code is hereby
 1061 amended to read as follows:

1062
 1063 Section 10-429(b)(1)

1064
 1065 (1) Transparency. Reflective glass (which provides for less than 70 percent light transmission) is
 1066 prohibited. Transparency must be provided as indicated in the table below titled
 1067 “Transparency Standard for Dense Residential”. Properties in the MMTD design review
 1068 districts are subject to a separate transparency standard in Division 4 of the Tallahassee Land
 1069 Development Code (Downtown Overlay Regulating Plan and Multi-Modal Transportation
 1070 District Standards).
 1071

Transparency Standard for Dense Residential			
		Dense Residential Units in:	
		Single Use Buildings Citywide	Mixed Use Buildings Citywide
1	Elevations with frontage on a public roadway	30% at eye level ¹	60% at eye level ¹
2	Elevations at an angle to a public roadway	15% at eye level ¹	30% at eye level ¹
3	Each floor above the first floor in rows 1 and 2 above	15%	15%

¹Eye level is between 3 and 8 feet above the finished floor elevation ~~grade~~. For each linear foot of finished floor elevation more than three feet above grade, one or more of the following shall be provided:

- (a) A three foot wide planting strip with shrubs, tall grasses, and similar plantings to cover at least 75% of the vertical distance between grade and finished floor at maturity.
- (b) Publicly accessible space equal to at least 500 square feet and a minimum depth of 12 feet, such as hardscaped outdoor seating, courtyards, or gardens accessible to the public.
- (c) Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20 feet along the building frontage. Raised planters shall be permanently installed on the ground, shall be integrated into the overall design, and shall be constructed from terra cotta, steel, concrete, brick, tile, or other acceptable commercial grade hardscape material. Raised planters shall not be constructed of material subject to substantial degradation over time, such as wood or pre-fabricated residential grade materials.
- (d) Façade articulation so that no street-facing façade shall exceed 35 feet in length without at least a minimum 2 foot change in the depth of the wall plane.

1072
 1073 Section 7. Conflicts. All ordinances and parts of ordinances of the City of Tallahassee
 1074 Code in conflict with the provisions of this ordinance are hereby repealed to the extent of such
 1075 conflict.
 1076

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1077 Section 8. Severability. If any provision or portion of this ordinance is declared by any
1078 court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining
1079 provisions and portions of this ordinance shall remain in full force and effect.
1080

1081 Section 9. Effective Date. This ordinance shall become effective on the date it is
1082 adopted by the City Commission.
1083

1084
1085 INTRODUCED in the City Commission on the _____ day of _____, 2021.
1086

1087 PASSED by the City Commission on the _____ day of _____, 2022.
1088

1089
1090 CITY OF TALLAHASSEE
1091

1092
1093 By: _____
1094 John E. Dailey
1095 Mayor
1096

1097
1098 ATTEST:

APPROVED AS TO FORM:

1099
1100
1101 By: _____
1102 James O. Cooke, IV
1103 City Treasurer-Clerk

By: _____
Cassandra K. Jackson
City Attorney

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