



Purpose

Review and get feedback on key topics of the LDC Public Review Draft

Agenda

- 1. Introduction
- 2. Review and Discuss Key Topics of the Draft LDC
 - Zoning Districts and Development Standards
 - Use Table and Regulations
 - 3. Design Standards



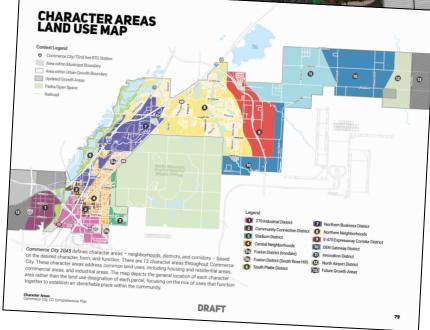
INTRODUCTION



Comprehensive Plan

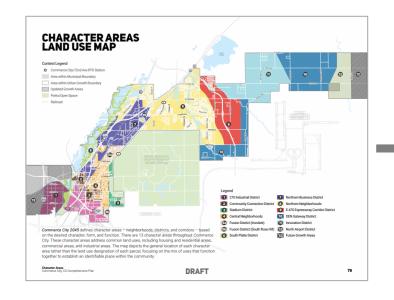
- Outlines the overall vision and core principles of the city to guide future decision-making
- Key component of this vision is how the city guides future growth and development:
 - Character Areas
 - Economic Development and Residential Areas Framework
 - Other key policies that touch on development (e.g., sustainability, urban design)

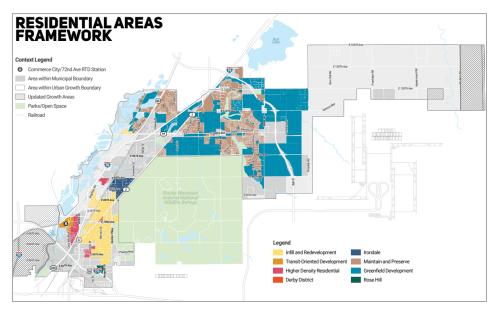




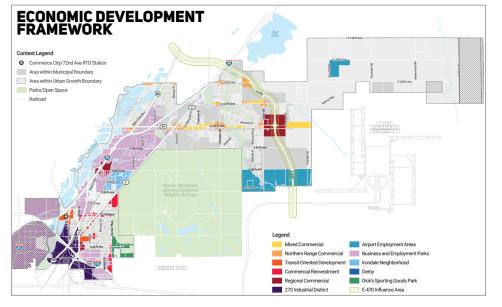


Framework Areas





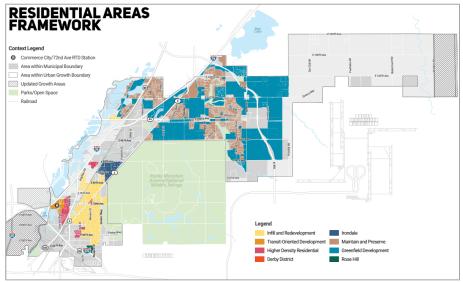
More specific direction on the type of housing that should be encouraged

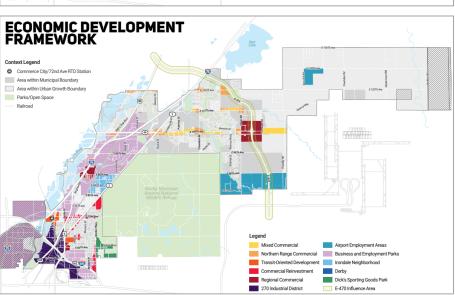


More specific direction on mix of commercial uses and employment activities



Framework Areas



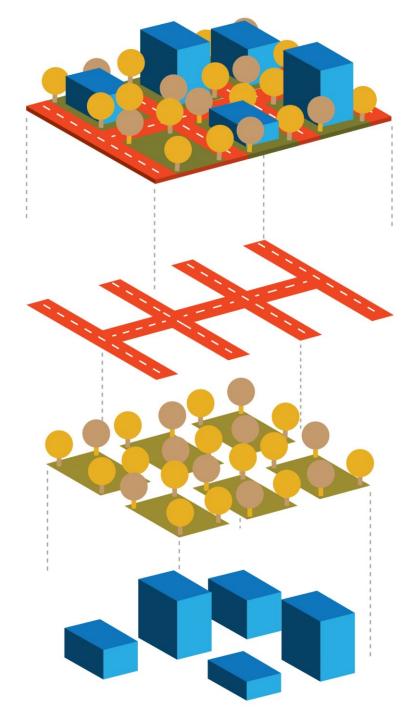


- Infill and Redevelopment
- Transit-Oriented Development
- Higher Density Residential
- Maintain and Preserve
- Greenfield Development
- Derby District
- Rose Hill
- Mixed Commercial
- North Range Commercial
- Commercial Reinvestment
- Regional Commercial
- 270 Industrial

- Airport Employment
- Irondale
- Dick's Sporting Goods Park
- E-470 Influence Area



Layering these character and framework areas and other key policies provide the foundation for updating the Land Development Code



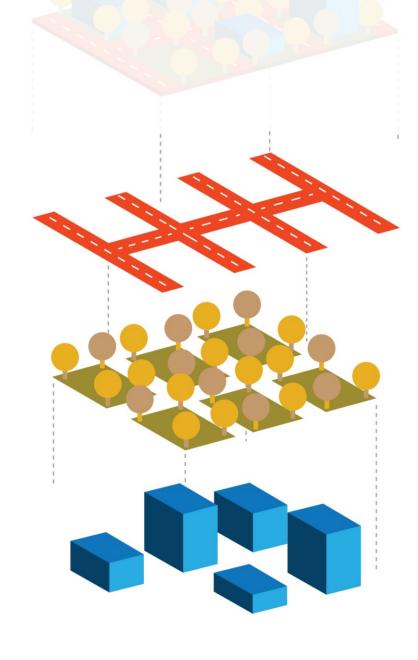
Zoning District and Development Standards

- Conveys the desired context and min. requirements for open space
- How the land can be used and what types of buildings/homes are allowed
- Regulates the form and scale of buildings

Subdivision

Site Design

Building Design



Zoning District and Development Standards

Subdivision

Regulates how the blocks, lots, and street are laid out

Site Design

Regulates the improvements on the property such as landscaping and parking

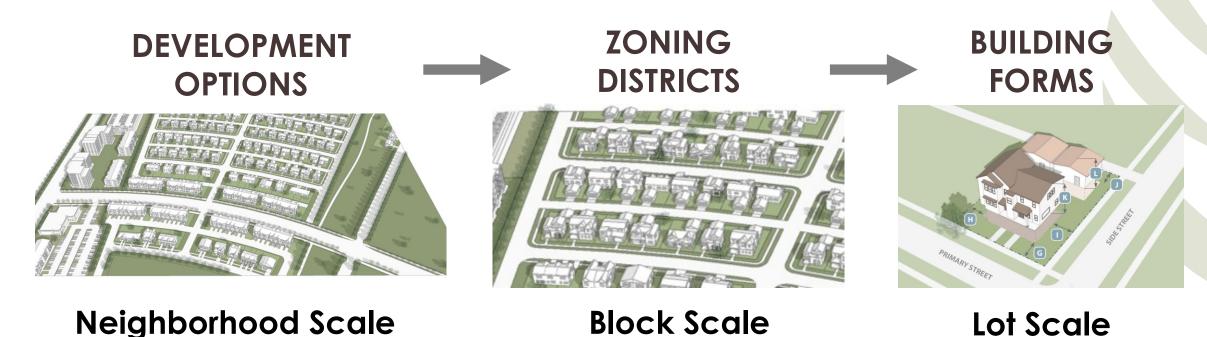
Building Design

Regulates the architectural design and massing of buildings

ZONING DISTRICTS AND DEVELOPMENT STANDARDS



What is the desired form and design at a....





What is the desired form and design at a....

DEVELOPMENT OPTIONS











Regulates the overall context and open space requirements for developments.

Commerce

Regulates
allowable land
uses and building
forms.

Regulates basic form and bulk standards

Development Options

Residential

Central Neighborhoods

Northern Neighborhoods (Recently Developed Neighborhoods)

Neighborhood Village (New Neighborhoods)

Mixed-Use and Commercial

Mixed-Use, Commercial

Mixed-Use, Neighborhood

> Mixed-Use Regional

Industrial

Urban, Business and Employment

Suburban, Business and Employment

Heavy Manufacturing



Development Options & Zoning Districts

Residential Development Options	Residential Zoning Districts	Open or Amenity Space (min.)
Central Neighborhoods	R-1, R-2, R-3, MHP	10%
Northern Neighborhoods (Recently Developed Neighborhoods)	R-E, R-1, R-2, R-3,	10%
Neighborhood Village (New Neighborhoods)	R-1, R-2, R-3, MU-1,	20%

Zoning Districts & Building Forms

Central Neighborhood Zoning Districts	Building	Forms
R-1 Single-Unit Detached		etached
R-2	Single-Unit Detached Duplex, Side-by-Side Duplex, Stacked	
R-3 Commerce	Single-Unit Detached Duplex, Side-by-Side Duplex, Stacked Townhouse Multiplex Rowhouse Apartment	





Building Form, **Bulk Standards**

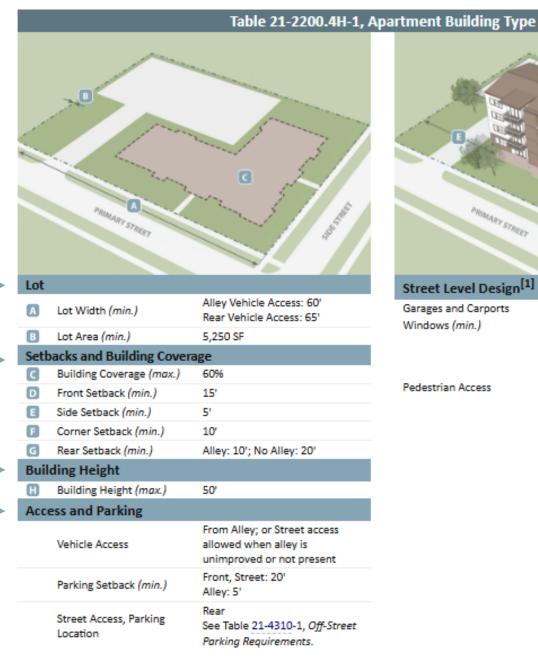
How big and wide can the lot be?

How far does the building need to be setback from the property line?

How tall can it be?

Where is the parking located and accessed?







Street Level Design[1]

Garages and Carports Windows (min.)

> Side: 10% Rear: 20%

Front: 30%

See Table 21-5210-1.

Corner Side: 30%

Pedestrian Access

Entrance shall be covered and contain at least one of the

following:

Awning.

Portico,

Overhang,

 Minimum one foot recess or projection,

Arcade.

 Raised corniced parapet above the door.

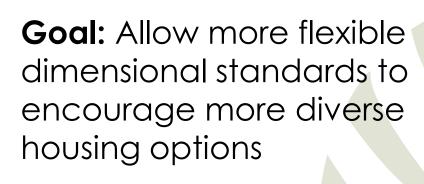
Peaked roof form, or







Duplex, Stacked





Townhouse

Commerce



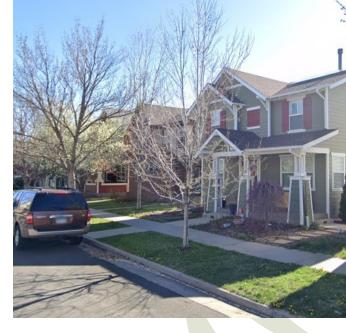
Rowhouse



Multi-Plex











Duplex Stacked Lot width: 40-75' Gross Density:16 du/ac

Current R-3 Max. **Gross Density:** 24 du/ac



Multi-Plex Lot width: 75-120' Gross Density: 63 du/ac

Lower **Density**

Townhouse

Lot width: 18-25' Gross Density: 22 du/ac



Fourplex

Lot width: 45-75'

Gross Density: 25 du/ac



Cottage Court

Lot width: 100-160'

Gross Density: 31 du/ac





Higher

Density



Duplex Stacked Lot width: 40-75' Gross Density:16 du/ac

Current R-3 Max. **Gross Density:** 24 du/ac

Lower **Density**

Townhouse

Lot width: 18-25'

Gross Density: 22 du/ac





Multi-Plex



Cottage Court







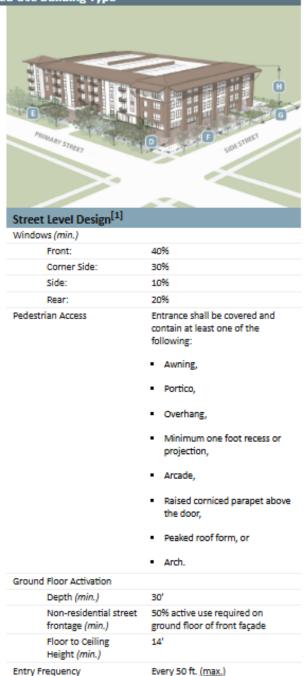
Tailoring Standards by Context

Building Height tailored by:

- Mixed-Use Neighborhood & Commercial: 45'
- Mixed-Use Regional: 75'







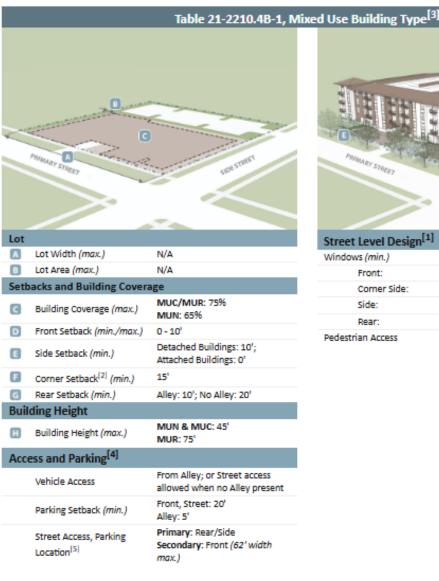
(multi-tenant buildinas)

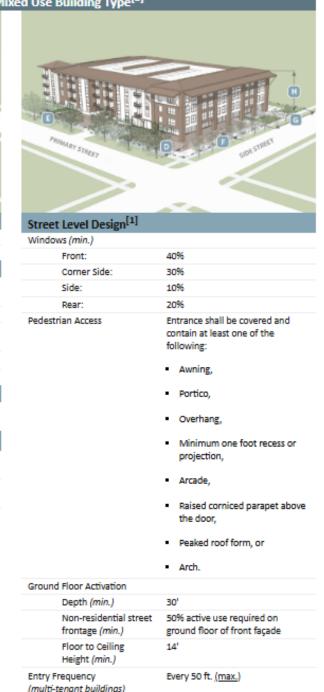
Using Building Forms to Provide More Predictable Results

Active Ground-Floor Use Requirements

- Min Depth: 30'
- Active Ground-floor Use: 50%





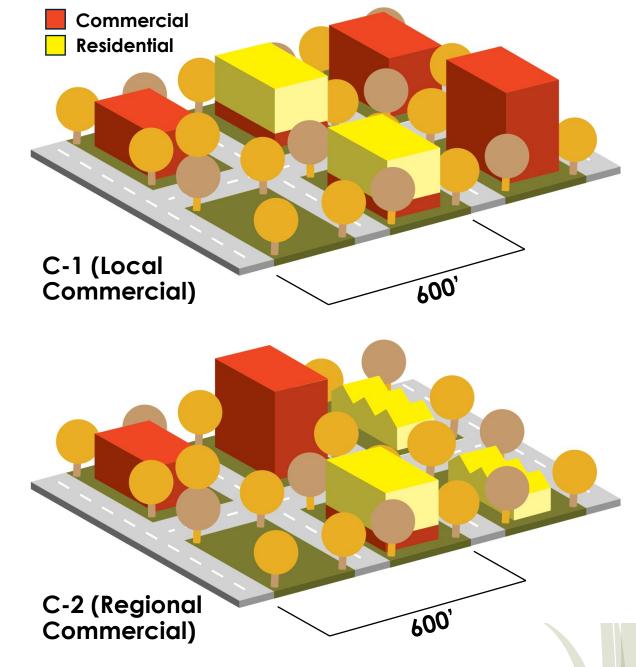


Using Building Forms to Provide More Predictable Results

Multi-Unit Housing Limitations in Commercial Zoning Districts

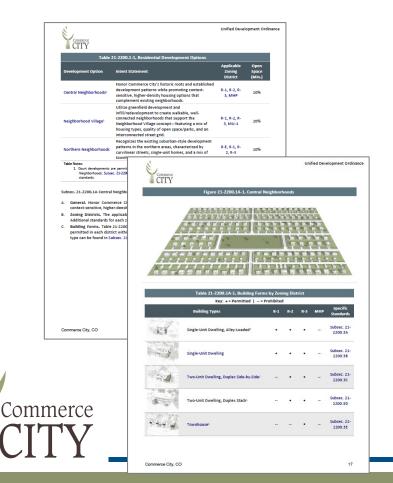
- **C-1 District (Local Commercial)**: Multi-unit residential permitted if contained within a Mixed Use Building Form.
- C-2 District (Regional Commercial): Multi-unit residential is permitted if: it is not located within 600 feet of an arterial or collector street; or is contained within a Mixed Use Building Form.

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Development Options

- Intent Statements
- Applicable Zoning Districts
- Min. Open Space Requirements



Zoning District

- Purpose Statements
- Applicability
- Related Standards



Building Form

- Min. Lot Size
- Setbacks
- Height



USE TABLE AND REGULATIONS



Zone Districts

Residential

Mixed-Use and Commercial

Industrial

- Residential Estate (R-E)
- Single-Unit Dwelling (R-1)
- Two-Unit Dwelling (R-2)
- Multi-Unit Dwelling (R-3)
- Mobile Home Park (MHP)

- Neighborhood Commercial (C-1)
- Regional Commercial (C-2)
- Corridor Mixed Use (MU-C)
- Neighborhood Mixed Use (MU-1)
- Corridor Campus (C-C)

- Light Intensity Industrial (I-1)
- Medium Intensity Industrial (I-2)
- Heavy Industrial (I-3)



Limited and Conditional Uses

- Limited uses are uses that are permitted within the district, but due to their nature, character, or other circumstances, are subject to specific standards above and beyond the base standards:
 - Uses with potential impacts that can be mitigated through consistent application of supplemental standards.
 - Supplemental limited use standards can be either design, locational, or operational in nature.
 - Requires issuance of a Limited use Permit through an administrative process
- Conditional Uses may or may not be compatible with a zone district due to their specific nature or location. Unlike limited uses, their impacts can't be addressed through standard rules and require case-by-case review to determine needed mitigation.
 - Requires public hearings



Changes to Uses/Sites after Approval

- Limited and Conditional Uses are proposed to be allowed to run with the land unless one of the following occurs:
 - Expiration or change of the Use
 - Expansion or modification of the Use and/or Site
- These thresholds ensure that any meaningful change to the scope, scale, design, or use must be rereviewed by the city.
- Violations against the code are handled through the code enforcement process



Expiration or Change of Use

Expiration of Use

- If the use ceases on a property for more than 12 months, then a new conditional use permit must be applied for, and public hearings are held.
- If the use ceases on a property (e.g. for change in ownership), but restarts within a 12-month period, no additional approvals required. The use is still subject to the conditions placed on it.
 - Requires a new business license and a new zoning use permit
 - Conditions of approval can be recommunicated upon issuance of these requirements.

Changes in Use

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- Any establishment of a new use will result in the expiration of any previously issued conditional or limited use permit
- The new use must follow procedures set forth in the code to establish that use
 - If the new use is a limited or conditional use permit, they must go through those procedures.



Expansion of use or Modification of Site

- No use or activity permitted as a conditional use can be enlarged or extended beyond the limits of the original conditional use permit.
 - All enlargements, extensions, and changes in use require a new conditional use permit application.
- For limited uses, any changes to the site require a site plan review to ensure compliance with the code.



Example Process Limited and Conditional Use

Proposed Use Permitted or Limited Use – Staff determines whether it meets supplemental standards.

Conditional Use – Goes to City Council for evaluation against criteria for final decision.

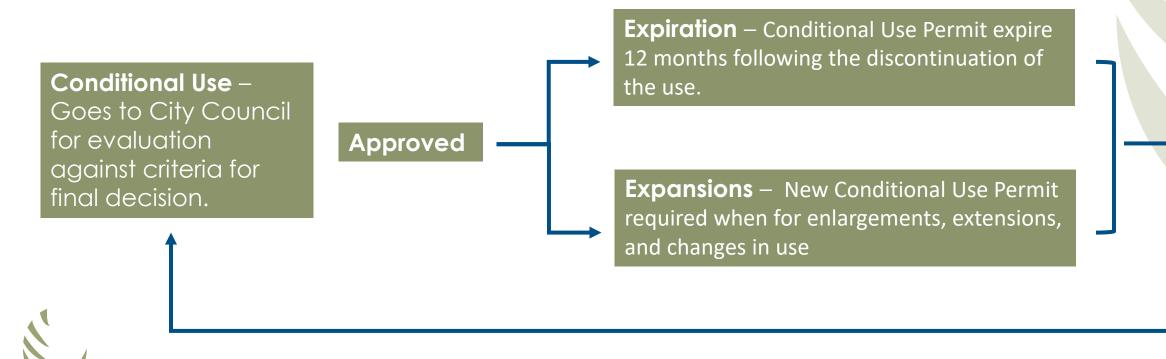
If the use changes, then the process starts all over again

If improvements are made, then staff ensures the improvements are compliant with established standards through the site plan review process



Example Process Conditional Use

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Residential Districts

- Example Limited Uses: Group Home Type A, Day Care, Educational Facilities, Places of Worship
- Example Conditional Uses: Group Homes Type B, Major Utilities



Day Care Limited Use Standards

This use is permitted provided that:

- 1. All Day Care Uses shall be licensed and operated in conformance with all applicable federal and state regulations.
- 2. An **off-street vehicular loading area** or **driveway shall be provided** for the purpose of loading and unloading clientele.



Commercial and Mixed Use Districts

- Example Limited Uses: Brewpubs, Doggie Daycare, Car wash, Fuel Sales, Vehicle Servicing Minor
- Example Conditional Uses: Vehicle Sales and Rental Greater than 3 Acres in Site Area



Fuel Sales Limited Use Standards

Location

- 1. No more than two may be located within 660 feet of an arterial/arterial intersection
- 2. Vehicle access and circulation designed so that the impacts to adjacent residential are minimized.

Building and Equipment Setbacks and Buffers.

- 1. The **principal building** shall be **set back a minimum of 15 feet from any street right-of-way** and a minimum of **20 feet from residential zoning district**.
- 2. When the facility **abuts a residential** district, use, or property, **a minimum 20-foot wide landscape buffer** shall be provided along the shared boundary.
- 3. Fuel Pumps and Air Compressors shall be setback 40 feet from street right-of-way and residential zone district



Fuel Sales Limited Use Standards

Pump Islands

- 1. Maximum of two pump islands on a 12,000-square foot lot
- 2. One additional pump island for each additional 2,000 square feet of lot area (maximum limit of four per lot).
- 3. Pump Canopies shall utilize the same architectural treatment as the building Lighting
- 1. A maximum of 25% on each side of the canopy may be illuminated
- 2. Site lighting shall be turned off at the close of business



Industrial Districts

- Example Limited Uses: Vehicle Servicing minor and major, Vehicle sales, Above ground storage tanks, self storage
- Example Conditional Uses: Transportation Terminal and Truck Stop
- Example Conditional Uses in I-3: Hazardous waste collection, landfill, material resource recovery, large recycling collection



Self Storage Limited Use Standards

<u>Design</u>

- 1. Building colors shall generally compliment the surrounding development and shall not be used to attract attention to the facility (i.e. bright roofs, orange doors, etc).
- 2. Building exteriors **shall not be corrugated metal or similar surface**, but shall be of finished quality.
- 3. Doors to individual units shall be located internal to the development.
- 4. Architectural style shall be compatible with surrounding properties.

Use and Operation

- **1. Shall not be used for other activities** of any kind (e.g., residence, manufacturing, retail sales, storage of flammable, perishable, or hazardous materials)
- 2. Hours of operation shall be limited to the hours from 6:00 a.m. to 10:00 p.m.

Self Storage Limited Use Standards

Commercial Indoor Self-Storage

1. Shall be climate-controlled

- 2. No new commercial indoor self-storage facility shall be located within 1,250 feet of any other existing self-storage facility
- 3. Multi-story structures **permitted only when designed to emulate multi-unit residential** or **office buildings.**
- 4. The site on which a commercial indoor self-storage facility is **located shall not** have frontage along an arterial street.
- 5. All individual storage units shall gain access only from the interior of the building.
- 6. The primary facility loading bays, docks, or doors shall not be directly facing any adjacent residential property.

DESIGN STANDARDS



Key Updates

Updated code includes more concrete, enforceable design requirements to support better building and site design:

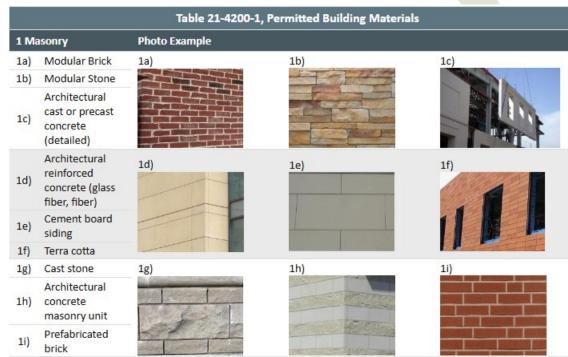
- Clearer Rules for Exterior Building Materials
- Enhanced Building Form and Massing Standards
- Stronger Landscaping and Open/Amenity Space Requirements
- Promote more sustainable development



Clearer Rules for Exterior Building Materials

- Permitted Building Materials
 - Masonry, Metal, Siding, Stucco, Glass
- Permitted Roofing Materials
 - Asphalt, Concrete, Metal, Solar, Vinyl Membrane
- Prohibited Building Materials
 - EIFS and Concrete Block Structures (Single-Family)
 - Primary material may not be corrugated or sheet aluminum, iron or steel, plain concrete, plain concrete block, or exterior panelized plywood.
 - Secondary materials may consist of above, but may not cover more than 10 percent of the surface area.

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Enhanced Building Form and Massing Standards

- Standards in an easy-to-read table
- Dimensional standards for:
 - Building placement and orientation
 - Transparency (Windows)
 - Mass variation
 - Street facing wall articulation
 - Housing variation

Table 21-4220-2, Varied Massing Techniques

Height Variation

Vertical variation is a change in the height of at least one floor for a portion of the building.



- A change in height shall count as a massing variation technique when it extends back a minimum of 50 percent of the depth of the building.
- The change in height shall extend a minimum of 10 percent of the depth of the building, and in no case greater than a one-story height variation.

Increased Setbacks

A substantial offset in wall planes that extends the full height of the building and expresses a building module.



Dimensions

- Minimum offset: Four feet
- Minimum width: Eight feet

Upper Level Front Stepback

An upper-level stepback adds visual interest and reduces the mass of a larger building.



Minimum stepback of 15 feet



Stronger Landscaping Requirements

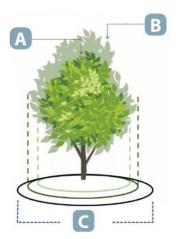
Addition of Foundation Plantings

Adds to the Pervious Surface of a Site



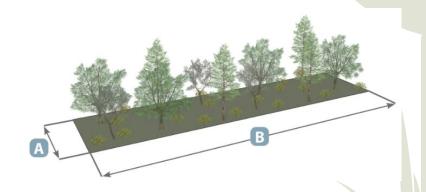
Tree Canopy Requirements

- 10%, 15%, or 20% of Site Depending on District
- Tree Canopy Fund for Sites that Cannot Achieve Compliance



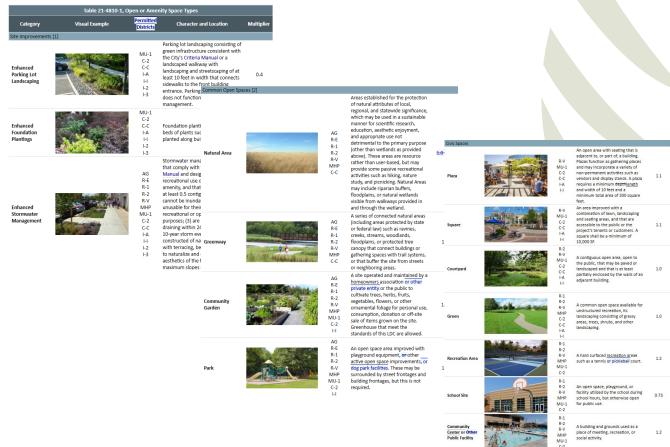
Bufferyard Requirements

Provide landscaped buffers between differing land uses



Stronger Open Space/Amenity Requirements

- Up to 20% (up from 3%) depending on the development option
- Menu of different options:
 - Greenway
 - Park
 - Plaza
 - Community Garden





Promote more sustainable development

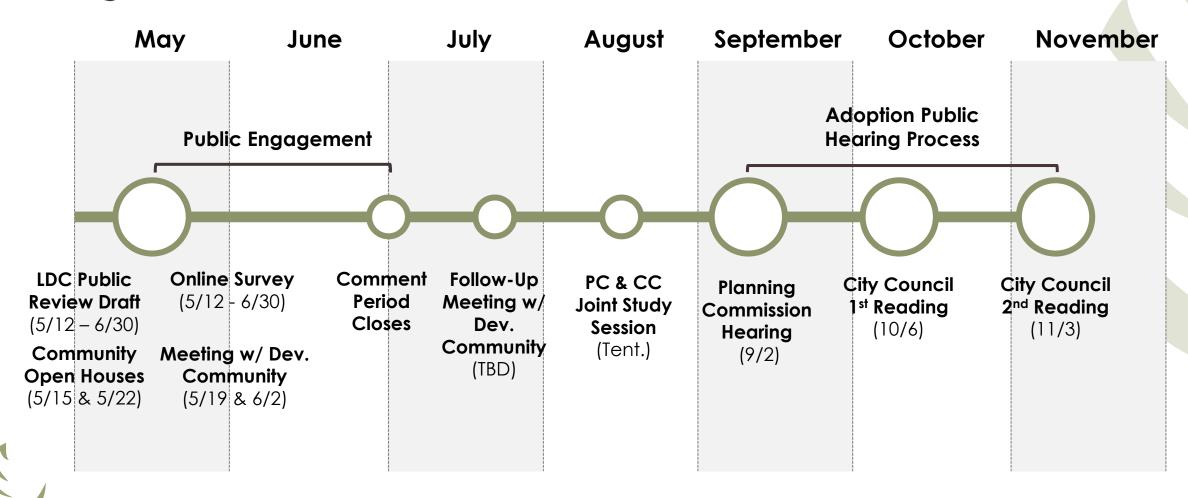
- Point system requirement, based on the size of development, to promote energy efficiency and sustainable practices
- Example: Multi-Unit

- 3 to 10 Units: 4 Points
- 11 to 89: 6 Points
- 90 to 199: 8 Points
- 200 or more: 10 Points
- Exemptions for LEED and Other Certification, and Single-Unit Homes





Project Timeline



Next Steps

- Continue Outreach and Engagement
 - Promote online survey and attend summer events
 - One-on-one meetings with stakeholders
 - Follow-Up Meeting with Development Community in July
- Joint CC and PC Study Session on Mid-August:
 - What we've heard in our outreach
 - Updates to the public review draft
 - Implementation strategy











