



# So

## DEVELOPMENT STANDARDS

# Do

### Public Workshop

May 15, 2018





# Agenda

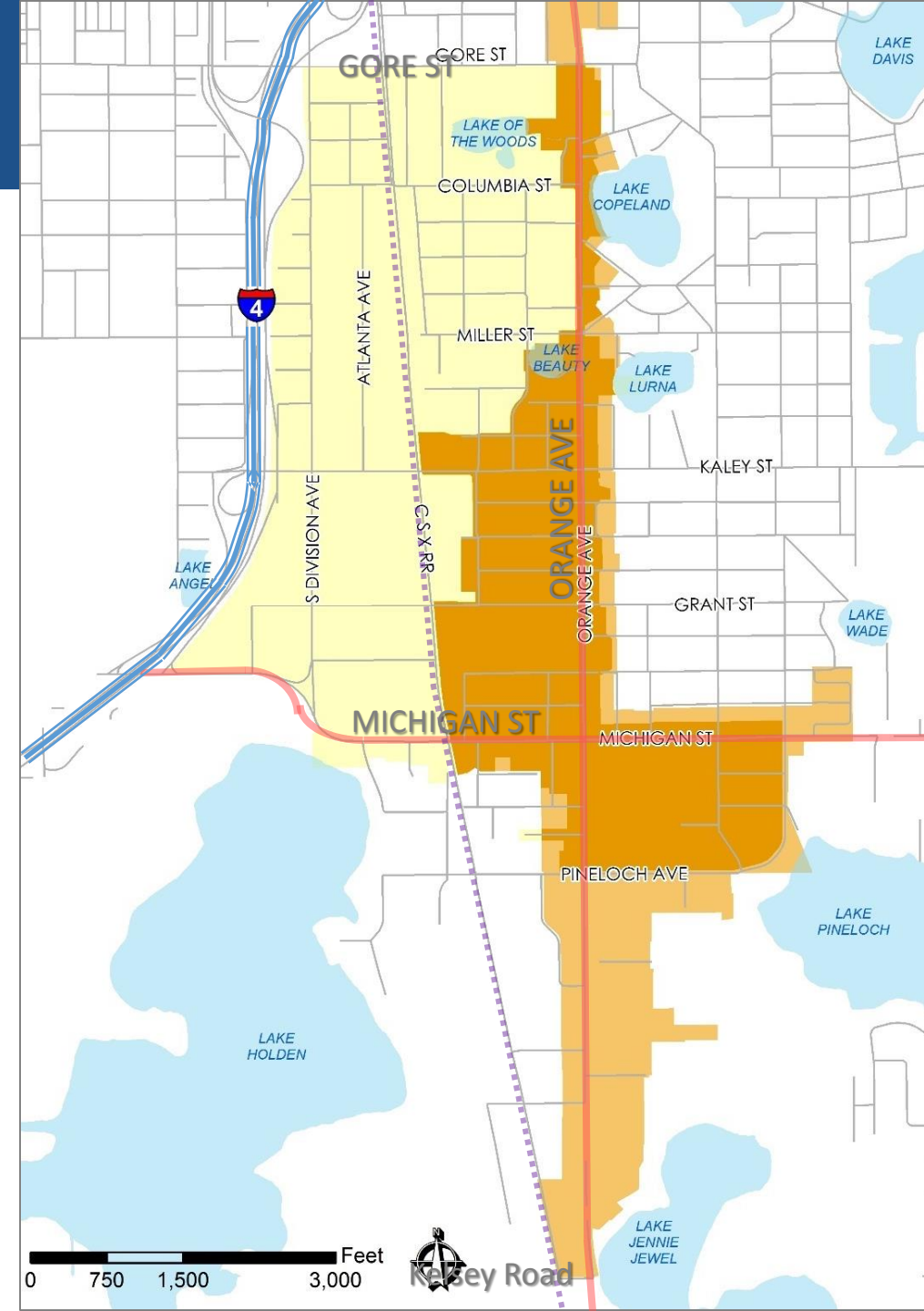
1. Purpose
2. Background
3. Current Policy/Regulations
4. Proposed Standards
5. Questions



# 1. PURPOSE

# 1. Purpose

- Consolidate and adjust Land Development Code requirements to implement the DSNID vision
- Implement City Growth Management Plan policies



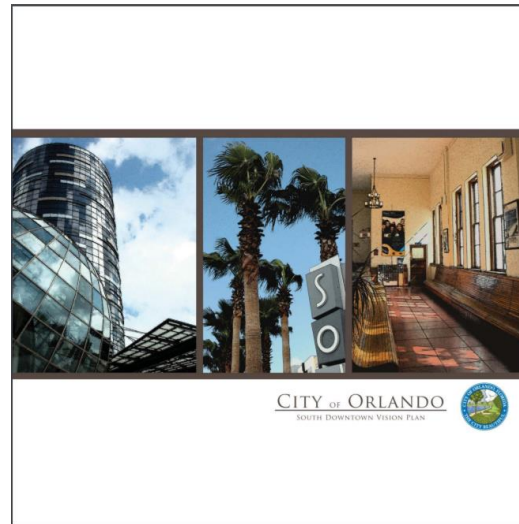
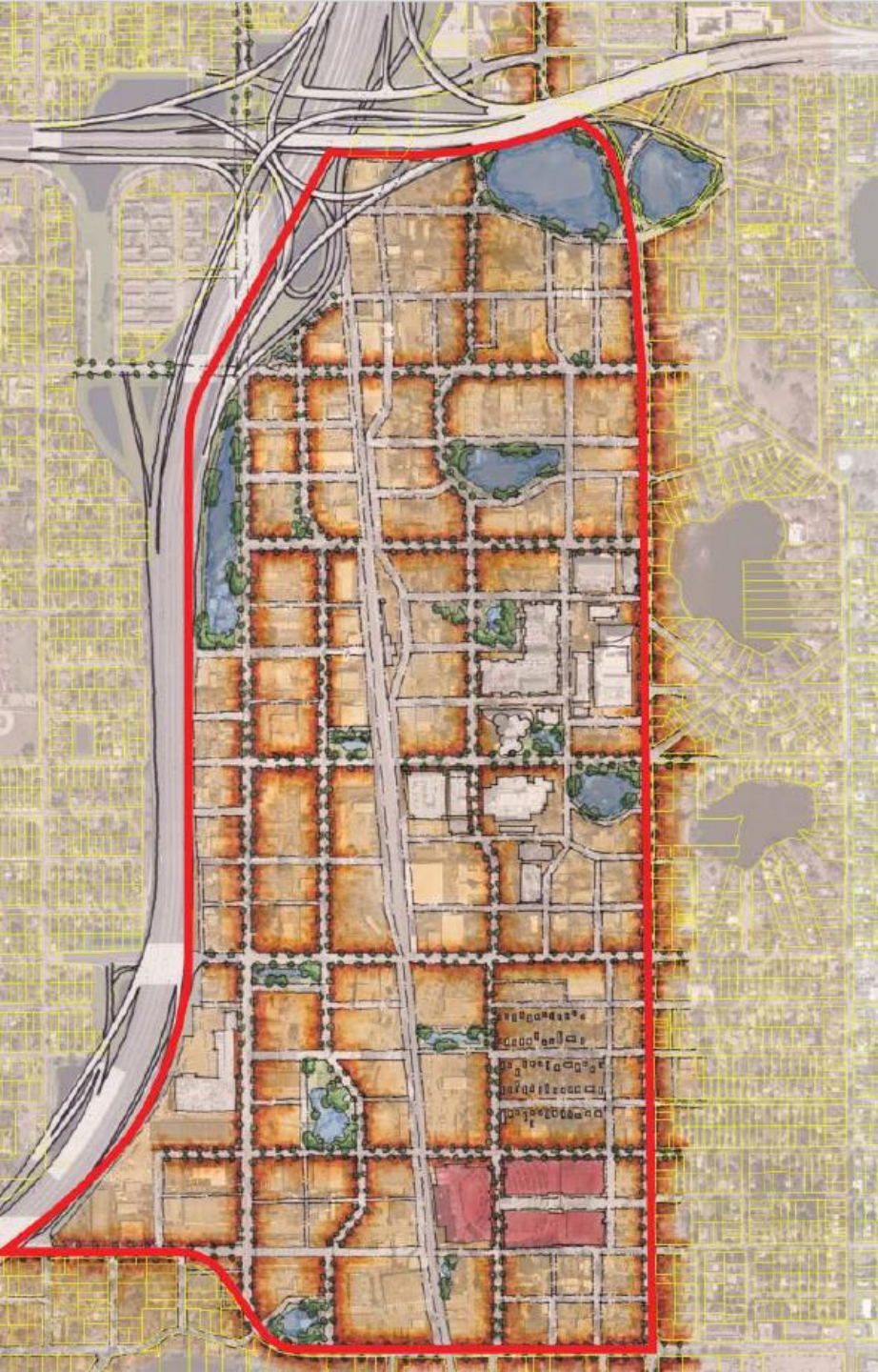


## 2. BACKGROUND

# South Downtown

## Downtown South Vision Plan (2008)

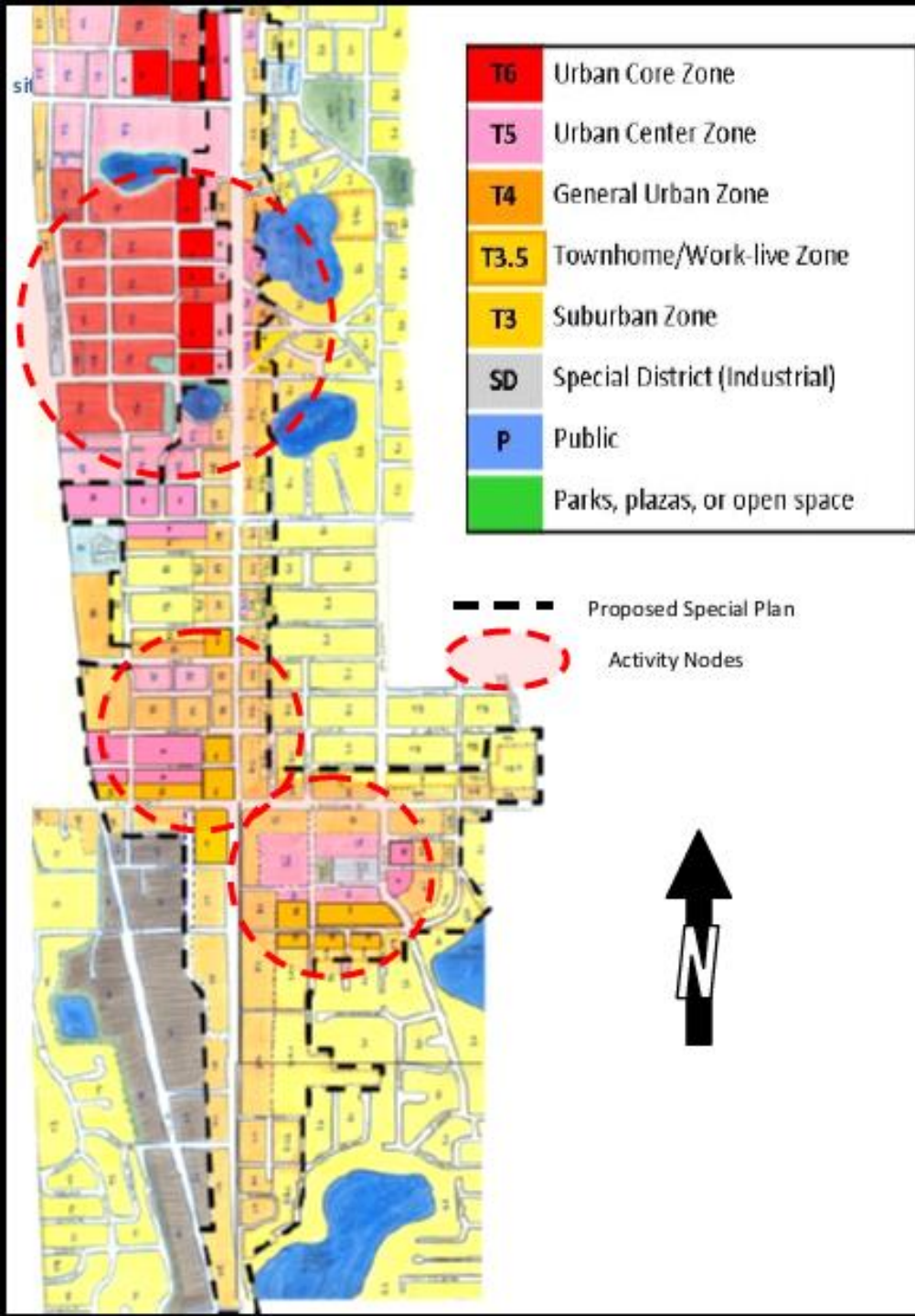
“Enable South Downtown by providing diverse, well designed and walkable destinations while creating and preserving choices in housing, employment, retail, civic space and transportation options.”



# Orange-Michigan Corridors

## Orange–Michigan Vision Plan (2010)

“Supplement the South Downtown Vision Plan efforts and address resident and property owner concerns over the redevelopment of the S. Orange Avenue and Michigan Street corridors. Particular attention was given to the transition between residential and commercial areas.”

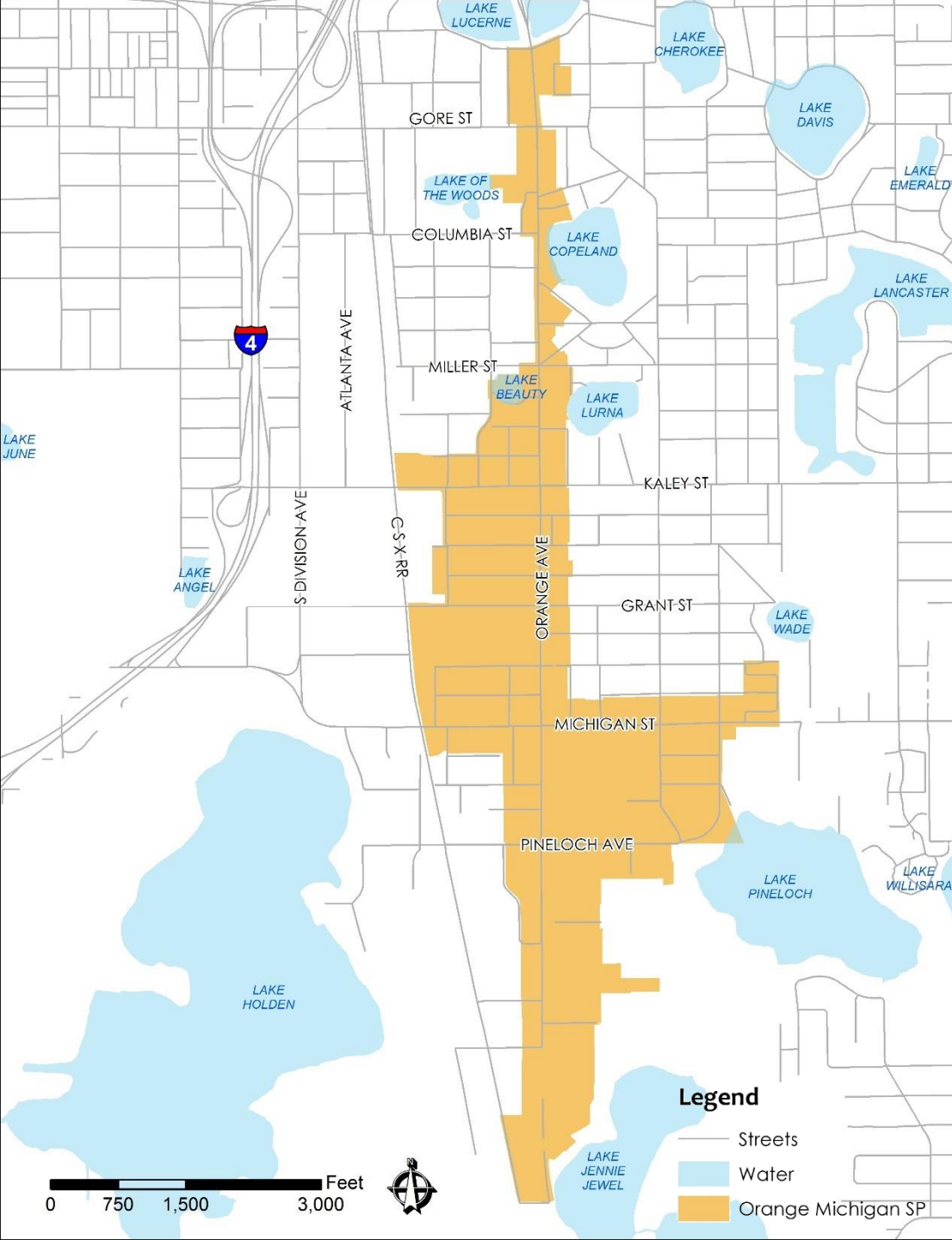


# Orange-Michigan Overlay District

## Orange/Michigan Special Plan Area Overlay Zoning District (2010)

The purpose of the *Special Plan Overlay Districts* is to provide specific design guidelines to achieve the goals and objectives of the vision plan for the area.

The purpose of the *Orange-Michigan Plan* is to preserve and strengthen commercial activities and redevelopment opportunities within the corridors, enhance pedestrian safety and main street character, and protect existing residential neighborhoods from encroachment.





# DSNID District

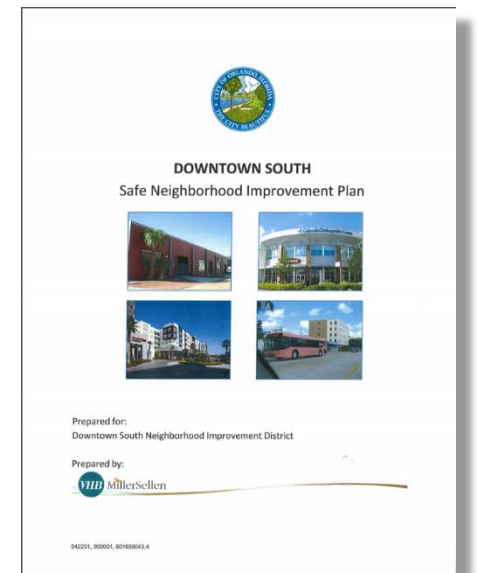
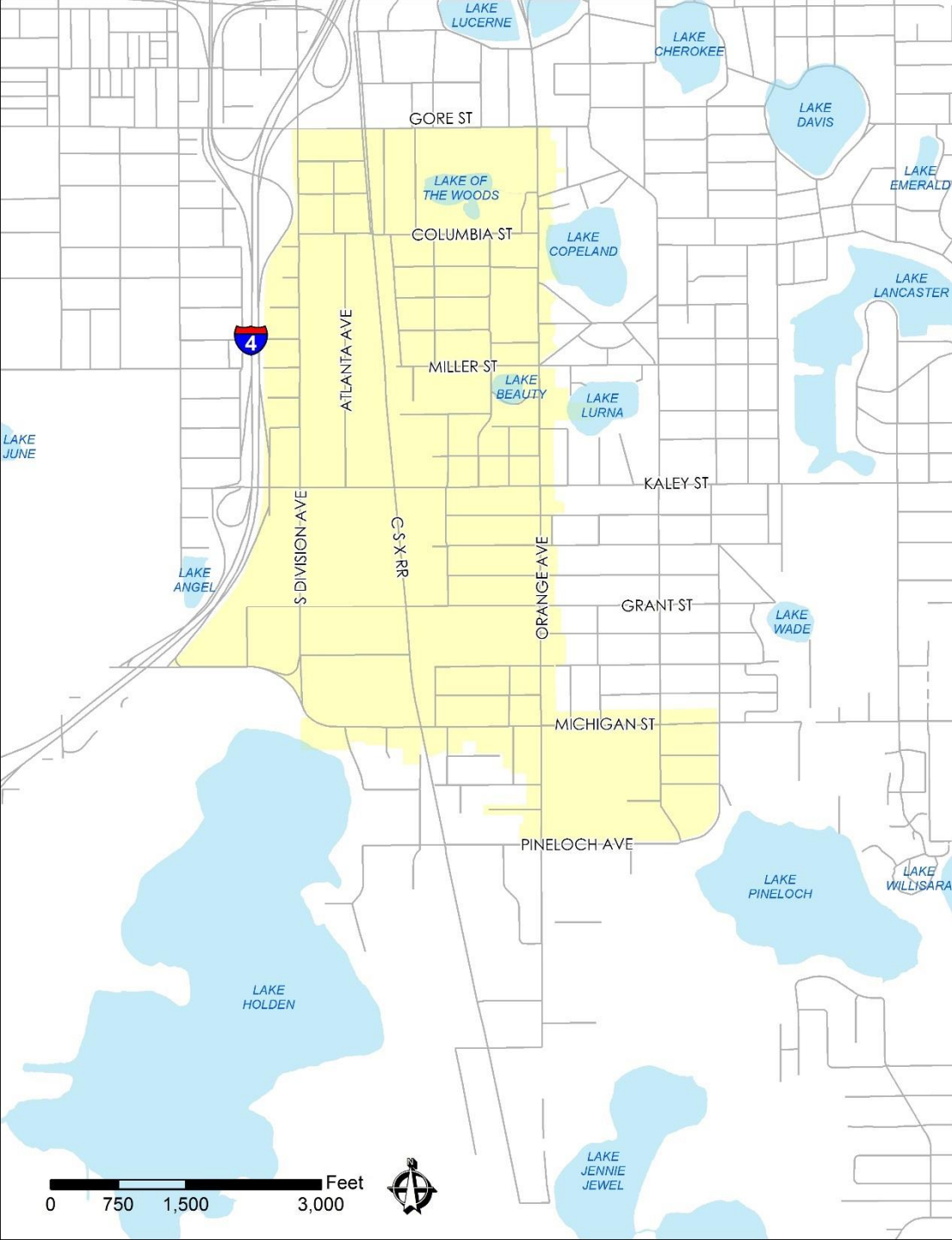
## Downtown South Neighborhood Improvement District (2011)

Support the redevelopment and improvement of the Downtown South neighborhood, an area of approximately 720 acres.

- Safe Neighborhood Improvement Plan (2013)

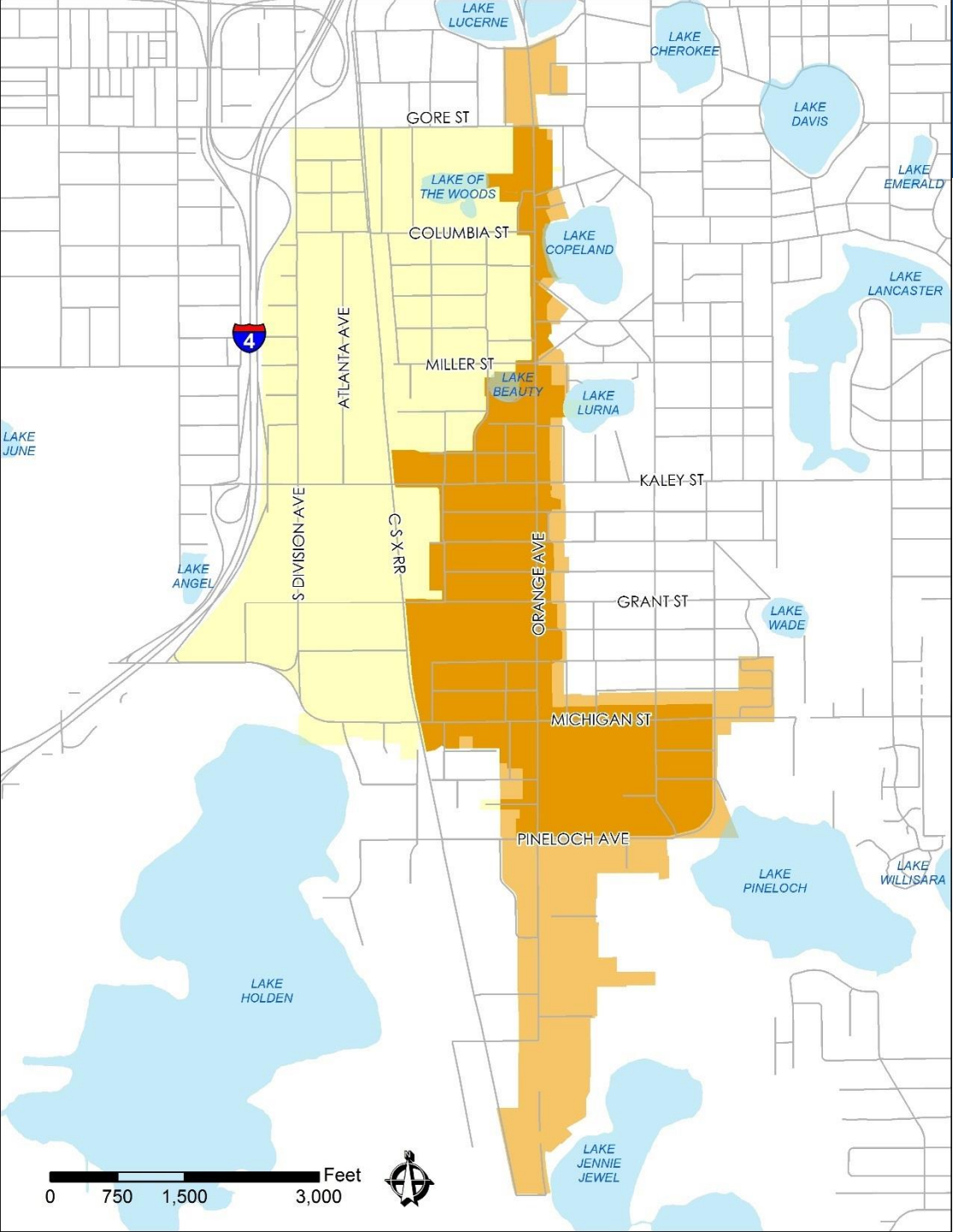
### Legend

- Streets
- Water
- DSNID



# Study Area

## Combined Boundaries



### Legend

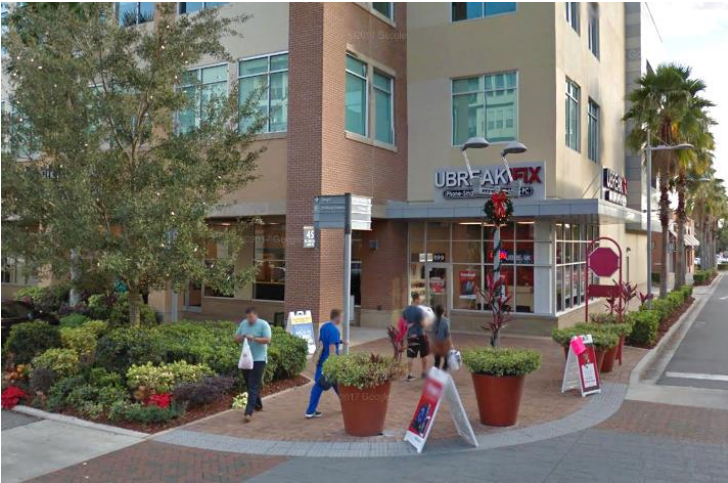
- Streets
- Water
- DSNID
- DSNID SP Overlap
- Orange Michigan SP



### 3. CURRENT POLICY & REGULATIONS

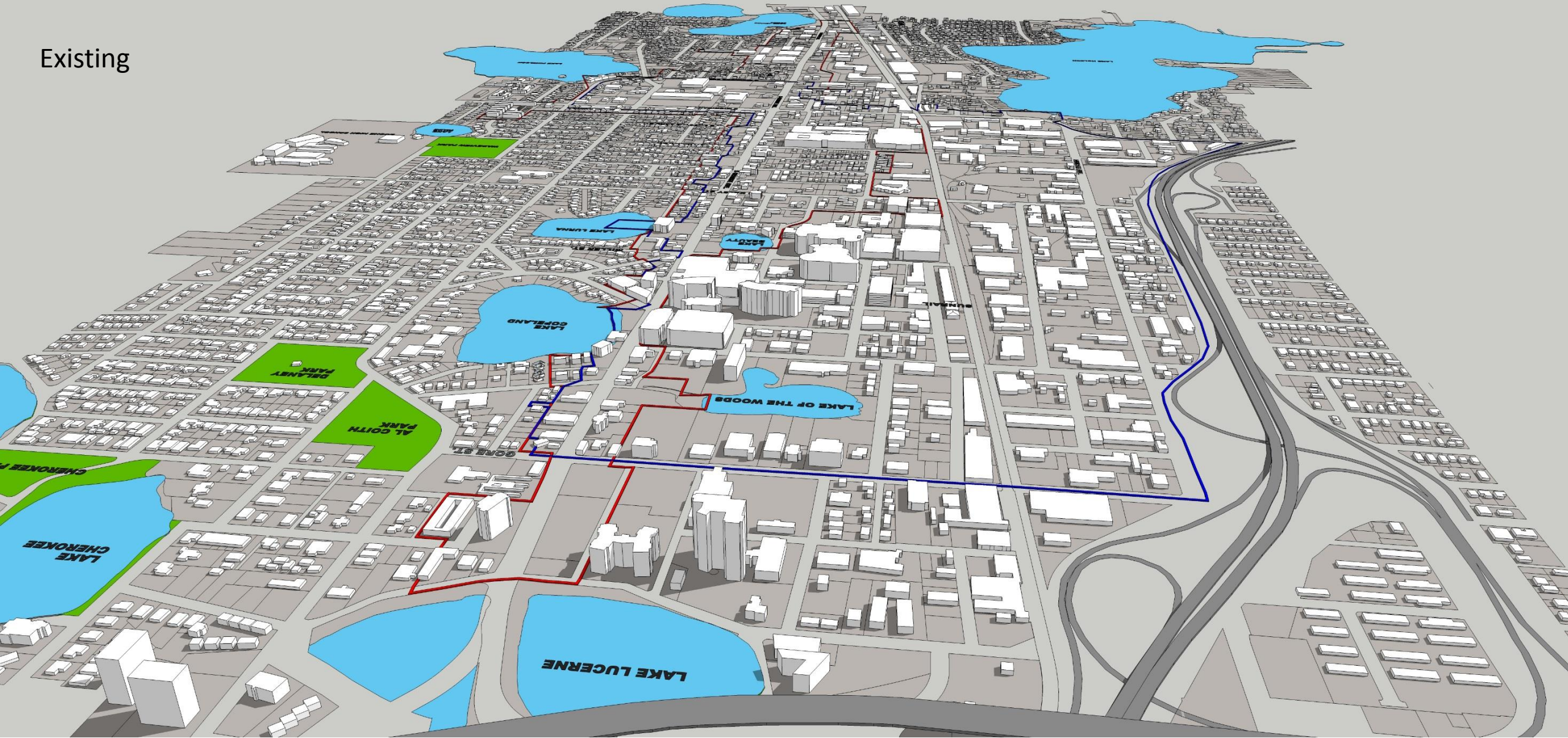


# 3. Current Policy & Regulations



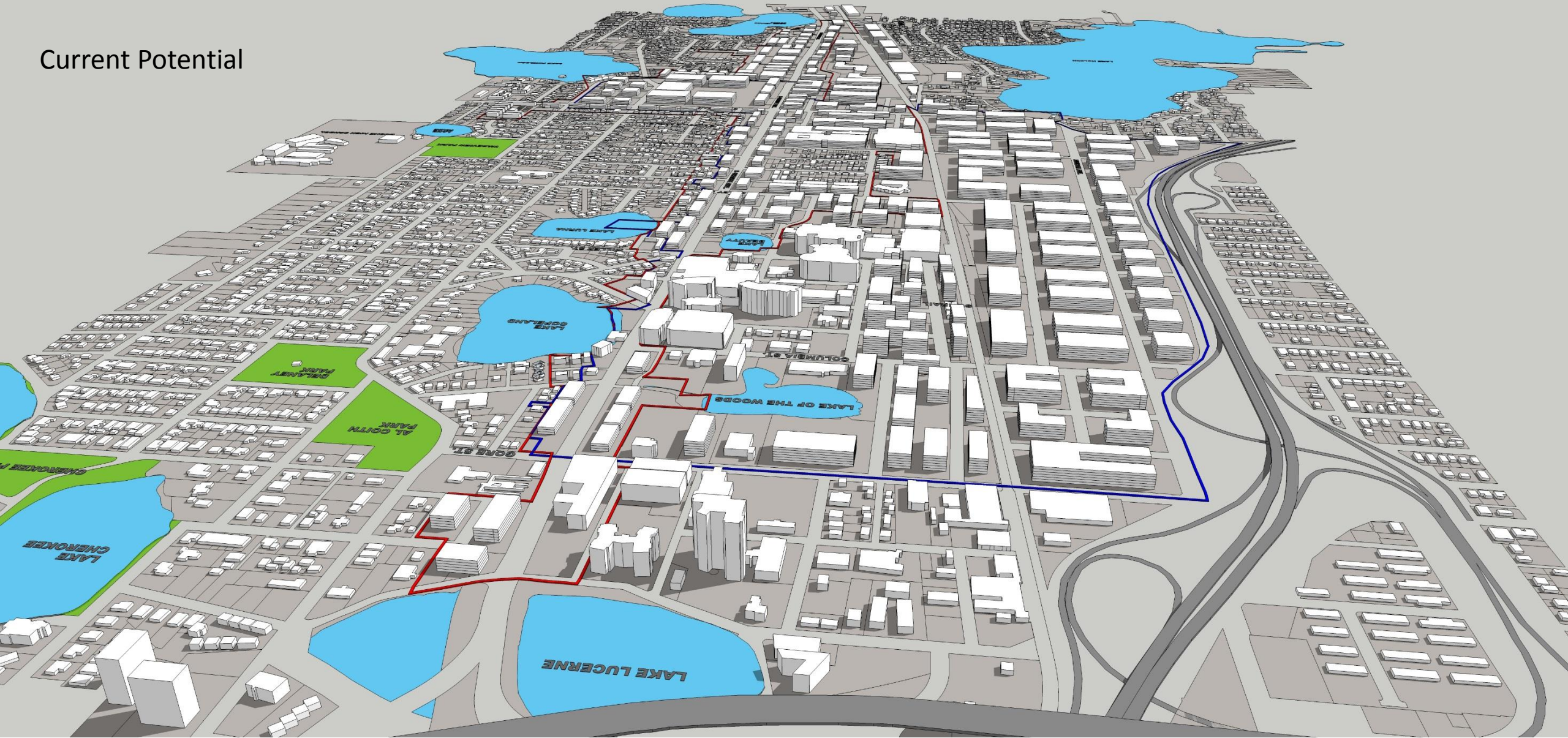
# 3. Current Policy & Regulations

Existing



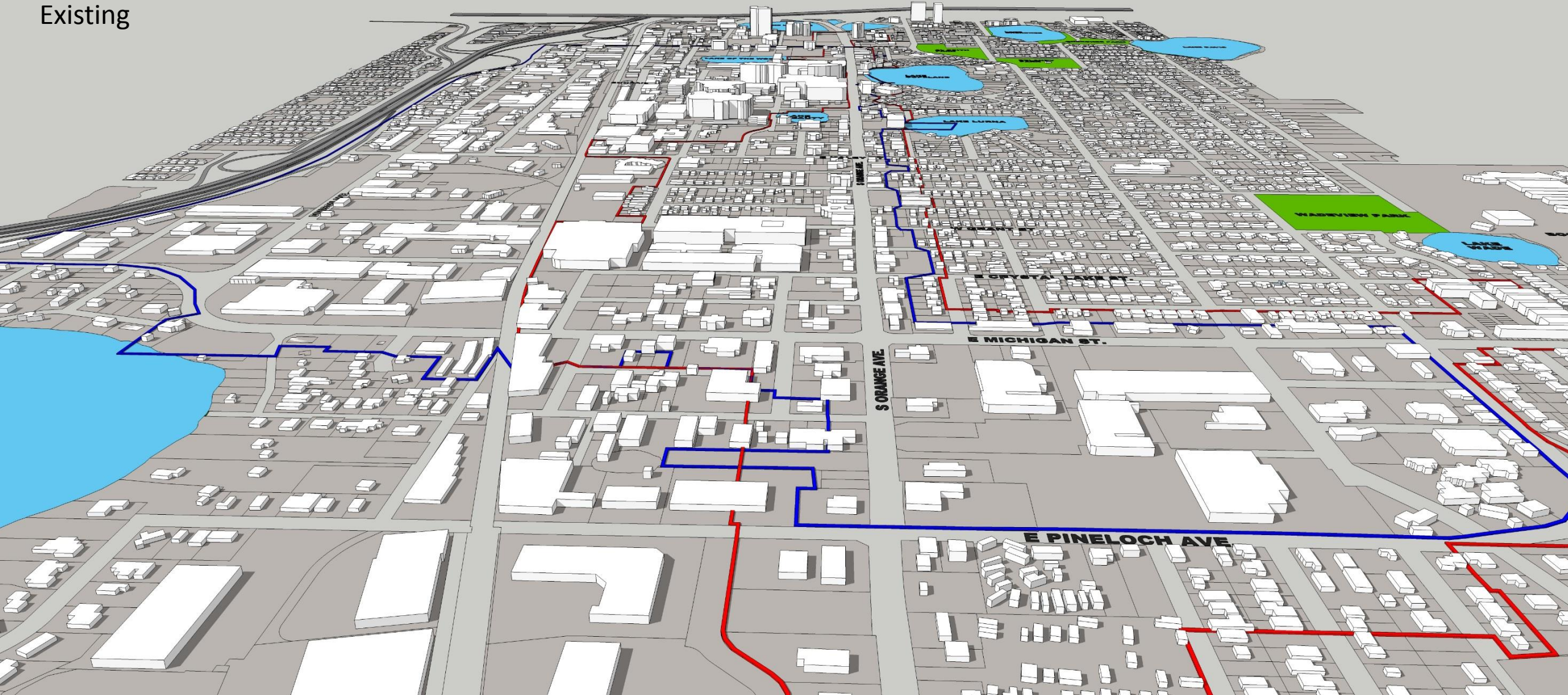
# 3. Current Policy & Regulations

Current Potential



# 3. Current Policy & Regulations

Existing





# 3. Current Policy & Regulations

Current Potential





## 4. PROPOSED REGULATORY FRAMEWORK



# 4. Proposed Regulatory Framework

## Conventional Zoning Code

### § 14-2-17 RE — RESIDENTIAL ESTATE DISTRICT (20,000 SQUARE FEET).

(A) *Intent.* This district is primarily intended for single family detached residential development where the requirements are designed to encourage quality neighborhoods in a relatively spacious urban setting. Objectives of the district include the protection of existing stable low density single family neighborhoods, the preservation of open space, and the encouragement of densities which are compatible with existing and anticipated future developments, natural features, and existing and projected public services and facilities. This district is intended for use in suitable areas which have been assigned a Single Family Low Density Residential future land use designation by the Comprehensive Plan.

#### (B) Permitted Uses.

- (1) Single family dwellings, except mobile homes.
- (2) Accessory uses in conformance with § 14-2-62, including home occupations such as family day care homes.
- (C) *Conditional Uses.* In conformance with § 14-2-206, including a public hearing.

(1) Churches, public and private schools, libraries, and day care centers (except family day care homes allowed as a home occupation).

- (2) Park and recreation areas.
- (3) Community centers and non-profit clubs.
- (4) Agricultural uses on parcels of two acres or more.
- (5) Fire stations.

#### (D) Basic Site Design Standards.

##### (1) Lot Size:

- (a) The minimum lot area shall be 20,000 square feet.
- (b) The minimum lot width shall be 100 feet.
- (c) The minimum lot depth shall be 150 feet.

##### (2) Yards:

- (a) The minimum front yard depth shall be 35 feet.
- (b) The minimum side yard depth shall be 15 feet, except the minimum on a street side shall be 25 feet.
- (c) The minimum rear yard depth shall be 35 feet.

(3) *Parking Space Setback:* Parking spaces for non-residential uses shall be set back from property lines as indicated by § 14-2-94.

- (4) *Lot Coverage:* All buildings, including accessory buildings, shall not cover more than 40% of the lot area.
- (5) *Structure Height:* No structure shall exceed 35 feet.

(E) *Other Site Design Standards.* All RE development shall meet the applicable provisions of the following sections or articles:

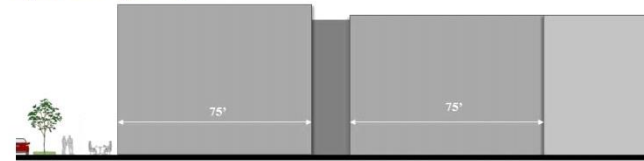
- (1) Properties located within the Community Redevelopment Area Overlay District: § 14-2-15.
- (2) *Minimum Floor Area:* § 14-2-60.
- (3) *Short Term Rentals:* § 14-2-64.
- (4) *Buildings Per Lot:* § 14-2-60.
- (5) *Parking:* §§ 14-2-75 - 14-2-82.
- (6) *Floodplain:* §§ 14-2-115 - 14-2-119.
- (7) *Signs:* §§ 14-2-150 - 14-2-163.

(F) *Special Use Requirements.* No farm animal shall be allowed within 25 feet of a property line.

(Ord. 2038, passed 12-20-94; Am. Ord. 2678, passed 5-13-08; Am. Ord. 2692, passed 6-24-08)

## Form-Based Code (tailored)

Figure 30. Building Massing



### 12. FAÇADE ARTICULATION

The standards contained in this subsection apply to all buildings and structures, including parking garages. The elements that make up a building façade are key components for defining the public realm. The façade design standards contained in this subsection are not intended to regulate style or appeal. The purpose of these standards is to ensure façades are designed to:

- Reduce the uniform monolithic appearance of large unadorned walls by requiring architectural detail;
- In the case of commercial buildings, ensure the building façades are inviting; and,
- Increase public safety by designing buildings that provide human surveillance of the street.

Building façades along public or private streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements as follows:

- a. Non-residential, mixed-use and multi-family buildings shall be required to incorporate into their façades a minimum of three (3) design treatments from the following list (see Figure 31):
  - i. Any of the building access treatments listed in Figure 36 integrated with the building mass and style;
  - ii. Overhangs of no less than three (3) feet in depth;
  - iii. Raised cornice/parapets over doors;
  - iv. Expression line between floors;
  - v. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches;
  - vi. Peaked roof forms;
  - vii. Clock or bell towers;

Figure 31. Façade Elements



DRAFT – 1/18

- viii. Balconies;
- ix. Awnings, canopies or marquees;
- x. Windows or doors;
- xi. Any other treatment that meets the intent of this section and is approved during the review of the concept plan.

- b. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the elements mentioned in subsection a, above.
- c. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building.
- d. All exterior façades of outparcel buildings shall be considered primary façades and shall employ architectural embellishment and landscape design treatments on all sides.

### 13. BUILDING ENTRANCES

- a. The *main* entrance of *all* buildings shall be oriented toward the public right-of-way (see Figures 33 and 34).
- b. Where parking areas are located behind the building, a secondary entrance may be provided from the parking area into the building. Awnings, landscaping, and appropriate signage may be used to mark the secondary entrance.
- c. Entrances on the front façade shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, marquee or similar feature.
- d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided.
- e. Residential building entrances shall be designed with porches or stoops.

### 14. BUILDING FRONTAGE DESIGN

All buildings shall utilize one of the following frontage designs and the standards shown in Figure 36.

- a. **Storefronts.** Storefronts are façades placed at or close to the setback line, with the entrance at sidewalk grade. They are conventional for retail uses and are commonly equipped with cantilevered or suspended canopies, or awning(s).

Figure 32. Examples of Façade Articulation



Figure 33. Example of Well-Defined Entrance



Figure 34. Corner Entrance



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**Definitions**

**Block Standards**

**Use Standards**

**Site Standards**

# COMPONENTS

**Building Standards**

**Public Space  
Standards**

**Signs**

**Development Review**

-1-  
Regulating  
Plan

T1



T2



T3



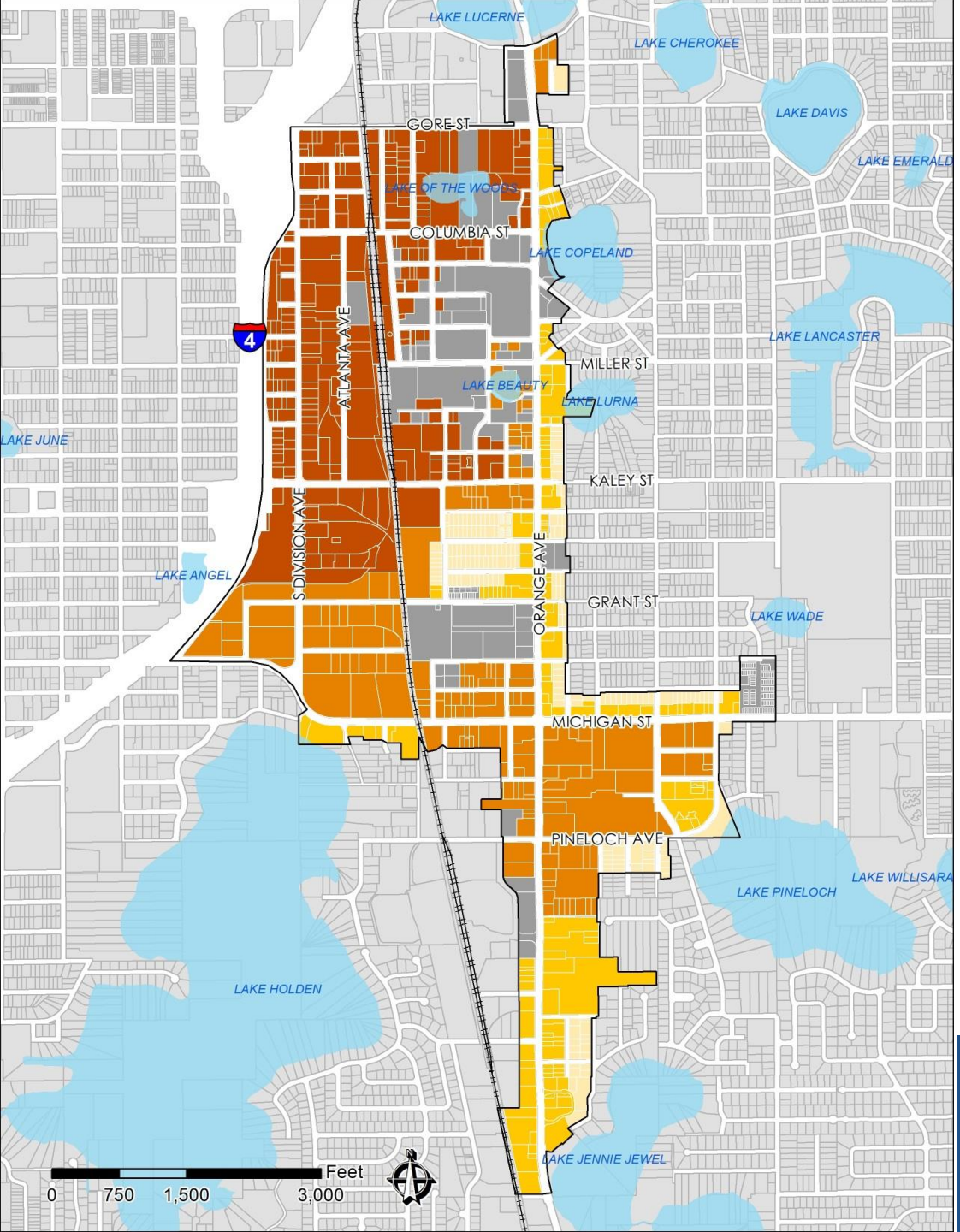
T4



T5



*The Beaufort County Transect*



# Legend

## Transect Zones

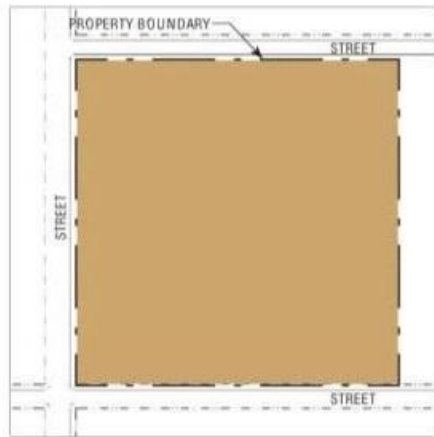
- PD
- T-3
- T-4
- T-5
- T-6
- Form-Based Code Area
- Railroad
- Water

4

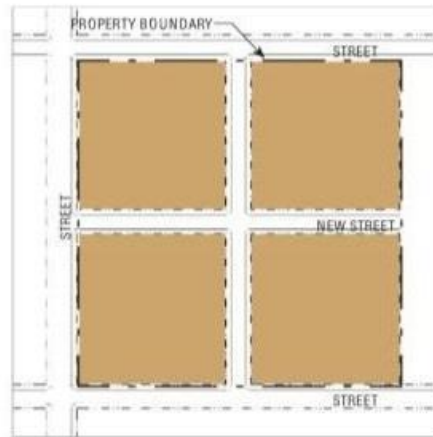
Zones

-2-  
Block &  
Subdivision  
Standards

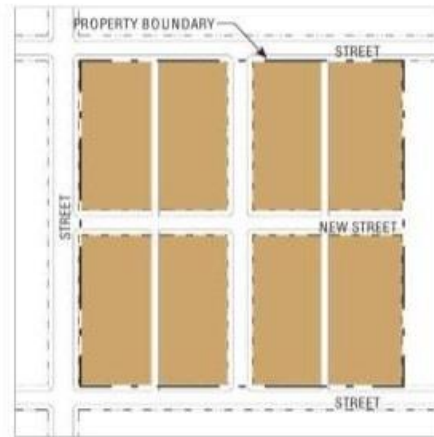
1. Site
2. Introduce streets
3. Introduce alleys
4. Introduce lots
5. Introduce projects



1



2



3



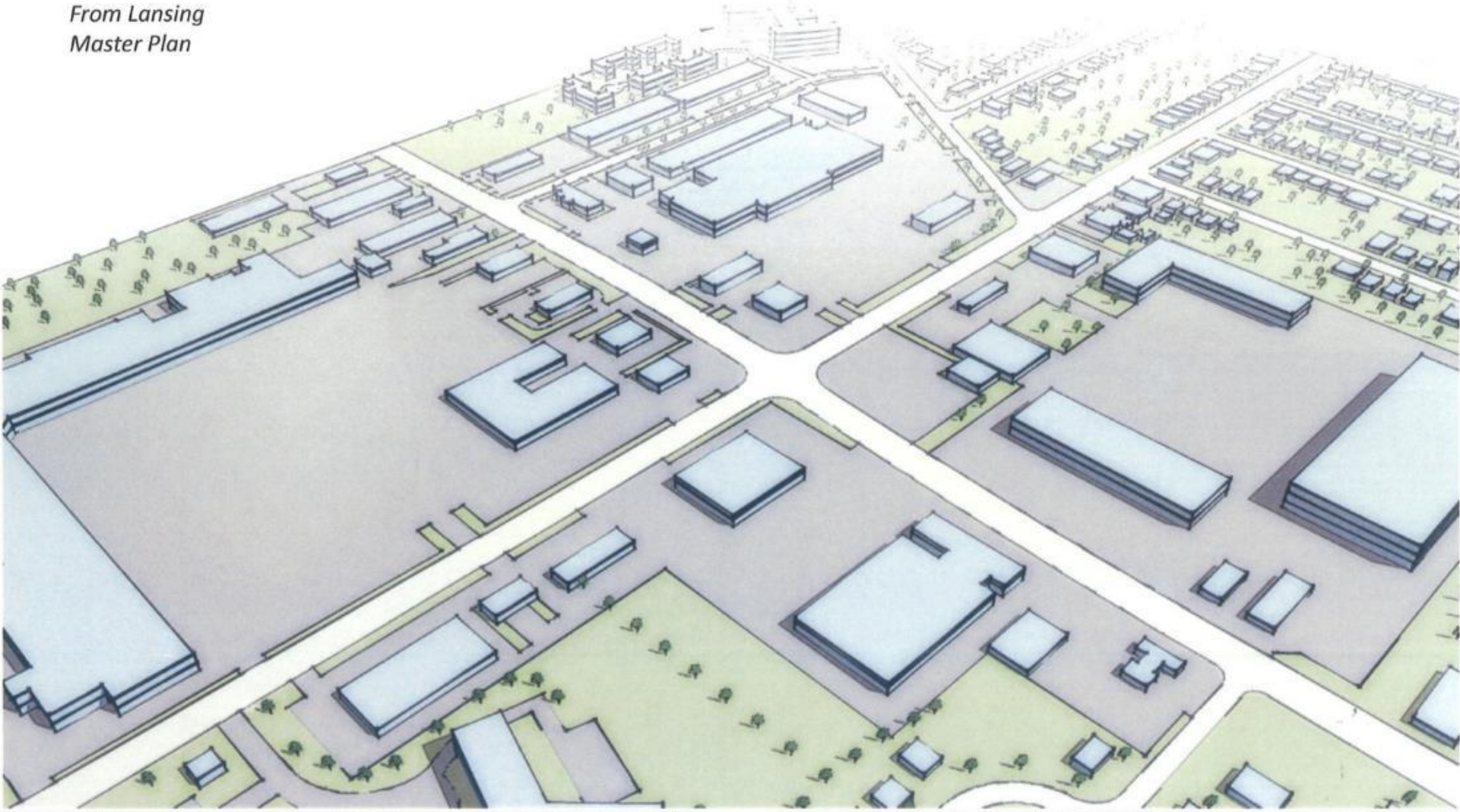
4



5



*From Lansing  
Master Plan*



*From Lansing  
Master Plan*

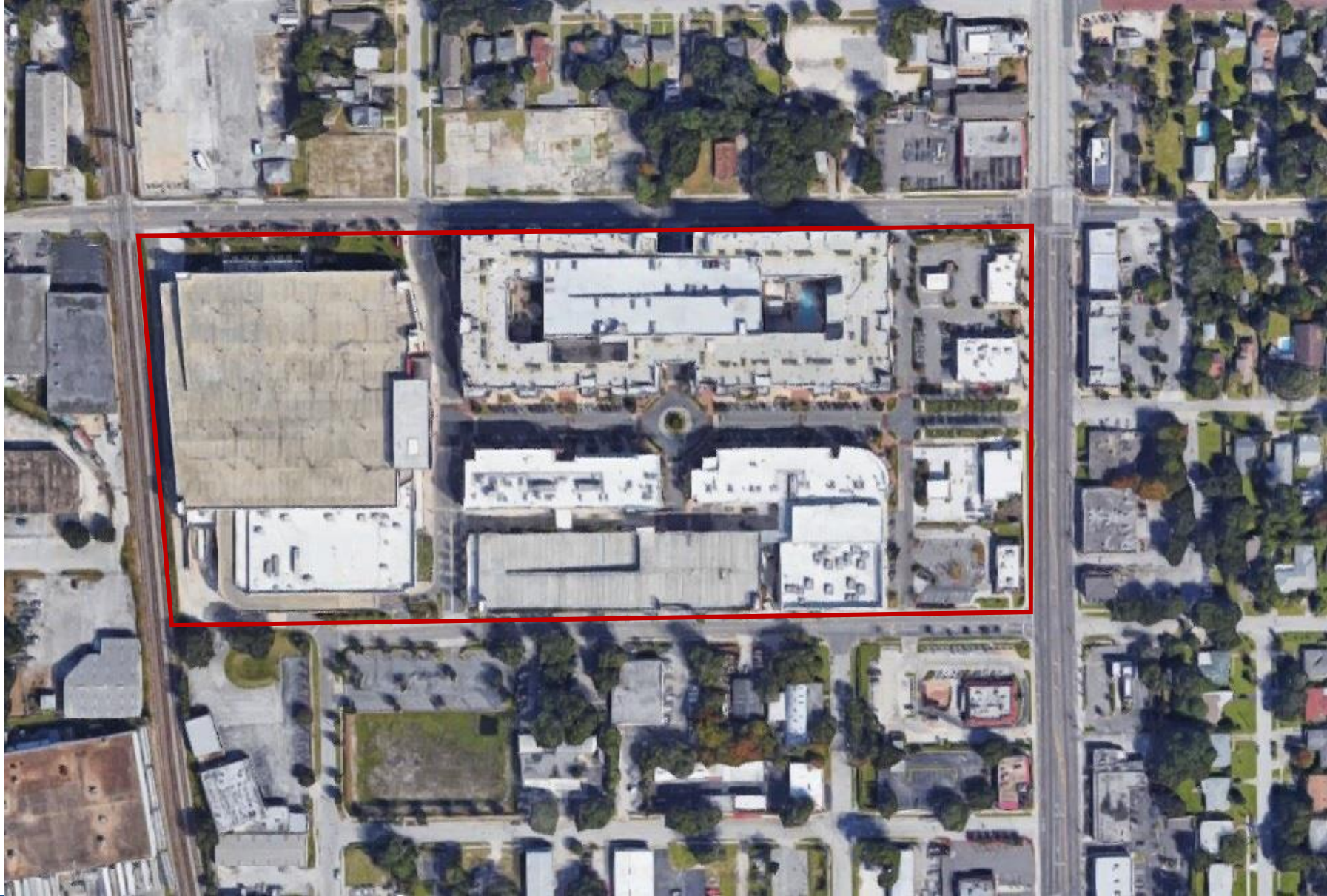




SoDo Aerial (Before)



SoDo Aerial (after)



SoDo Aerial (after)

-3-  
Land Use  
Standards

**Table 1: Uses Allowed in the South Downtown FBC Area.**

USES	See LDC Section*	T-3	T-4	T-5	T-6
<b>RESIDENTIAL</b>					
Accessory Apartments	Ch. 58, Part 3A	P	P	N	N
Accessory Cottage Dwellings		P	P	N	N
Assisted Living Facility		P	P	P	P
Attached Dwellings		P	P	P	P
Single Family		P	P	N	N
Duplex or Tandem		P	P	N	N
Emergency Shelter:					
• 1-10 clients		P	P	P	P
• 10+ clients		N	P	P	P
Emergency Home/Child.		P	P	P	P
Group Housing:					
• Low Intensity	Ch. 58, Part 3F	P	P	P	P
• High Intensity	Ch. 58, Part 3F	C	P	P	P
Mobile Home		N	N	N	N
Multi-Family		P <sup>(1)</sup>	P	P	P
Nursing Home		N	P	P	P
Residential Care Facility:					
• 1-6 clients		P	P	N	N
• 7-14 clients		C	P	P	P
Treatment/Recovery		C	P	P	P
Zero Lot Line:					
• Single Family		P	P	N	N
• Duplex		P	P	C	N
<b>NON-RESIDENTIAL</b>					
Agriculture, Indoor		N	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>
Agriculture, Outdoor		N	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>



Local Gas Station



Form Based Code Gas Station

*Orlando*





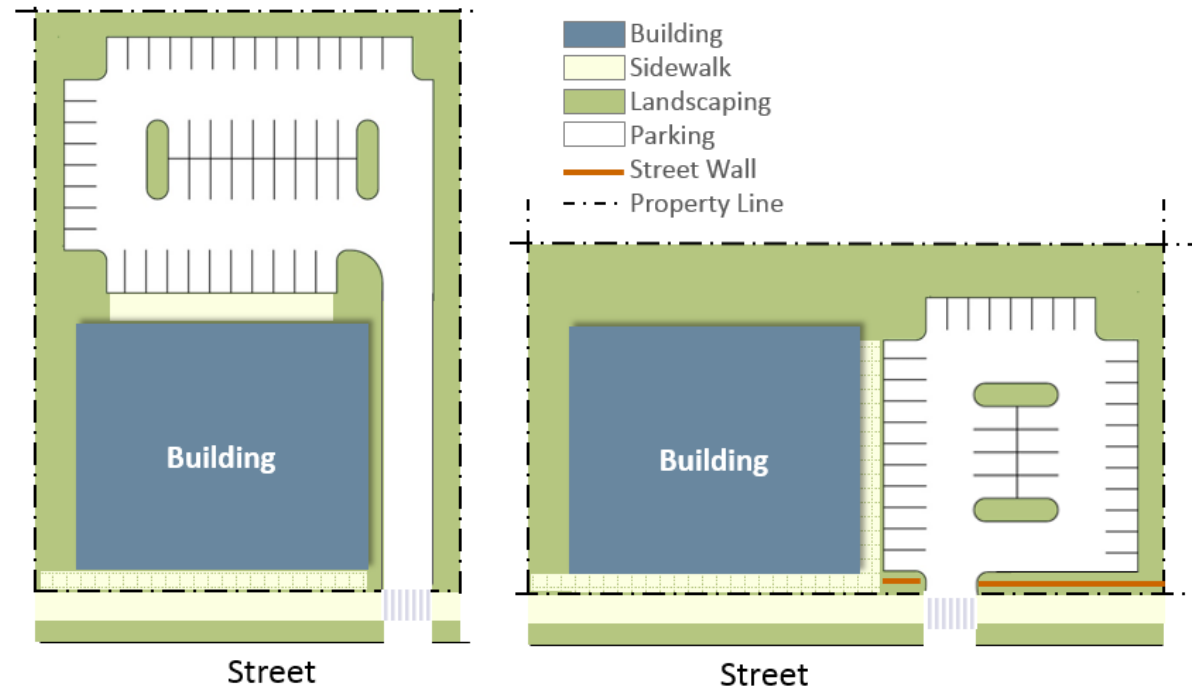
Form Based Code Gas Station

*Carmel, Indiana*

-4-

## Site Design Standards

1. Building/Parking Location
2. Setbacks
3. Access & Circulation





Suburban Destination



Urban destination

SoDo



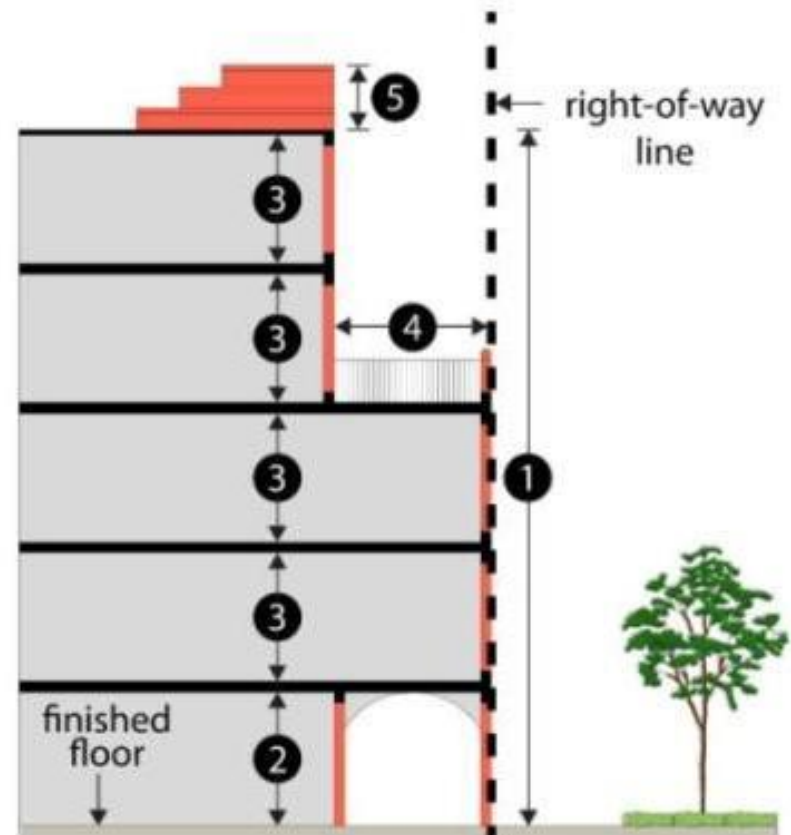
Setbacks



# Setbacks

-5-  
Building  
Standards

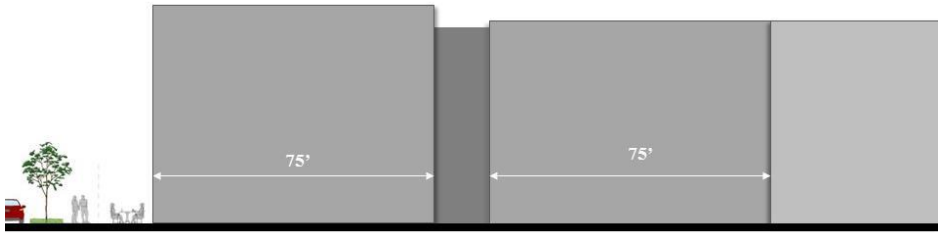
1. Massing
2. Architecture
3. Height
4. Façade Design
5. Fenestration
6. Materials/Colors





# Building Standards

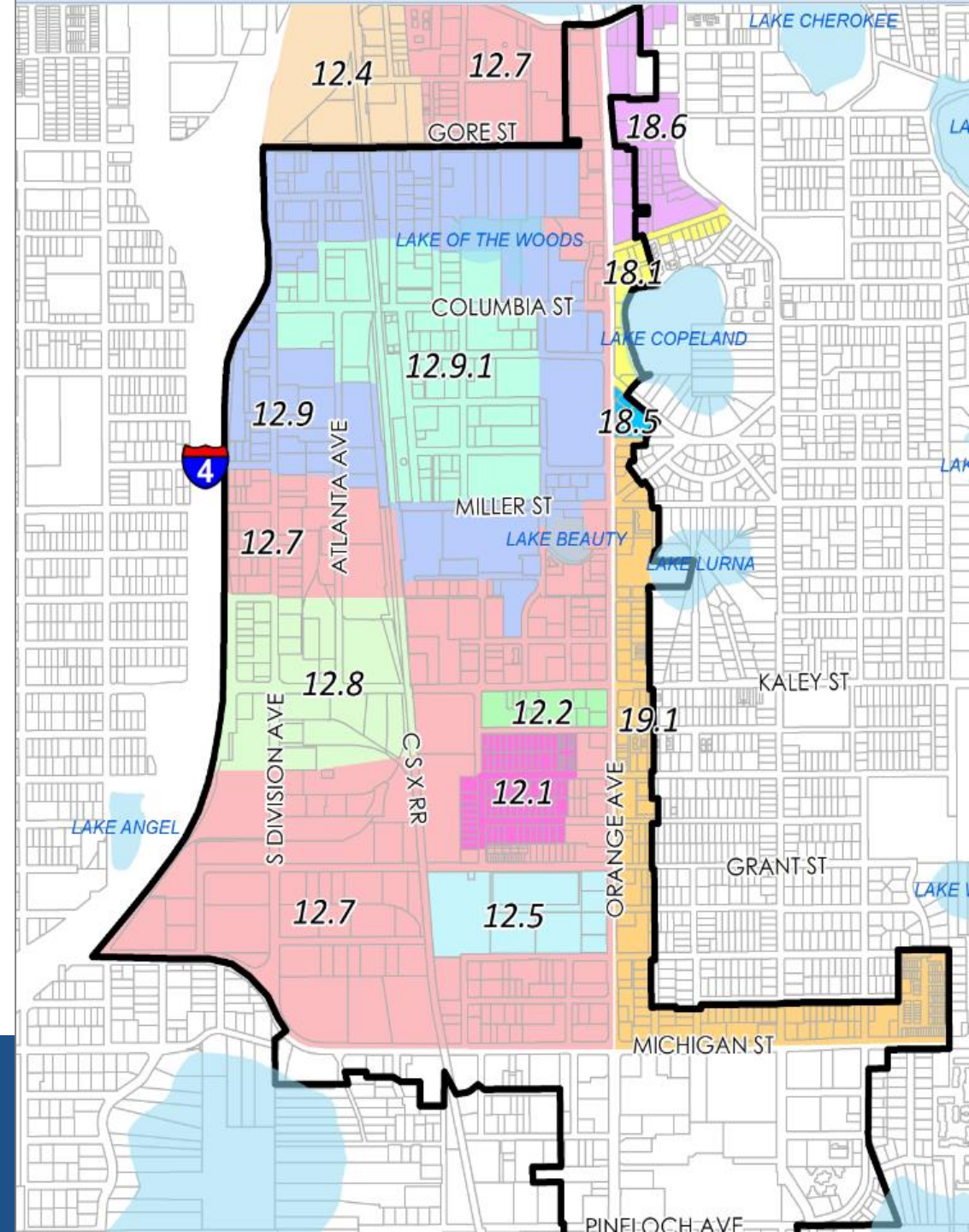




# Building Standards

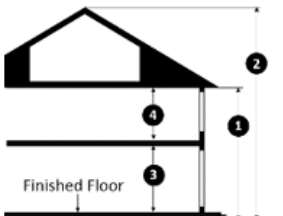
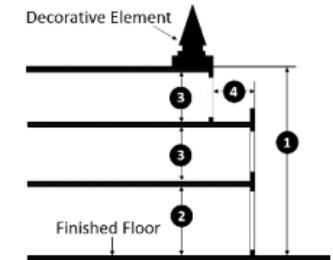
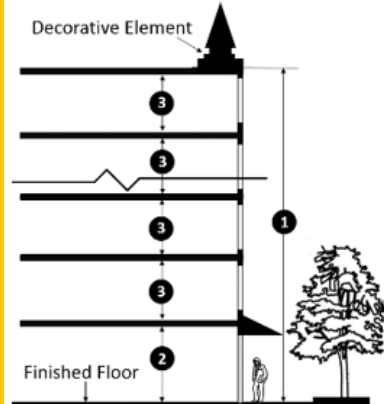
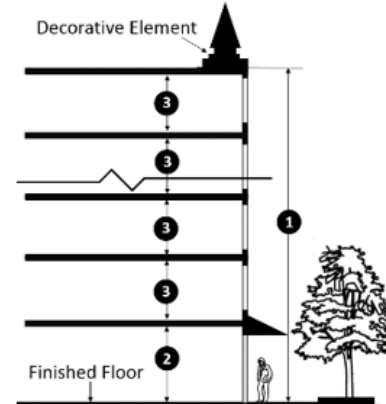
**Table 6. Density/Intensity Bonuses**

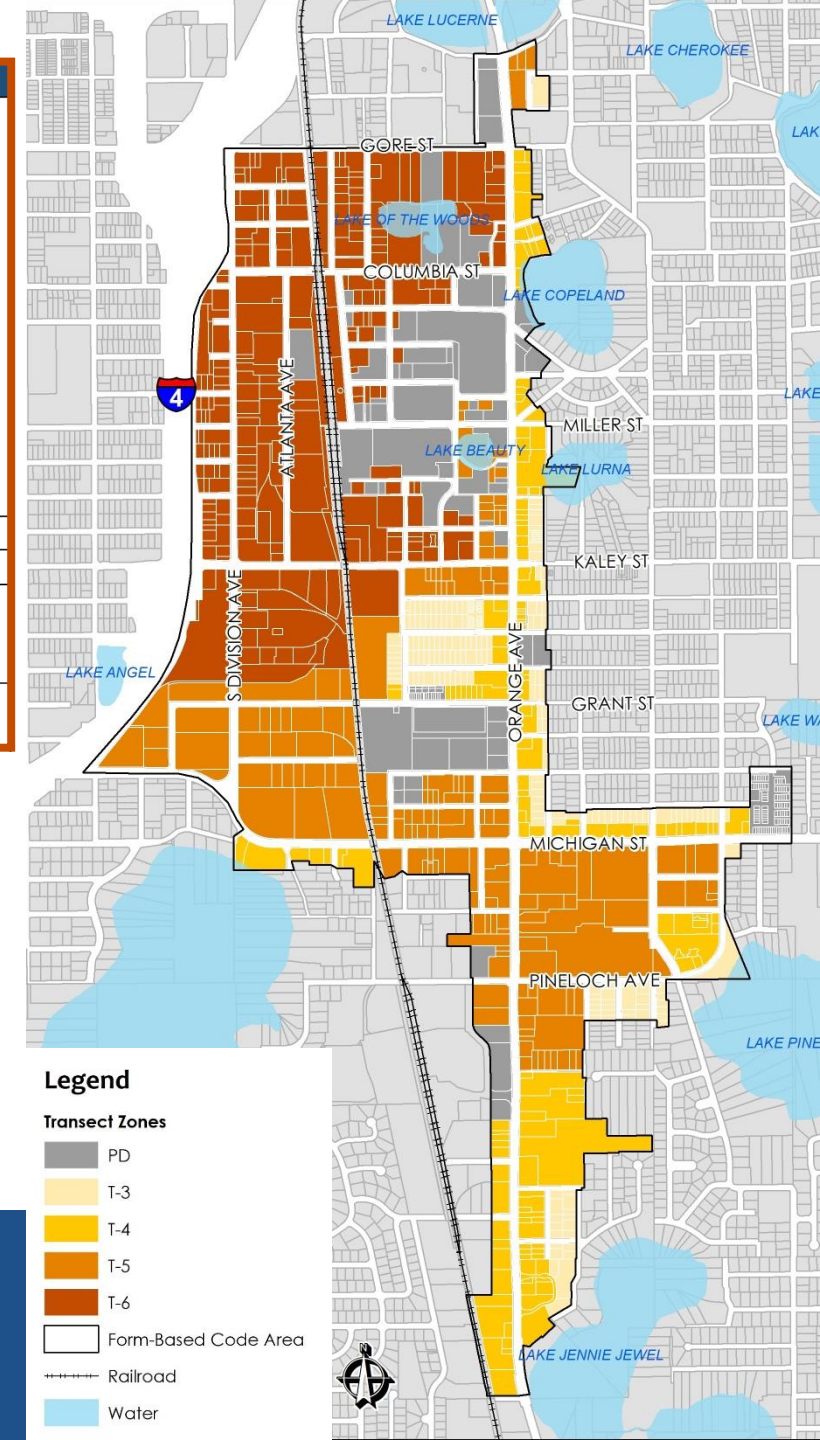
Geographical Area (see Fig. 63)	Max. Development Density (units per acre)	Max. Development Intensity (Floor Area Ratio)
12.8 (Kaley Gateway)	100	2.0
12.9 (Transit 1)	100	1.6
12.9.1 (Transit 2)	100	3.0



Incentivized

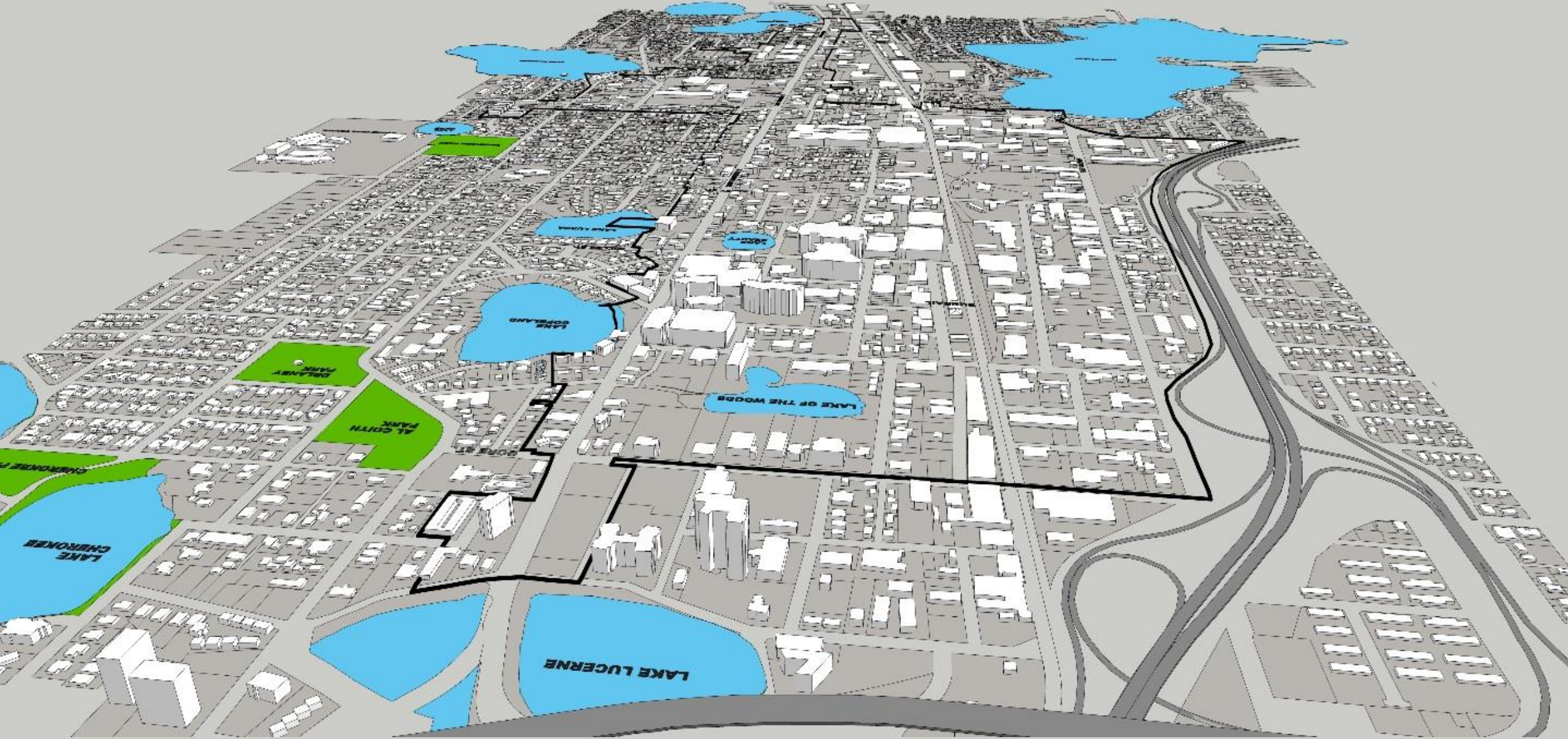
**Table 4. Building and Floor Height**

	T-3	T-4	T-5	T-6
				
<b>Building Height:</b>				
<b>Minimum</b>	NA	20' overall	20' overall	20' overall
<b>Maximum</b>	2.5 stories 24' to eave ① 35' overall ②	3 stories ①	6 stories ①	10 stories ①
<b>Height Bonus*</b>	Not allowed	Up to 4 stories (west of Orange Avenue only)	Not allowed	Up to 15 stories



Incentivized

Existing



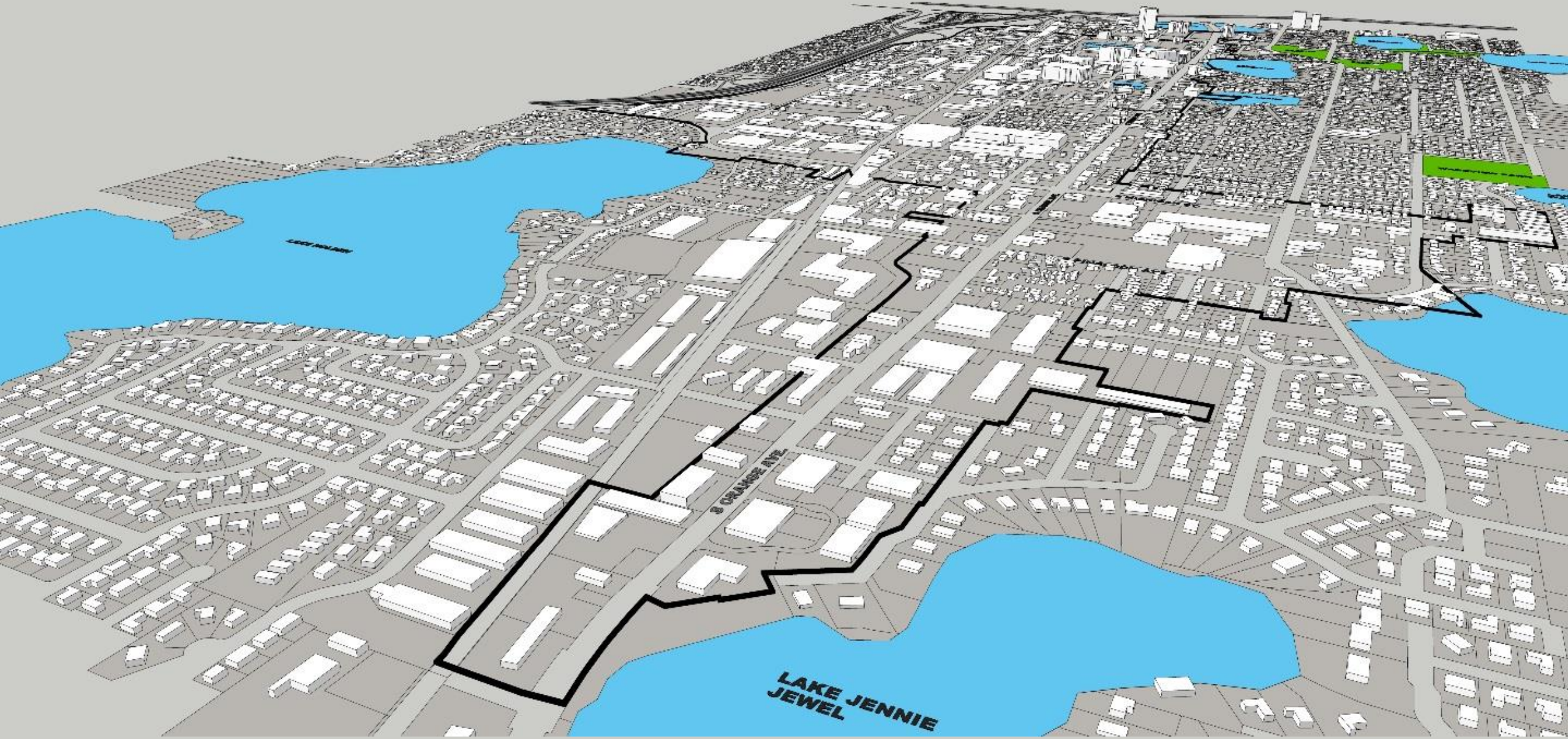
Proposed



With Height Bonus



Existing



Proposed





With Height Bonus



Existing



Proposed

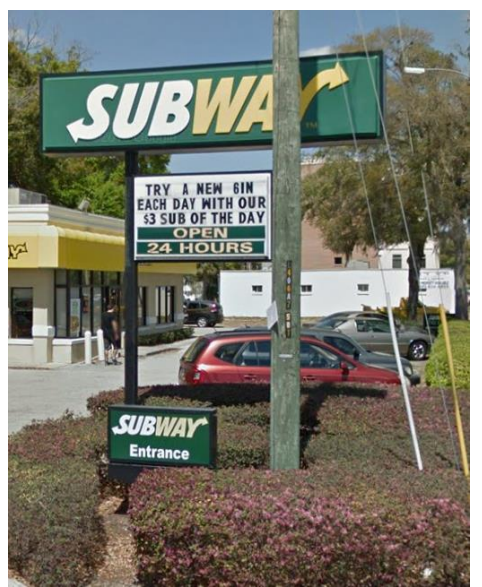
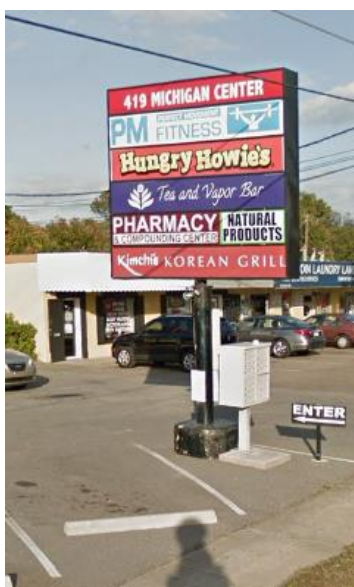


With Height Bonus



-6-  
Sign Standards





# Signs



# Signs



# Signs

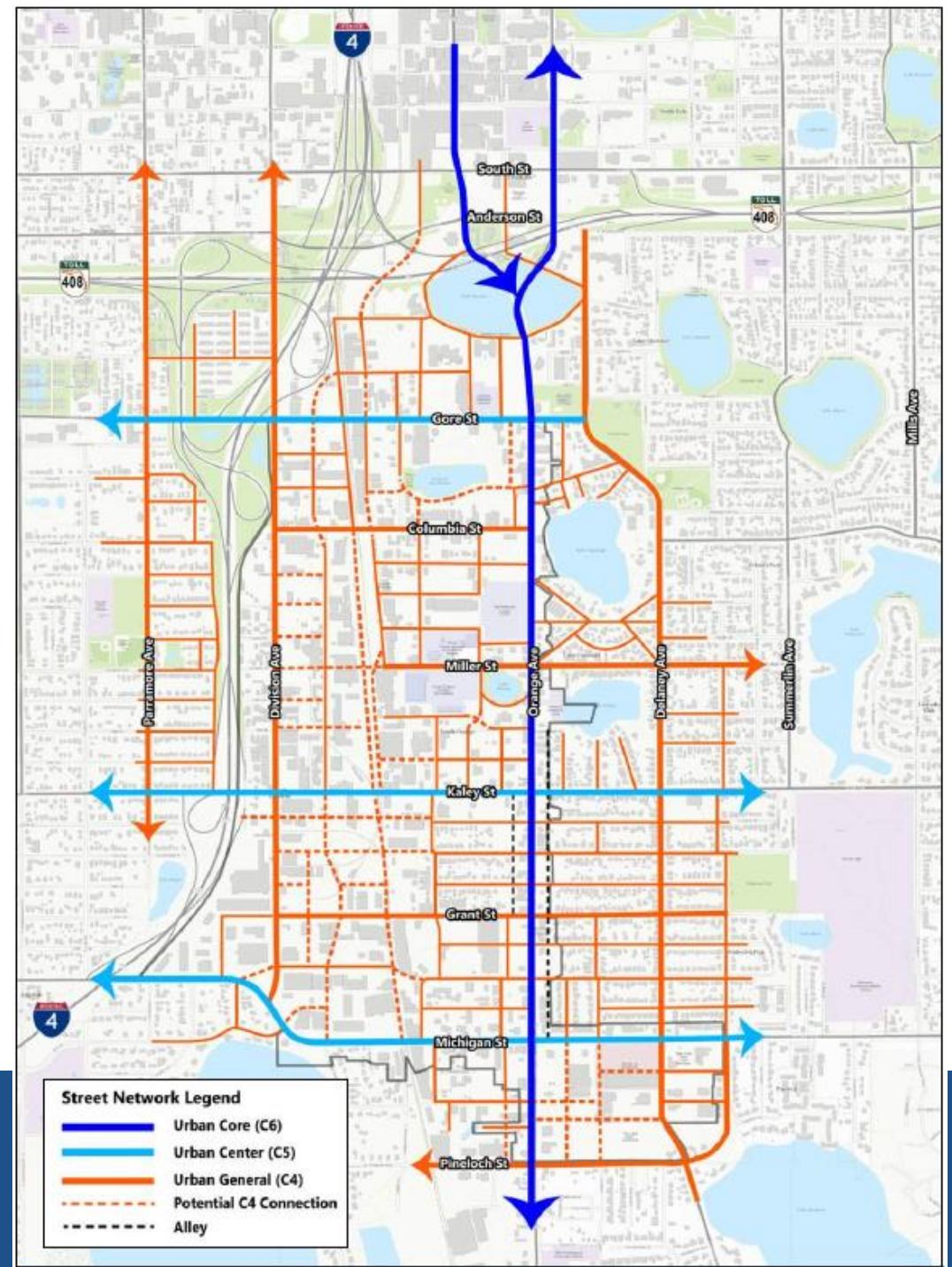
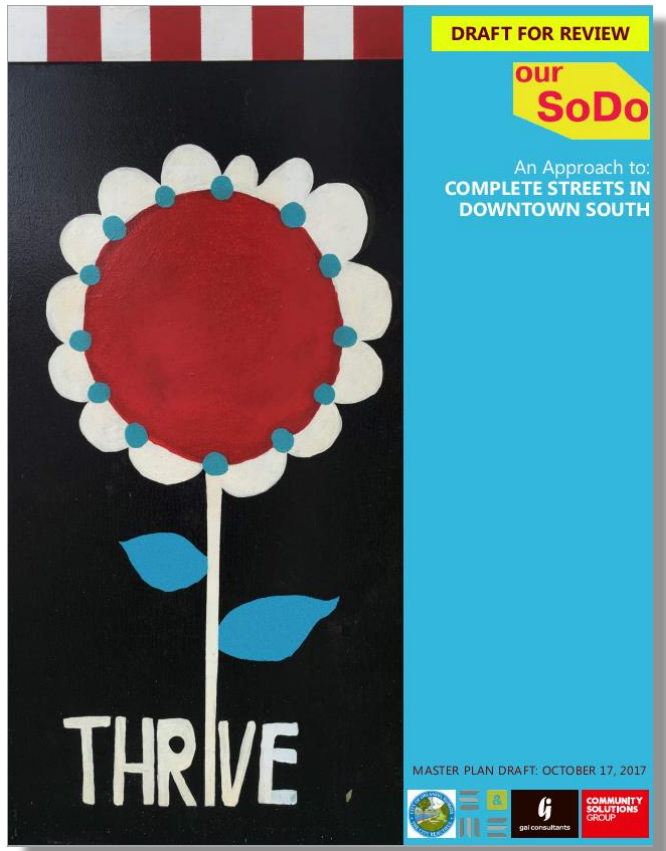




Signs

# -7- Public Space Standards





Street Network

## CANOPY STREET TREES



LIVE OAK CULTIVAR  
'CATHEDRAL' OR 'SKY CLIMBER'



ALLE OR BOSQUE ELM



SHUMARD OAK

## PALM TREES



CABBAGE PALM



CARNARVON GORGE PALM



SYLVESTER DATE PALM

## UNDERSTORY TREES



WINGED ELM



NATCHEZ CRAPE MYRTLE,  
SINGLE TRUNK



SILVERFORM SAW PALMETTO



MUHLEY GRASS



DWARF FAKAHATCHEE GRASS



BOSTON FERN



PLUMBAGO



BEACH SUNFLOWER



ASIATIC JASMINE

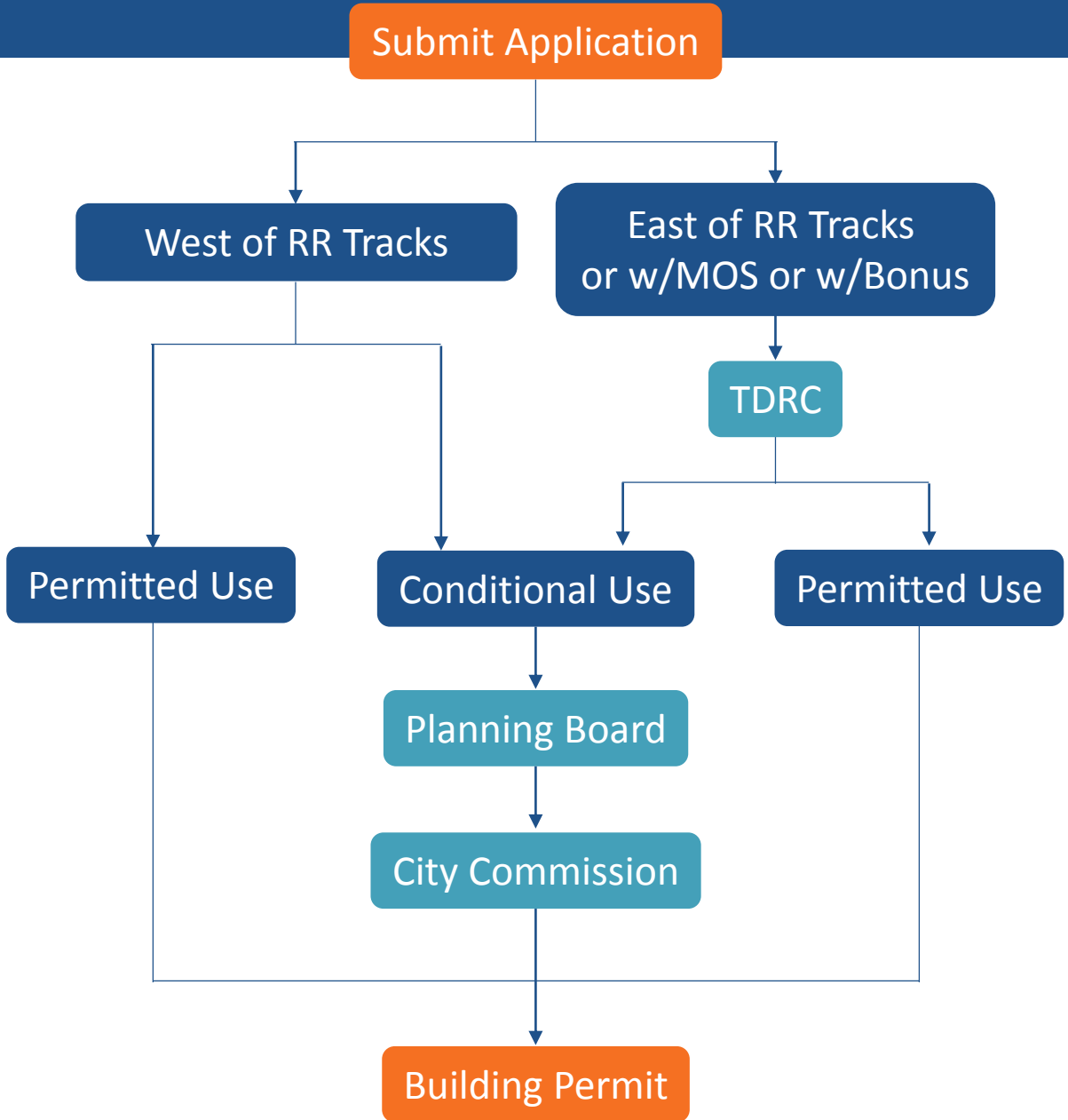


PERENNIAL PEANUT



JUNIPER

-8-  
Administration  
& Definitions



MOS = Modification of Standards  
TDRC = Town Development Review Committee

Q & A