

**** PLEASE NOTE ****

This is the third draft of the glitch ordinance. The first and second drafts were released on 8/9/21 and 9/30/21, respectively. Text highlighted yellow was added with the second draft. Text highlighted blue was added with the third draft.

Ordinance No. 21-O-__

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA; AMENDING CHAPTERS 1 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 Art.* The term "public art" means all original works of the visual arts which meet the following criteria: 1.) Shall be permanent; 2.) Shall be publicly accessible; 3.) Shall be visible from publicly accessible space; 4.) Shall result in a physical art asset; 5.) Shall be created in a lasting media with the intention of being staged in publicly accessible space; 6.) Shall be valued at not less than one-half (1/2) of one (1) percent of the capital cost of the structure at which the art is installed; 7.) The valuation shall include the physical art asset plus physical enhancements made to the immediate area for the principal purpose of display, security, and/or viewing the art; 8.) Shall be part of a cohesive design integrated with the site and/or building instead of a stand-alone disparate feature; 9.) Shall be maintained by the property owner or owners of the subject development; and 10.) May be either static or interactive.~~

Public Notice (1,000 feet). In relation to providing public notice for applications for comprehensive plan amendments, zoning amendments, site plans, subdivisions, variances,

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38 deviations, or right-of-way abandonments, the 1,000 foot public notice area is measured from the
39 perimeter of the parcel at which the proposed project is located.

41 Publicly Accessible Space. For principal and secondary frontages, the term “publicly accessible
42 space” means the area between the back of the curb and the face of the building. For all other
43 frontages on public roads, the term “publicly accessible space” is at least the first 12 feet from
44 the back of the curb.

45
46 Rear Property Line. The term “rear property line” means the property line opposite the front
47 property line, or principal frontage. For irregularly shaped lots which are not rectangular, the
48 rear property line shall be determined by the Land Use Administrator and shall be that boundary
49 that forms the rear yard in relation to the proposed building. For properties in the MMTD, see
50 section 10-285, table 12.

51
52 Setback, building. The term "building setback" means the extreme overall dimensions of a
53 building as staked on the ground, including all areas covered by any vertical projections to the
54 ground or overhang of walls, roof, or any other part of a structure, whichever is nearest to the
55 property line, will be considered as building; provided, however, that the roof overhang not
56 exceeding two feet shall not be included in the determination of the building line. Where
57 explicitly permitted certain structural elements may encroach upon the setback. Canopies over
58 gas station pumps in the MMTD shall not count towards meeting maximum front or corner yard
59 setback requirements.

60
61 **Section 2. Section 9-91(f)(2)e, Section 9-92(e)(3)aa, and Section 9-92(e)(3)q of the**
62 **Tallahassee Land Development Code are hereby amended to read as follows:**

63
64 Section 9-91(f)(2)e

65
66 All permit applications shall demonstrate, at a minimum, that the finished floor elevation for all
67 new construction including additions, and/or alterations that create habitable floor area—
68 complies with the requirements outlined in subsection 5-87(5) ~~5-87(4)~~. This standard may be
69 reduced by the land use and environmental services administrator or his/her designee upon
70 demonstration by the applicant that an acceptable alternative method is sufficient to ensure that
71 drainage flows away from the structure and is designed to prevent entry into the structure.

72
73 Section 9-92(e)(3)aa

74
75 All permit applications shall demonstrate, at a minimum, that the finished floor elevation for all
76 new construction including additions, and/or alterations that create habitable floor area complies
77 with the requirements outlined in subsection 5-87(5) ~~5-87(4)~~. This standard may be reduced by
78 the land use and environmental services administrator or his/her designee upon demonstration by
79 the applicant that an acceptable alternative method is sufficient to ensure that drainage flows
80 away from the structure and is designed to prevent entry into the structure.

81
82

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83 Section 9-92(e)(3)q

84

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

90

91 ~~Section 2. Section 10-161.1 of the Tallahassee Land Development Code is hereby created~~
92 ~~to read as follows:~~

93

94 ~~Sec. 10-161.1. – Compensating Enhancements.~~

95

96 ~~The Neighborhood Compatibility Ordinance (No. 21-O-15), is codified at Sec. 7-72, Sec. 10-~~
97 ~~177(g), Sec. 10-411(b), Sec. 10-412(6), Sec. 10-427(c)(3), and Sec. 10-429. The Neighborhood~~
98 ~~Compatibility Ordinance will control in the event of any conflict with the standards listed below.~~

99

100 ~~(a) Publicly Accessible Space (Outside MMTD)~~

101

102 ~~(1) Setback – For changes to the front yard setback up to a maximum of 6 feet, a 6-foot~~
103 ~~planting strip shall be provided at that portion of the lot which is closest to the street,~~
104 ~~provided all other development standards are met. Street trees shall be at least 3-inch~~
105 ~~caliper at planting and shall be planted consistent with the planting standards in the tree~~
106 ~~matrix maintained by the Planning Department’s Urban Forester across the entire front~~
107 ~~yard.~~

108

109 ~~(b) Publicly Accessible Space (Inside MMTD)~~

110

111 ~~(1) Setback – For each 1-foot increase of the front yard setback up to a maximum of 5 feet,~~
112 ~~provide 1 of the compensating enhancements identified at Section 10-161.1(b)(5)(a).~~

113

114 ~~(2) Sidewalk width – For each one foot decrease of the sidewalk width up to a maximum of~~
115 ~~two feet, provide an equal increase to the width of the planter strip plus one of the~~
116 ~~compensating enhancements identified at Section 10-161.1(b)(5). The tree species~~
117 ~~should be chosen so that the tree canopy at maturity is at least equal to the width of the~~
118 ~~planting strip.~~

119

120 ~~(3) Street trees – If the Land Use Administrator concurs that street trees cannot be planted~~
121 ~~between the back of curb and the sidewalk, provide three of the compensating~~
122 ~~enhancements identified at Section 10-161.1(b)(5).~~

123

124 ~~(4) Transparency – For each 10% reduction in the transparency requirement up to a~~
125 ~~maximum reduction of 30%, provide 1 of the compensating enhancements identified at~~
126 ~~Section 10-161.1(b)(5)a.1 to 5, or Section 10-161.1(b)(5)b.1.~~

127

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128 ~~(5) Compensating enhancement — Each allowable change identified in Sec. 10-161.1(b)(1)~~
129 ~~through (b)(4) requires compensating enhancements as listed below. If any compensating~~
130 ~~enhancement is being used to satisfy any other development standard from the City's~~
131 ~~Land Development Code, it cannot be double counted for the purposes of this section.~~

132
133 ~~a. Site and Architecture~~

- 134
135 ~~1. Provide publicly accessible space equal to at least 500 square feet with a~~
136 ~~minimum depth of 6 feet such as hardscaped outdoor seating, courtyards, or~~
137 ~~gardens accessible to the public.~~
- 138
139 ~~2. Provide raised planters with a minimum size of 4 cubic feet, spaced a minimum of~~
140 ~~every 20 feet along the building frontage.~~
- 141
142 ~~3. Provide façade articulation so that no street-facing façade shall exceed 35 feet in~~
143 ~~length without at least a minimum 2 foot change in the depth of the wall plane.~~
- 144
145 ~~4. Utilize at least 3 materials and 2 colors in the front façade, with each material~~
146 ~~covering at least 30% of the façade.~~
- 147
148 ~~5. Create entrances with functional porches with a minimum depth of six feet.~~
- 149
150 ~~6. Provide a minimum height step back of 10 feet for each floor above two stories;~~
- 151
152 ~~7. Roofs and parapets that exceed 50 feet in length along a frontage shall include a~~
153 ~~minimum two foot change in horizontal variation at least every 25 feet.~~
- 154
155 ~~8. Provide at least two functional balconies or terraces with a minimum depth of five~~
156 ~~feet and a minimum width of five feet accessible through operable full-height~~
157 ~~doors for each 50 feet of building frontage.~~
- 158
159 ~~9. Create sidewalk coverings, (awnings, canopies, arcades, colonnades, or~~
160 ~~verandahs) for at least 75% of building frontage.~~
- 161
162 ~~10. Highlight building corners visible from a frontage with architectural treatments,~~
163 ~~color, material, recesses, projections, or active ground floor uses.~~
- 164
165 ~~11. Provide an additional two to three foot wide landscape strip with tall native~~
166 ~~grasses and/or groundcover. Within a visibility triangle for public right-of-way,~~
167 ~~the maximum height is three feet.~~

168
169 ~~b. Public Art~~

- 170
171 ~~1. Wall mounted — Wall mounted public art shall meet the following criteria: 1.)~~
172 ~~Shall be either a mural, mosaic, bas relief, or stained glass; 2.) Shall not include~~

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~~commercial advertisements; 3.) Shall be located on the façade for which the transparency reduction is requested; and 4.) Shall be equal to at least 50% of the area of the transparency reduction.~~

~~2. Stand alone — Stand alone public art shall meet the following criteria: 1.) Shall be either a sculpture, statue, or fountain; 2.) Shall not include commercial advertisements; and 3.) Shall be located in publicly accessible space.~~

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

Sec. 10-161.1 – Tree Preservation Incentives

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

(1) Compliance with Other 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.

(2) Calculation of Transfer of Development Rights. A tree qualifies for TDR if the criteria listed below are met.

- a. The tree's trunk is fully within the property boundaries.
- b. The tree's critical protection zone is preserved as provided defined herein.
- c. Any portion of the tree's critical protection zone is either located in a parcel's buildable area footprint (as defined by setbacks) or is fully incorporated into and preserved by the design of the parking lot. Such trees may also be counted towards the site's calculation of tree credits pursuant to Chapter 5, TLDC.
- d. If a site has multiple trees with overlapping critical protection zones that are eligible for TDRs, the overlapping portion of the critical protection zone can only be counted once.
- e. The TDR intensity is calculated by multiplying the area of the eligible critical protection zone(s) by the maximum allowable height of the parcel's zoning district. The critical protection zone is defined by the area of the conservation easement identified by Sec. 10-161.1(a)(8)c.1.
- f. Dead, dying, dangerous, or nuisance trees are not eligible for transfer of development rights. A report is required from the City Forester or a certified arborist documenting that the trees to be preserved are not nuisance trees and are not dead, dying, or dangerous.

(3) Permissible Land Uses with Transfer of Development Rights. TDRs are issued based on the allowable uses within each sending site's zoning district. They may only be used at

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217 the receiving site for uses of equal or lesser intensity, as defined by the sending site's
218 zoning district.

219
220 (4) Sending Site. Intensity may be transferred from a site where a dogwood tree of 4 inches
221 DBH or greater, or a hardwood tree or long leaf pine tree of 12 inches DBH or greater, or
222 any other non-invasive tree of 18 inches DBH or greater ~~is are~~ preserved. The maximum
223 amount of intensity that can be transferred may not exceed the total amount of unused
224 intensity on the site. ~~This transfer provision does not apply to dead, dying, dangerous, or~~
225 ~~nuisance trees. To qualify for this transfer, a report is required from the City Forester or a~~
226 ~~certified arborist documenting that the trees to be preserved are not nuisance trees and are~~
227 ~~not dead, dying, or dangerous.~~ A sending site may be either a previously developed site
228 or a site proposed for new development. The criteria in Sec. 10-161.1(a)(2) apply to all
229 sites. Furthermore, any tree preserved to fulfill a development standard is not eligible for
230 TDR. If the public record does not expressly document otherwise, the presumption is
231 that preservation of trees at currently developed sites occurred to fulfill development
232 standards.

233
234 (5) Receiving Site. The transfer must be to a receiving site zoned AC, C-1, C-2, CM, CC,
235 CP, CU-26, CU-45, I, IC, M-1, UP-1, UP-2, UT, or UV. However, such sites are not
236 eligible to serve as a receiving site if they are located adjacent to or across the street from
237 ~~Protected Residential properties are not eligible to serve as a receiving site. The term~~
238 ~~“Protected Residential” means~~ any property developed with a single family residence,
239 duplex, or triplex to a density of less than or equal to 8 units per acre, and any vacant
240 property that is zoned either RP-1, RP-2, RP-MH, RP-R, RP-UF, R-1, R-2, R-3, R-5, UF,
241 LP, MH, or RA.

242
243 (6) Maximum Increase in Intensity. An increase in intensity on the receiving site is limited to
244 the equivalent of the building's developable footprint of the site, the size of which would
245 be determined by the development standards for the receiving site. ~~The That~~ additional
246 square footage may be either vertical or horizontal construction ~~built up vertically or out~~
247 ~~horizontally,~~ subject to the receiving site's development standards and subject to the
248 Comprehensive Plan's intensity limitations.

249
250 ~~(7) Future Rezoning. A sending site will continue to be constrained by the sale of TDRs in~~
251 ~~the event it is rezoned in the future.~~

252
253 (8) Responsibilities of the Owner of the Requirements: Sending Site. As a condition of
254 earning For any transfer of development rights under this section, for intensity that is not
255 utilized due to the preservation of trees, the property owner of the sending site must do
256 the following are requirements for the sending site:

- 257
258 a. Provide an arborist's written opinion that ~~the any~~ tree, for which there is any transfer
259 of development rights, is healthy and will be viable; and
260 b. Provide an arborist's management plan for the long-term health of ~~the any~~ tree for
261 which there is any transfer of development rights. The management plan ~~which shall~~

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262 be recorded with the conservation easement. Failure to adhere to the arborist's
 263 management plan shall be a violation of this Code; and

264 c. Record a permanent conservation easement ~~with the deed of the sending site~~ which
 265 ~~does~~ includes the following:

266

- 267 1. The conservation area shall ~~includes~~ either: i.) include an ~~An~~ area containing the
 268 critical protection zone of the protected tree as it existed at the time of
 269 development; or ii.) include an ~~An~~ area containing up to 120% of the critical
 270 protection zone of the protected tree if determined by the City's Urban Forester to
 271 be necessary to ensure the long-term viability and health of the tree;
- 272 2. The easement shall list ~~Lists~~ the City of Tallahassee as the grantee. A subsequent
 273 release of such conservation easement requires the approval of the Environmental
 274 Management Board;
- 275 3. The easement shall identify ~~Identifies~~ the reduction of intensity, based on the area
 276 of the tree's critical protection zone and the maximum permissible height for the
 277 property's zoning district;
- 278 4. The easement shall prohibit ~~Prohibits~~ new impervious surface within the critical
 279 protection zone of the tree, except for incidental, minor pervious surfaces
 280 designed for public use per the direction of an arborist to protect the long term
 281 health of the tree; and
- 282 5. The easement shall require ~~Requires~~ replacement of the preserved tree (if it dies
 283 or must be removed) with the same species or suitable substitute that has the
 284 potential to achieve mature canopy coverage equivalent to the previously
 285 preserved tree. ~~The (with minimum planting size of replacement trees at least is a~~
 286 ~~4 inch caliper); and~~
- 287 6. The easement shall remain in place permanently and shall not be removed even if
 288 the property is subsequently re-zoned.

289

290 (9) ~~Responsibilities of Owner of the Requirements: Receiving Site. The owner of the~~
 291 ~~receiving site shall provide a notarized original of the An Urban Tree TDR Form shall be~~
 292 ~~submitted with their the application for a site plan review. The Urban Tree TDR Form~~
 293 ~~provides for the formal transfer of development rights from the sending site to the~~
 294 ~~receiving site. It must be signed and notarized by both the owners of the sending and the~~
 295 ~~receiving sites. It must also be recorded with the deed of the property for the receiving~~
 296 ~~site to document the increase of intensity through transfer of development rights.~~

297

298 (b) Parking Ratios. ~~Outside of the Multi-Modal Transportation District, the~~ The required
 299 number of parking spaces may be reduced by up to 25% in return for the preservation of a
 300 dogwood tree of 4 inches DBH or greater, or a hardwood tree or long leaf pine tree of 12
 301 inches DBH or greater, or any other non-invasive tree of 18 inches DBH or greater, provided
 302 the tree's trunk is fully within the property boundaries. Trees preserved pursuant to this
 303 option shall also meet the standards at Sec. 10-161.2(a)(5), TLDC. Reduction of parking
 304 spaces shall be equal to an equivalent area of preserved critical protection zones, up to 25%.

305

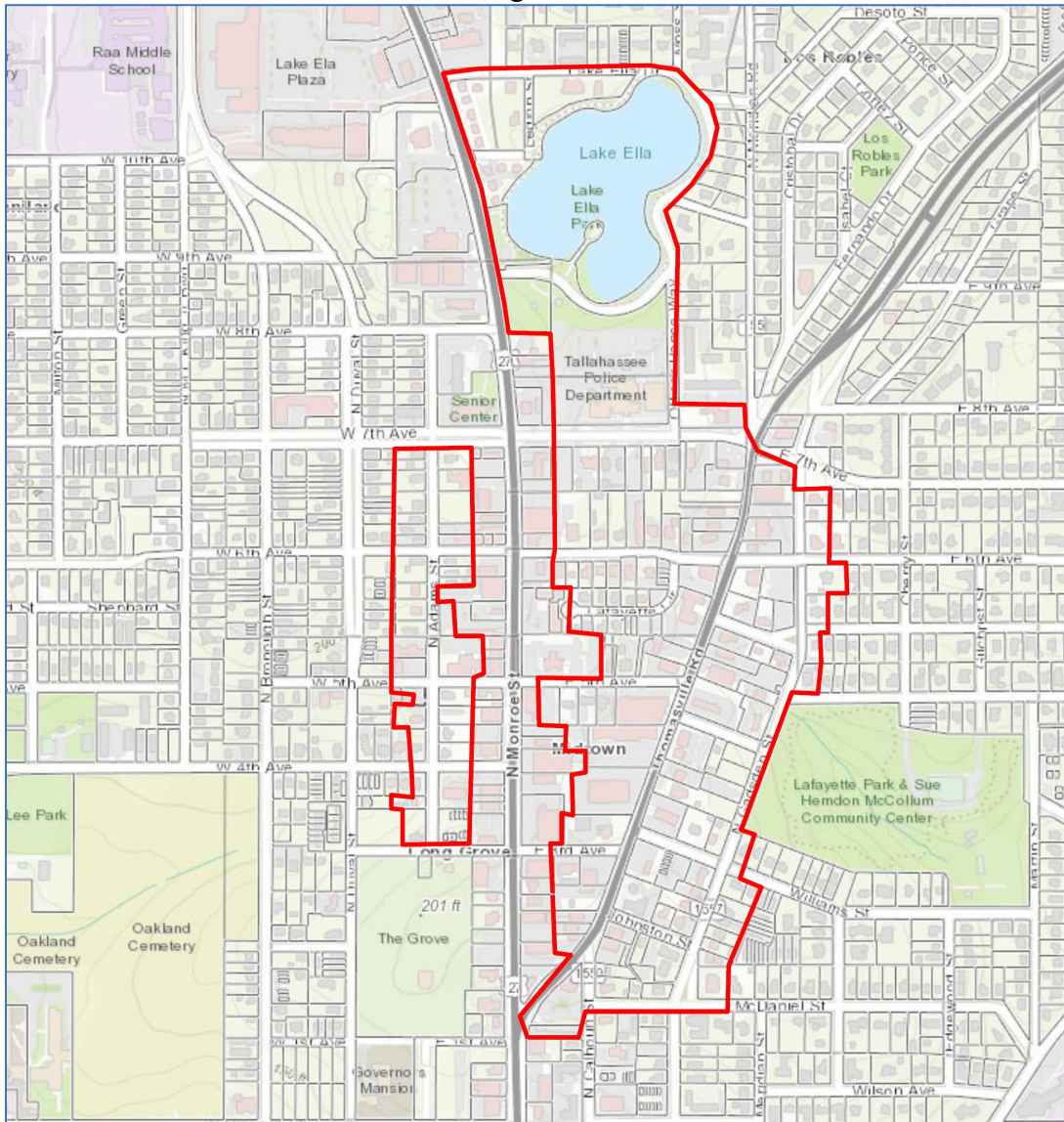
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306 (c) Building Height. ~~Two additional stories may be allowed for preserved trees. This section~~
307 does not apply to that area highlighted by Figure 1. The intent of this section is to allow for
308 potential increases to density or intensity to encourage tree preservation. The number of
309 allowable additional stories, up to a maximum of two, shall be calculated by multiplying
310 ~~using either of two options. Option 1 allows 1 additional story for each preserved non-~~
311 ~~invasive tree with a minimum 36-inch DBH that is located within the buildable envelope of a~~
312 site (after all development standards are met). Option 2 multiplies the square footage of the
313 critical protection zone of trees that will be preserved by the maximum building height
314 allowed by the zoning district. Eligible trees for Option 2 include dogwood trees of 4 inches
315 DBH or greater, or hardwood trees or long leaf pine trees of 12 inches DBH or greater, or
316 any other non-invasive tree of 18 inches DBH or greater, provided the tree's trunk is fully
317 within the property boundaries. A tree is eligible if any portion of its critical protection zone
318 is located in a parcel's buildable footprint (as defined by setbacks). Such trees shall be
319 located within the buildable area of the site that remains after all development standards are
320 met. If the resulting eligible square footage divided by the proposed building footprint is
321 greater than or equal to 0.5 but less than 1.5, then 1 additional floor is allowed. If that ratio is
322 greater than 1.5, then two additional floors are allowed. Trees preserved ~~through options 1 or~~
323 2 must also meet all conditions listed at Sec. 10-161.2(a)(5), TLDC.

324
325 Figure 2 provides an example of how this option 2 would be implemented. The area within
326 the red dashed line is the buildable portion of the lot that remains after all development
327 standards are met. The proposed building footprint in Figure 2 totals 25,000 square feet.
328 Because tree numbers 1, 2, and 3 are within that buildable area, they count as eligible square
329 footage if they are protected. Tree number 4 would be removed, and tree numbers 5, 6, and 7
330 are outside the buildable area. The combined critical protection zones of tree numbers 1, 2,
331 and 3 is 5,000 square feet. The zoning at this site allows 4 stories. Therefore, the critical
332 protection zone area multiplied by the allowable height results in 20,000 eligible square feet.
333 Finally, 20,000 eligible square feet divided by 25,000 square feet from the building footprint
334 equals 0.8, so one additional floor would be allowed.
335

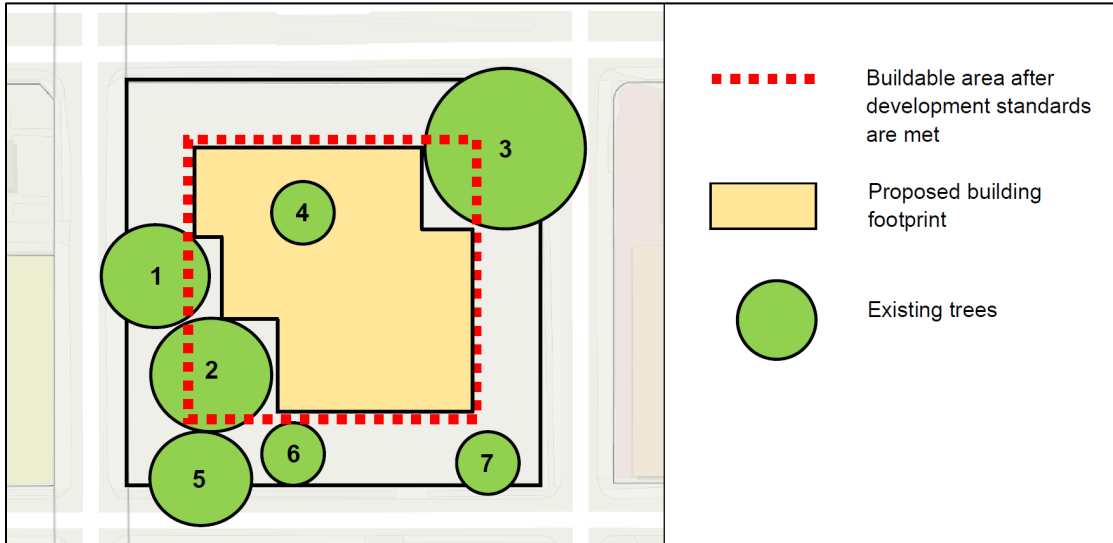
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Figure 1



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Figure 2



338

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

341

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

343

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

346

347 (a) Modified Standards to Encourage Tree Preservation

348

349 (1) Sidewalks

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

354

355 a. Existing sidewalk with protected trees on less than 50% of frontage – If the width of
356 the critical protection zone of all protected trees along a frontage is less than 50% of
357 the linear distance of that frontage, then the existing sidewalk width fulfills the
358 sidewalk requirement within the critical protection zone of the protected trees (see
359 Figure 3, scenario A). However, if the City Engineer determines that the existing
360 sidewalk within the critical protection zone is unsafe or damaged, it shall be replaced
361 with a flexible, permeable surface (such as flexi-pave). The sidewalk width outside
362 of the critical protection zones must meet the Zoning Code’s width standard.

363

364 b. Existing sidewalk with protected trees on more than 50% of frontage – If the
365 combined width of the critical protection zone of all protected trees along a frontage
366 is equal to or greater than 50% of the linear distance of that frontage, then the existing

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367 sidewalk width fulfills the sidewalk requirement for the entire frontage (see Figure 3,
368 scenario B). However, if the City Engineer determines that the existing sidewalk
369 within the critical protection zone is unsafe or damaged, it shall be replaced with a
370 flexible, permeable surface (such as flexi-pave).

371
372 c. Sites with no existing sidewalks but with trees in the intended sidewalk path – If the
373 site of a proposed project currently has no sidewalks but does have a protected tree in
374 the intended sidewalk path, then the new sidewalk shall be provided consistent with
375 the following ranked priorities:

- 376
- 377 1. A 5-foot wide off grade sidewalk is allowed within the critical protection zone of
378 preserved trees is required, or
 - 379 2. The sidewalk shall be detoured around the protected critical protection zone (see
380 Figure 3, scenario C), or
 - 381 3. A sidewalk may be sited within the critical protection zone if it is constructed of a
382 flexible, permeable material (such as flexi-pave), if a mitigation plan written by a
383 certified arborist determines that impacts to the trees can be addressed, and if that
384 mitigation plan is accepted by the City’s Urban Forester, or
 - 385 4. If the City Engineer or their designee determines that a flexible, permeable
386 material (such as flexi-pave) is not feasible due to site conditions, a sidewalk
387 constructed of impervious materials may be sited within the critical protection
388 zone, if a mitigation plan written by a certified arborist demonstrates that impacts
389 to the tree can be adequately addressed with arboricultural techniques, and if that
390 mitigation plan is accepted by the City’s Urban Forester.

391
392 c. ~~Existing sidewalks with adjacent trees – If a site currently has existing sidewalks with~~
393 ~~an adjacent dogwood tree of 4 inches DBH or greater, or a hardwood tree or long leaf~~
394 ~~pine tree of 12 inches DBH or greater, or any other non-invasive tree of 18 inches~~
395 ~~DBH or greater, then that existing sidewalk satisfies the project’s sidewalk~~
396 ~~requirement. The preservation of existing trees is prioritized over the widening of the~~
397 ~~sidewalk. However, if the width of the critical protection zone of all protected trees~~
398 ~~along a frontage is less than 50% of the linear distance of that frontage, then the~~
399 ~~existing sidewalk width only fulfills the sidewalk requirement within the critical~~
400 ~~protection zone of the protected trees (see Figure 3, scenario A). Furthermore, if the~~
401 ~~combined width of the critical protection zone is greater than or equal to 50%, then~~
402 ~~the existing sidewalk width fulfills the sidewalk requirement for the entire frontage~~
403 ~~(see Figure 3, scenario B).~~

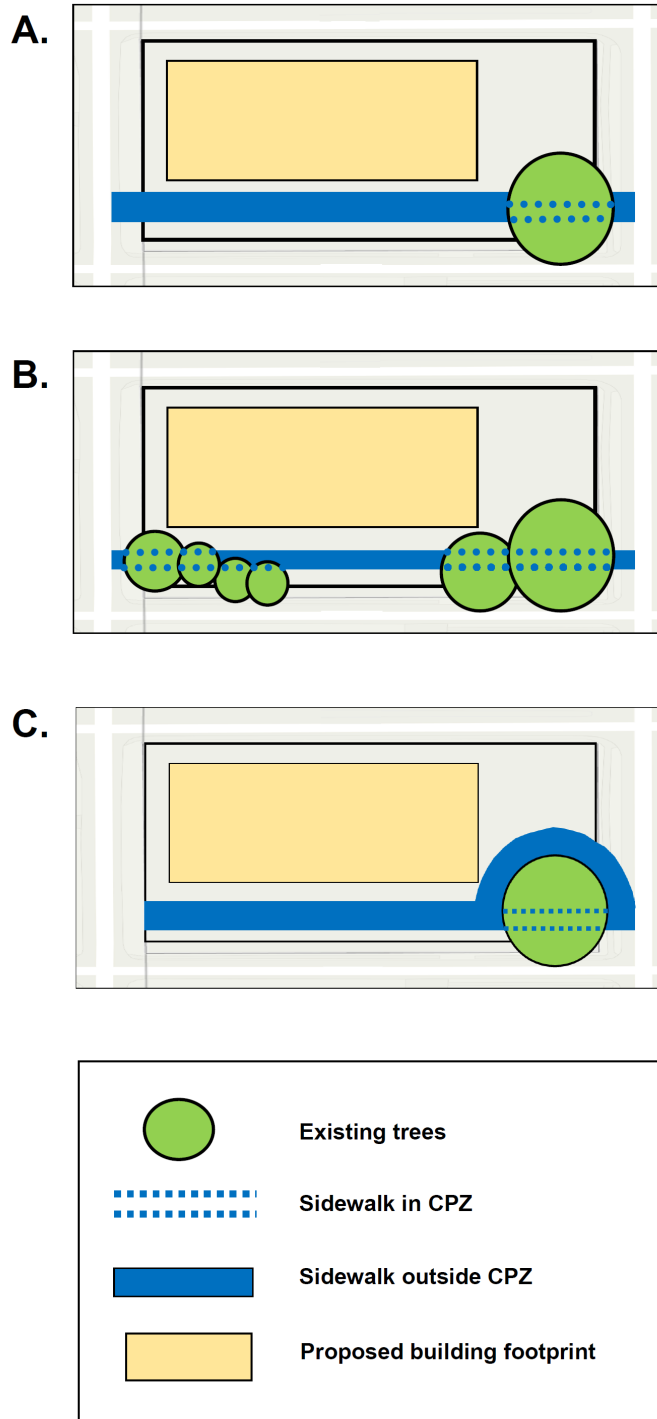
404
405 ~~d. Sites with no existing sidewalks but with trees in the intended sidewalk path – If the~~
406 ~~site of a proposed project currently has no sidewalks but does have a dogwood tree of~~
407 ~~4 inches DBH or greater, or a hardwood tree or long leaf pine tree of 12 inches DBH~~
408 ~~or greater, or any other non-invasive tree of 18 inches DBH or greater, then a 5-foot~~
409 ~~wide on grade sidewalk within the critical protection zone of preserved trees is~~
410 ~~required, or the sidewalk shall be detoured around the protected critical protection~~
411 ~~zone (see Figure 3, scenario C).~~

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~~In order to utilize this option, all of the conditions listed at Sec. 10-161.2(a)(5), TLDC must be met.~~

Figure 3



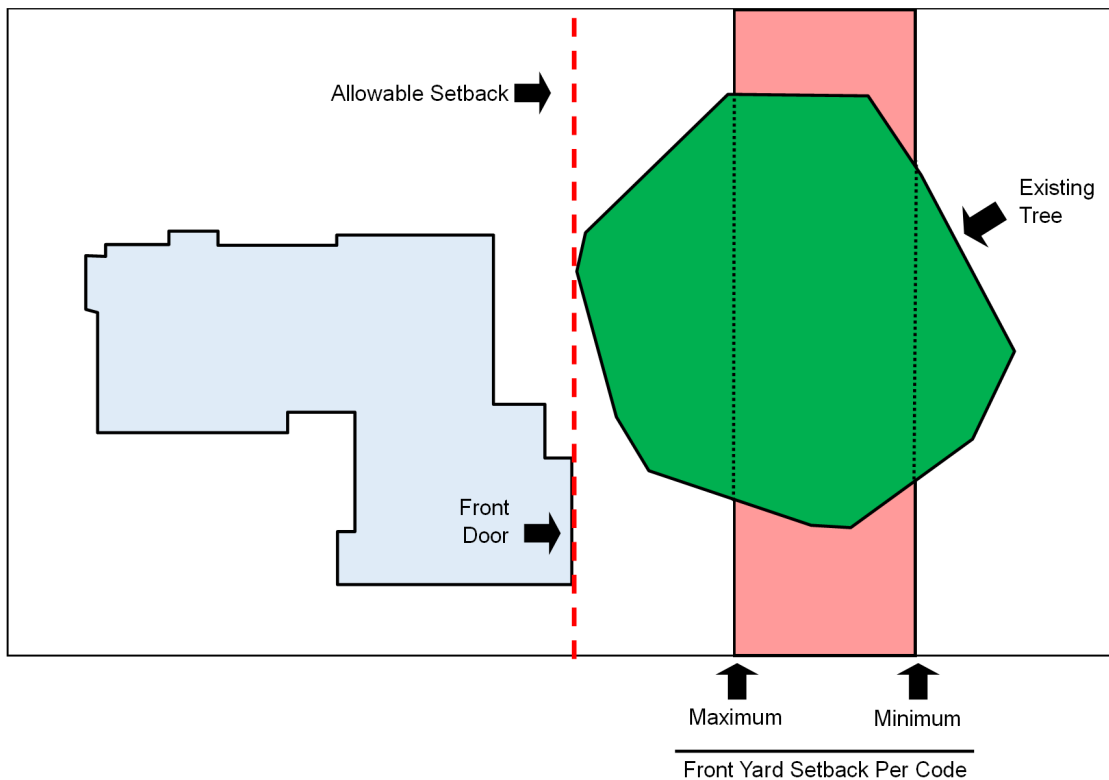
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(2) Setbacks

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

Figure 4



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428
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430
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432
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(3) Monument Signs

If a lot is narrow and a two-sided monument sign cannot be located more than 30 feet from the trunk of a non-invasive street tree with a diameter at breast height of at least 18 inches, then the two-sided monument sign may be developed as two externally illuminated one-sided signs located on either side of the tree. In order to utilize this option, all of the conditions listed at Sec. 10-161.2(a)(5), TLDC must be met. In the example below from Mid-Town, a mature street tree would block the view of one side of

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435 ~~a two-sided monument sign. By allowing two 1-sided monument signs (see red dashed~~
436 ~~circles), the property owner is allowed signage comparable to their neighbors in a manner~~
437 ~~that preserves the tree.~~
438

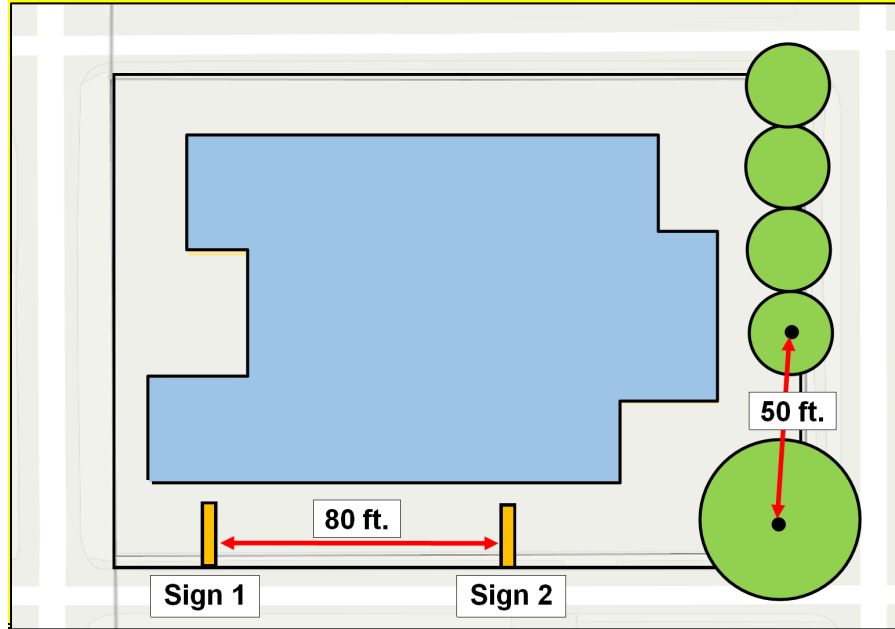
Figure 5



439
440 ~~(4) Multiple Frontages~~
441 ~~If a parcel has two frontages, and if a monument sign on one of the frontages cannot be~~
442 ~~located more than 30 feet from the trunk of a non-invasive street tree with a diameter at~~
443 ~~breast height of at least 18 inches, then the monument sign may be moved to the second~~
444 ~~frontage. In order to utilize this option, all of the conditions listed at Sec. 10-161.2(a)(5),~~
445 ~~TLDC must be met. Also, the two monument signs on the single frontage must be~~
446 ~~separated by at least 50 feet. Figure 6 illustrates this provision.~~
447

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Figure 6



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(5) Conditions for Tree Preservation

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

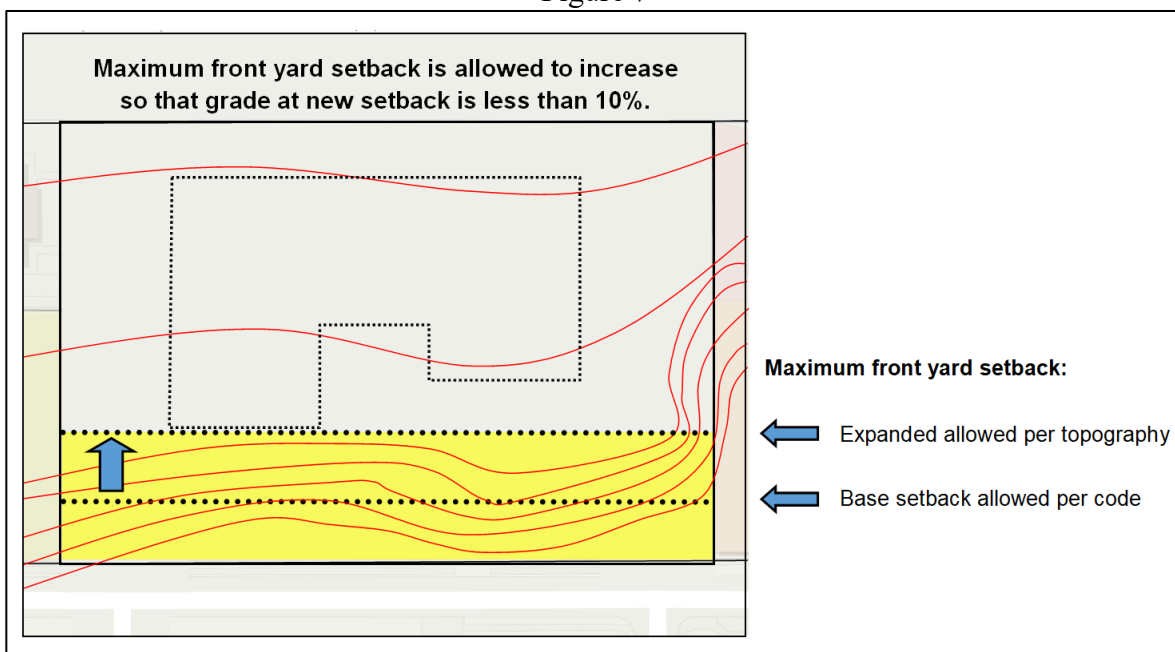
- a. Such trees will be preserved so that no new impervious surface is created within the critical protection zone of the tree, except for incidental, minor pervious surfaces designed for public use per the direction of an arborist to protect the long term health of the tree; and
- b. An area containing the critical protection zone as it existed at the time of development is placed in a permanent conservation easement with the City of Tallahassee as the grantee. A subsequent release of such conservation easement requires the approval of the Environmental Management Board; and
- c. If the tree dies or must be removed, it must be replaced with a 4-inch caliper specimen of the same species or suitable substitute that has the potential to achieve mature canopy coverage equivalent to the previously preserved tree; and
- d. An arborist determines that the tree is healthy and will be viable with the proposed development. The arborist shall also create a management plan for the long-term health of the tree which shall be recorded with the conservation easement. Failure to adhere to the arborist's management plan shall be a violation of this Code; and
- e. The parcel is not adjacent or across the street from Protected Residential. The term "Protected Residential" means any property developed with a single family residence, duplex, or triplex to a density of less than or equal to 8 units per acre, 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.

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475 (b) Setbacks - Topography
476 Sec. 5-87, TLDC, defines “significant grade” as a 10% to 20% slope. If the natural grade at
477 any setback is greater than or equal to 10%, the setback may shift to a point on the property
478 further away from the front, side corner, or side property lines at which the natural grade is
479 less than 10%, provided all other development standards are met. See Figure 7.
480

481 (c) Setbacks – Stormwater Management Facility
482 If the siting of a stormwater management facility or a flood plain management feature at the
483 front of a parcel causes a setback to not be met, then that setback may be changed to
484 accommodate the stormwater facility or flood plain management feature. If fencing is
485 required, it may not be chain link. If fencing is not required, then some form of hardscape
486 improvement must be provided, such as a paved walking path, seating, or gazebo.
487 Landscaping of the stormwater facility is required at a planting density of 2.4 canopy trees
488 per 100 feet, .8 understory trees per 100 feet, and 8 shrubs per 100 feet. The property in the
489 example below has an elevation change of 26 feet from north to south. The maximum front
490 yard setback per the Zoning Code is 20 feet. However, the actual front yard setback was 80
491 feet due to the need to place the stormwater facility at the front of the site.
492

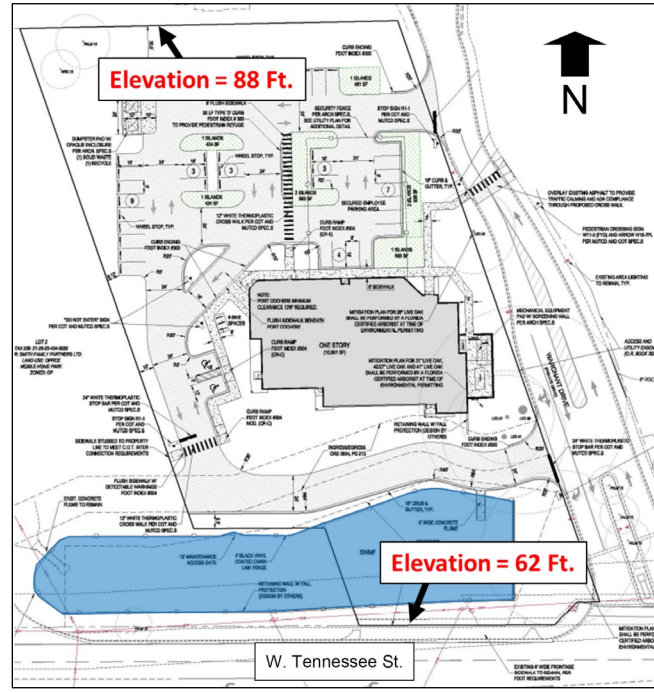
Figure 7



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Figure 8

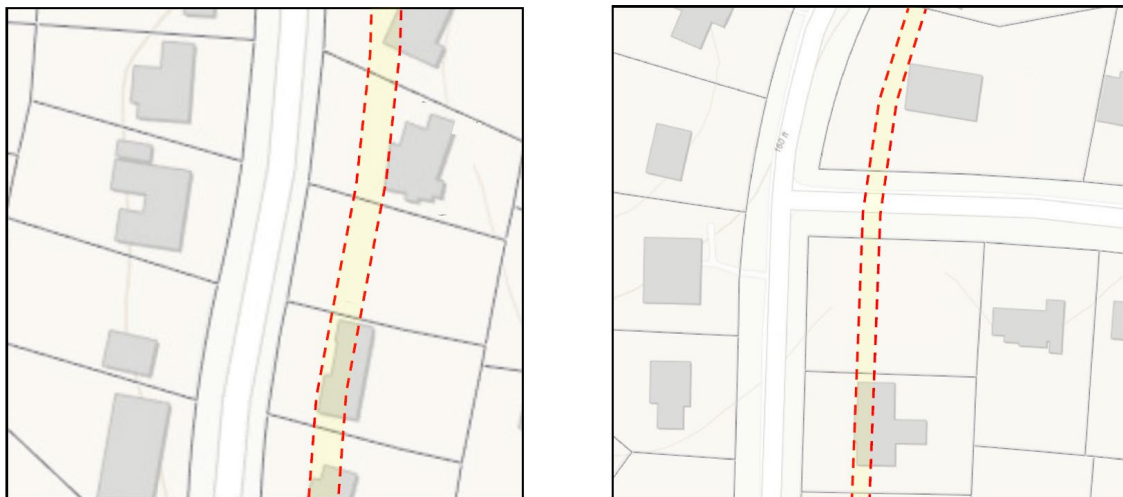


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(d) **Setbacks – Infill**

Front yard setbacks for infill residential lots shall be within a range established by the front yard setbacks at adjacent lots. (For corner lots, one of the adjacent lots would be across the street.) The applicant’s site plan shall show the location of both the proposed structure and the adjacent structures, as confirmed by field inspection, aerial photography, historic building permit records, or similar resources. This principle is illustrated in Figure 9.

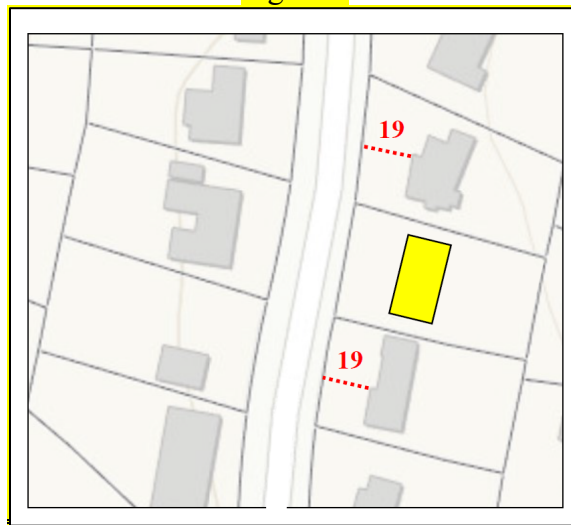
Figure 9



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

502 ~~If a lot is vacant and if the actual setback at the two adjacent lots on each side are non-~~
503 ~~conforming, then the corresponding setback at the vacant lot may vary by up to 20% of the~~
504 ~~standard. The new setback may not be less than the setbacks at the two adjacent lots. The~~
505 ~~determination of whether the adjacent setbacks are nonconforming shall be based on field~~
506 ~~inspection, aerial photography, historic building permit records, or similar resources. The~~
507 ~~final determination of whether an existing setback is non-conforming shall be made by the~~
508 ~~Land Use Administrator. This principle is illustrated in Figure 8. The example~~
509 ~~neighborhood in Figure 8 is zoned RP-1 and has a front setback of 25 feet. However, the~~
510 ~~adjacent front setbacks are 19 feet. The non-conformity is greater than 20% of the standard.~~
511 ~~The new house would be allowed a front yard setback of 20 feet (20% of the RP-1 standard),~~
512 ~~thereby maintaining the existing development pattern.~~
513

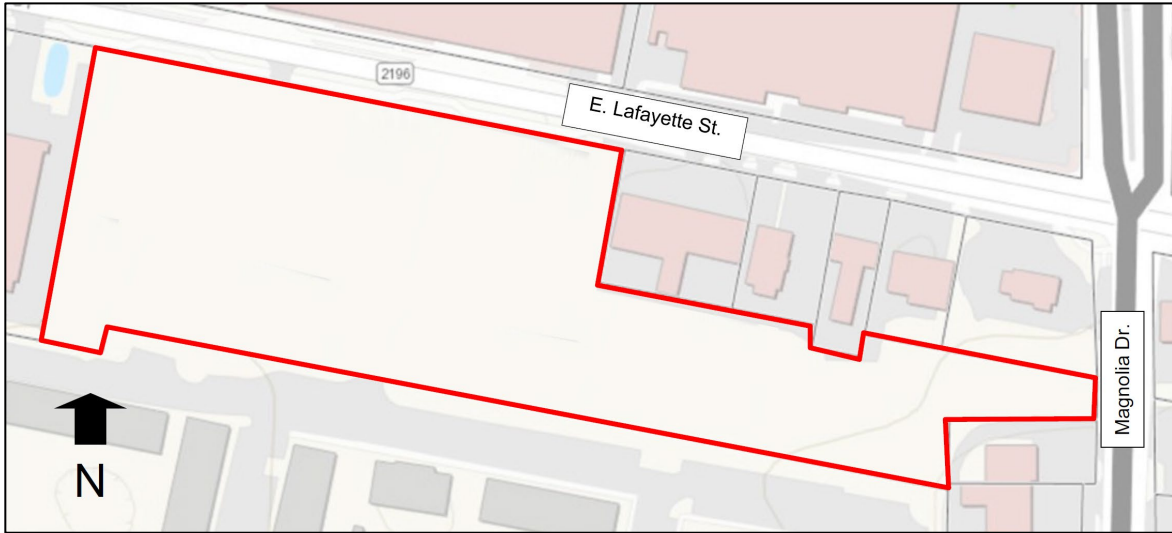
Figure 8



514
515 (e) Setbacks – Unusual Shape
516 This section shall not apply to zoning districts that allow a maximum gross density of eight
517 dwelling units per acre or less. If one or more setbacks cannot be met due to a parcel's
518 unusual shape, then an alternate setback may be used to accommodate a pattern of
519 development comparable to other parcels in the same zoning district. The Land Use
520 Administrator shall determine whether a parcel has an unusual shape, as determined by the
521 ratio of its width to its depth, by the number of sides, by whether it is rectangular or non-
522 rectangular, and similar factors. This principle is illustrated in Figure 10. In the example
523 below, the parcel has an extremely narrow frontage on Magnolia Drive, and the setbacks on
524 that frontage cannot be met. The far eastern portion of the parcel is too narrow to develop.
525

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Figure 10

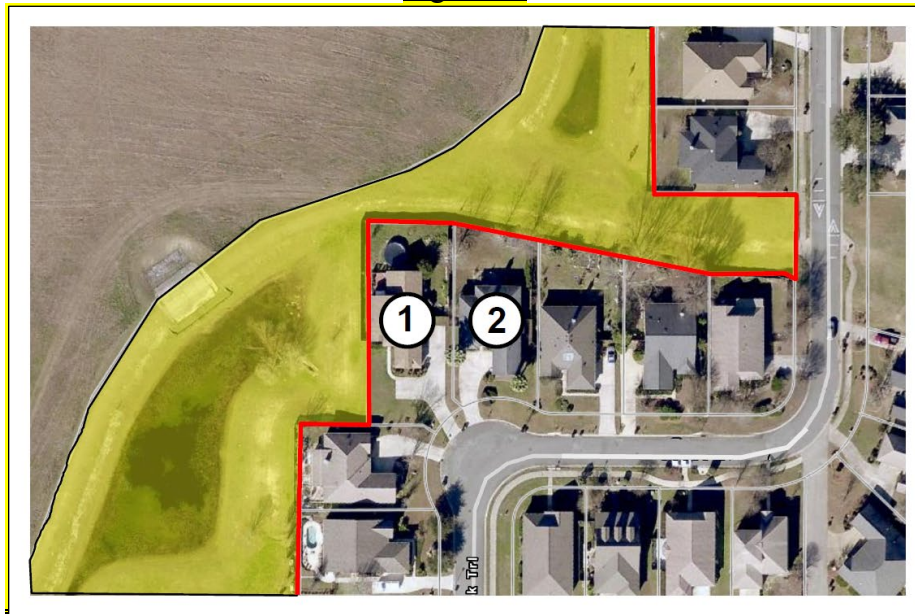


526

527 ~~(f) Setbacks — Easement or Site Feature~~

528 ~~If a parcel is adjacent to an easement that results in open space and the grantee of the~~
 529 ~~easement is either the City of Tallahassee or the homeowner's association or if a parcel is~~
 530 ~~adjacent to a site feature that is required by a development standard, then the side or rear yard~~
 531 ~~setback may be reduced by up to 20% of the adopted setback. In the example below, the~~
 532 ~~neighborhood is adjacent to a large drainage easement (yellow highlight) with the~~
 533 ~~homeowner's association listed as the grantee. The red line indicates those yards that are~~
 534 ~~eligible for a 20% setback encroachment. For example, lot #1 could encroach 20% into the~~
 535 ~~west side yard and the rear yard, but lot #2 could only encroach 20% into the rear yard.~~

Figure 10



536

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

537 (g) Setbacks – Generators
538 Sec. 10-411(b)(3) requires generators to be located at least 10 feet from any property line or
539 200 feet from any property line adjoining a low-density residential zoning district. If an
540 existing medical facility, a retirement home, an assisted living facility, a gas station, or a
541 grocery store, or any other land use that is critical to the community’s recovery from a local
542 emergency, as determined by the Land Use Administrator, does not have sufficient space to
543 site a generator as defined by Sec. 10-411(b)(3), then the setback for the generator may be
544 reduced to 100 ~~50~~ feet for such uses, provided the following criteria are met: 1.) The
545 generator is enclosed on all sides by a masonry wall with an opaque gate which is either 6
546 feet tall or equal to the mounted height of the generator (whichever is higher), with the gate
547 facing away from the low density residential uses; 2.) The masonry enclosure is surrounded
548 by a minimum 4-foot wide landscape strip, with at least one understory tree per side and a
549 minimum total of one understory tree for each 10 linear feet measured around the perimeter
550 of the enclosure; and 3.) The generator is used only during emergencies and for periodic
551 testing consistent with the manufacturer’s recommendation.
552

553 ~~(h) Signs – Two Wall Signs on One Frontage~~
554 ~~Up to two wall signs shall be allowed on one frontage if the total square footage of both wall~~
555 ~~signs is not more than 80% of what would otherwise be allowed for a single wall sign under~~
556 ~~Chapter 7 of the Tallahassee Land Development Code.~~
557

558 ~~(i) Signs – Rear Wall~~
559 ~~Outside of the Multi-Modal Transportation District, a wall sign may be located on a rear wall~~
560 ~~facing a parking lot behind a building if: a.) The total square footage of all wall signs is not~~
561 ~~more than 80% of what would otherwise be allowed for a single wall sign under Chapter 7 of~~
562 ~~the Tallahassee Land Development Code; and b.) The rear facing wall does not abut a~~
563 ~~Protected Residential use, defined as any property developed with a single family residence,~~
564 ~~duplex, or triplex to a density of less than or equal to 8 units per acre, and any vacant~~
565 ~~property that is zoned either RP-1, RP-2, RP-MH, RP-R, RP-UF, R-1, R-2, R-3, R-5, UF,~~
566 ~~LP, MH, or RA.~~
567

568 (j) Accessory Uses – In Front Yard
569 If a lot’s configuration is such that the front yard (as defined by the Tallahassee Land
570 Development Code) functions as a side or rear yard based on the lot configuration and
571 building orientation relative to the public right-of-way, then an accessory structure may be
572 located in the front yard. In the example below, the relationship of this residential lot to the
573 street is such that the front yard as defined by the Zoning Code actually functions as a side
574 yard. Accordingly, an accessory shed was allowed in the front yard (as it is defined by the
575 Zoning Code), but which functions in Figure 11 as a side yard based on the building’s
576 orientation relative to the public right-of-way.
577

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Figure 11



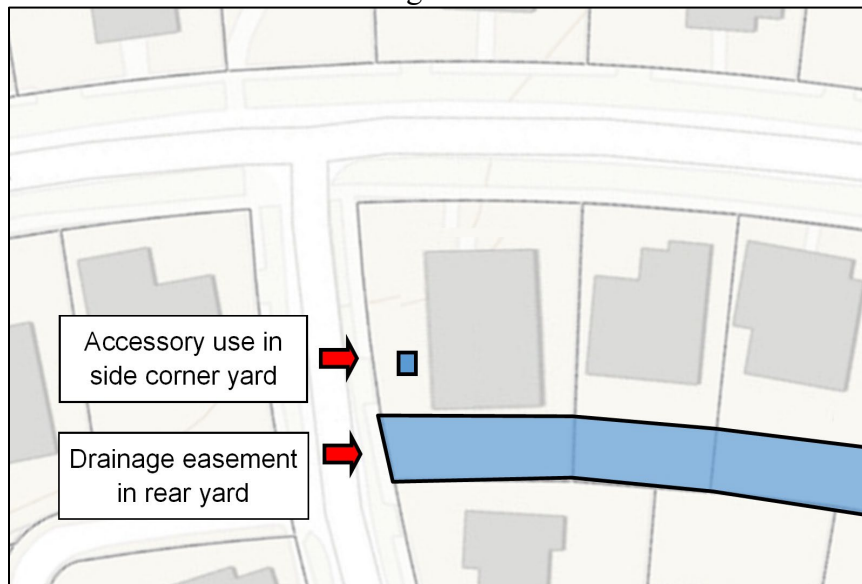
578

579 (k) Accessory Uses – Side Corner Yard

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

585

Figure 12



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586 Section 5. Chapter 10, Article IV, Division 4 of the Tallahassee Land Development Code
587 (the Multi-Modal Transportation District) is hereby amended to read as follows:
588

589 Sec. 10-280.2(c) – Applicability.

590 (c) Notwithstanding the provisions of Chapter 1, Section 1-2, Definitions and Rules of
591 Construction, the provisions of this Division shall take precedence over those of
592 development regulations found in Chapters 9 and 10 of the land development code,
593 regardless of whether more or less restrictive, except the local health and safety codes. In
594 the event the MMTD does not provide a standard, then the applicable general standard
595 shall take precedence. Despite the foregoing, Sections 7-72 (relating to signs on local
596 roads), 10-161.1 (relating to tree preservation incentives compensating enhancements),
597 10-161.2 (relating to modified development standards for special circumstances) 10-
598 177(g) (relating to buffer zones), 10-411(b)(3) (relating to accessory structures), 10-
599 412(6) (relating to drive-thru facilities), 10-427(c)(3) (relating to site lighting standards),
600 and 10-429 (relating to Dense Residential uses next to properties which are Protected
601 Residential) will also apply in the MMTD.
602

603 Sec. 10-280.2(h) – Applicability.

604 (h) Notwithstanding any other provision of the Multi-Modal Transportation District, an
605 applicant may utilize the flexibility permitted by Sec. 10-161.1 and Sec. 10-161.2, TLDC.
606

607 Sec. 10-281(f)(1)

608 (1) Parking lots shall be masked from the public right-of-way by a liner building or
609 streetscreen. The streetscreen shall include vegetative or structural elements, such as
610 shade trees, shrubs or groundcover, knee walls, decorative fencing, or the preserved walls
611 of former buildings consistent with Section 5-85, and shall include one tree (min. 2-3
612 inch caliper shade tree), not to conflict with overhead utilities or sight distance triangle,
613 for each 20 linear feet of parking lot, loading area, or drive aisles along the frontage.
614 Along the public right-of-way, the streetscreen shall maintain a minimum of 50 percent
615 transparency, thereby preserving natural surveillance. ~~Shrubs or groundcover~~ shall be
616 spaced between 3 and 6 feet on center. Consistent with Sec. 5-12, groundcover shall be
617 installed to form a continuous cover over the ground.
618

619 Sec. 10-282.3(c)(1)

620 (1) Retail and office building walls along sidewalks shall have non-reflective, transparent
621 areas covering at least seventy-five 75 percent of the first floor facade surface area at
622 pedestrian eye level (between three feet and eight feet above finished floor elevation
623 ~~grade~~). For each linear foot of finished floor elevation more than three feet above grade,
624 one or more of the following shall be provided:
625

626 (a) A three foot wide planting strip with shrubs, tall grasses, and similar plantings to
627 cover at least 75% of the vertical distance between grade and finished floor at
628 maturity.

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- 629 (b) Publicly accessible space equal to at least 500 square feet and a minimum depth of 12
630 6 feet, such as hardscaped outdoor seating, courtyards, or gardens accessible to the
631 public.
632 (c) Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
633 feet along the building frontage.
634 (d) Façade articulation so that no street-facing façade shall exceed 35 feet in length
635 without at least a minimum 2 foot change in the depth of the wall plane.
636 ~~(e) Utilize at least 3 materials and 2 colors in the front façade, with each material~~
637 ~~covering at least 30% of the façade.~~

638
639 All glazing shall be of a type that permits view of human activities and spaces within.
640 Enclosed security areas, if any, shall be of the mesh type that pedestrians can see through
641 and shall be located behind storefront displays. The area of operable entrance doors and
642 each facade shall be calculated separately.

643
644 Sec. 10-283.3(a)(2)

- 645 (2) Street trees shall be provided along all public road right-of-way in accordance with the
646 requirements of Section 10-285, Tables 3, 4, 10A, 10B and 12, and shall be located with
647 the priority listed below. In order to locate trees based on the second, third, fourth, or
648 fifth priority, a 2-foot wide green space shall be provided immediately adjacent to the
649 curb. The Land Use Administrator shall make the final determination of the appropriate
650 planting location where conflicts are present, such as right-of-way constraints, utilities,
651 topography, or site distance triangle.
652
653 a. First priority shall be between the back of the curb and the sidewalk. Trees placed
654 within the right-of-way may be subject to maintenance agreements as determined by
655 the Underground Utilities and Public Infrastructure Department public works. To
656 locate trees based on the second priority for placement, the applicant must
657 demonstrate that there are site constraints related to right-of-way, utilities,
658 topography, site distance triangle, soil conditions, or similar design issues. If trees
659 are planted at one of the alternate locations identified below, then Sec. 10-161.1(b),
660 TLDC, requires compensating enhancement.
661 b. Second priority shall be between the sidewalk and façade (in the first layer) if right-
662 of-way constraints or utility conflicts prohibit placement of trees between the back of
663 the curb and the sidewalk. To locate trees based on the third priority for placement,
664 the applicant must demonstrate that there are site constraints related to right-of-way,
665 utilities, topography, site distance triangle, soil conditions, or similar design issues.
666 c. Third priority shall be elsewhere on the project site. To ensure the long term viability
667 of such trees, an alternate on-site location must be approved in advance. To locate
668 trees based on the fourth priority for placement, the applicant must demonstrate that
669 there are unique site constraints which make the third priority not feasible, such as the
670 presence of conservation areas, soil conditions, topography, or drainage patterns
671 which are not supportive of tree planting.

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- 672 d. Fourth priority shall be at an off-site location. To ensure the long term viability of
673 such trees, an off-site location must be approved in advance. To utilize the fifth
674 priority, the City must conclude that there are no acceptable off-site locations.
675 e. Fifth priority shall be the payment of a fee in lieu equivalent to the number of debits
676 for the trees that would otherwise be required.

677
678 As permitted by site conditions, the maximum number of trees shall be planted at the
679 highest feasible planting priority, with the balance planted at the next feasible planting
680 priority. ~~Where right-of-way constraints or utility conflicts prohibit placement of trees,~~
681 ~~they shall be placed, if possible, between the sidewalk and façade (in the first layer) or~~
682 ~~off-site as approved by the City.~~
683

684 Sec. 10-283.4(b)(1)

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

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

690

691 Sec. 10-284.1(a)(6)

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

695

696 a. Properties within the Canopy Road Protection Zone having no viable alternative
697 access to a road other than a canopy road shall not be subject to a deviation for the
698 front setback along the canopy road.

699 b. An addition of up to 10 feet to the ~~principal frontage~~ setback along any public
700 roadway shall be allowed, as necessary, for public safety to accommodate existing
701 utility lines or for other right-of-way constraints.
702

703 The front ~~frontage~~ setbacks shall apply to the ~~all~~ principal ~~and double~~ frontage. Side-
704 corner setbacks shall apply to the Secondary Frontage. Rear setbacks shall apply to the
705 parcel boundary opposite the principal frontage.
706

707 Sec. 10-284.1(a)(9)

708 The application of development standards to sites with multiple frontages shall be as follows:
709

<u>Roadway Frontage</u>	<u>Setbacks</u>	<u>Other Standards</u>
<ul style="list-style-type: none"> ▪ <u>Principal (front)</u> ▪ <u>Secondary (side corner)</u> ¹ ▪ <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>
<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>
<u>Notes:</u> ¹ <u>A full block development would have two side corner yards, and the front yard standards would be applicable to both side corners.</u>		

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Sec. 10-284.2(a)(2)

(2) All buildings shall have at least one entrance facing the principal frontage, which shall be connected to the right-of-way by a direct pedestrian connection (i.e. sidewalk) which does not cross a vehicle use area. All outdoor seating areas shall also be connected to the primary entrance by a direct pedestrian connection (i.e. sidewalk) which does not cross a vehicle use area. The rear property line of a double frontage lot also requires a direct pedestrian connection (i.e. sidewalk or marked paved surface) between the entrance and the public right-of-way which may cross vehicle use areas. ~~A direct pedestrian connection shall be provided from the front façade to the public right-of-way.~~

Sec. 10-284.2(a)(3)

(3) Building heights and setbacks shall adhere to Section 10-285, Table 6, Tables 10A, 10B, 10C, and 10D, and Table 11 if applicable. However, the requirement for a first floor commercial function with a height of 12 to 25 feet from finished floor to finished ceiling does not apply to mini-storage, laundry services, funeral services, medical services, or religious facilities, ~~or similar uses as may be determined by the Land Use Administrator.~~

Sec. 10-284.2(a)(8)

(8) Transparency. Except as specified in Section 10-282.3, for University Village District, all building elevations adjacent to public right-of-way or required pedestrian ways (except for detached single-family dwellings) shall provide transparency at eye level — between three (3) and eight (8) feet above finished floor elevation ~~grade~~ — in accordance with the following minimum percentages.

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- 735 a. Non-Residential or Mixed-Use.
736 1. Frontage: 60%
737 2. Corner side elevations: 30%.
738 b. Residential (Single-family detached units exempt.)
739 1. Frontage: 30%
740 2. Corner side elevations: 15%.
741 c. In all structures, a minimum of 15 percent transparency shall be provided above the
742 first story of facades adjacent to the public right of way.
743 d. Reflective glass is prohibited.
744 e. Solid rear walls above the first story are prohibited when properties adjoin the Special
745 Character District.
746

747 The above non-residential and mixed use transparency standards may be reduced to 30%
748 per frontage if one of the following features is added for each 10% reduction in
749 transparency:
750

- 751 a. Publicly accessible space equal to at least 500 square feet with a minimum depth of
752 12.6 feet such as hardscaped outdoor seating, courtyards, or gardens accessible to the
753 public.
754 b. Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
755 feet along the building frontage.
756 c. Sidewalk coverings, (awnings, canopies, arcades, colonnades, or verandahs) for at
757 least 75% of the length of the building frontage and 75% of the width of the sidewalk.
758

759 Sec. 10-284.2(a)(10)
760

761 (10) For each linear foot of finished floor elevation more than three feet above grade, one or
762 more of the following shall be provided:
763

- 764 (a) A three foot wide planting strip with shrubs, tall grasses, and similar plantings to
765 cover at least 75% of the vertical distance between grade and finished floor at
766 maturity.
767 (b) Publicly accessible space equal to at least 500 square feet and a minimum depth of 12
768 .6 feet, such as hardscaped outdoor seating, courtyards, or gardens accessible to the
769 public.
770 (c) Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
771 feet along the building frontage.
772 (d) Façade articulation so that no street-facing façade shall exceed 35 feet in length
773 without at least a minimum 2 foot change in the depth of the wall plane.
774 ~~(e) Utilize at least 3 materials and 2 colors in the front façade, with each material~~
775 ~~covering at least 30% of the façade.~~
776

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

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

789
790 Sec. 10-284.4(a)(2)

791
792 Outside the Central Core, parking shall be provided within the ranges listed below. Requests to
793 vary from the stated requirements, excluding the 25% potential increase for redevelopment
794 projects, must be submitted to the Parking Standards Committee, as per Sec. 10-332.

- 795
796 a. Downtown Overlay (except Central Core): ~~and~~ Developments shall provide parking at a
797 rate of between 100 and 50 percent of that required by Section 10-285, Table 8A.
798 b. Transect 5: Developments shall provide parking at a rate of between 100 and 65 percent
799 of that required by Section 10-285, Table 8A.
800 c. Transect 4: Developments in Transect 4 shall provide parking at a rate of between 100
801 and 75 percent of that required by Section 10-285, Table 8A.
802 d. Transect 3: Developments in Transect 3 shall provide parking at a rate of between 100
803 and 85 percent of that required by Section 10-285, Table 8A.
804 e. Redevelopment shall have the right to provide parking at a rate of 25 percent less or 25
805 percent more of the required parking from Section 10-285, Table 8A if all of the parking
806 is provided within a parking structure than that required in Section 10-285, Table 8A; for
807 those categories with parking ratio ranges, the calculations will presume reduction or
808 increase from the number of existing spaces on the site. Requests to vary from the stated
809 requirements must be submitted to the Parking Standards Committee, as per Section 10-
810 332.

811
812 Sec. 10-284.5(a)(2)

813 (a)(2) Parking lots shall be located in the third layer (or interior/internal to the site) from the
814 principal frontage and secondary (side-corner) frontage, and shall not be located between
815 the building facade and the principal or secondary frontages ~~all public street frontage.~~
816 Parking lots may be located between the building and the rear (property line opposite the
817 principal frontage), but shall provide screening as defined by Sec. 10-281(f). See also
818 Sec. 10-285, Tables 10A, 10B, 10C, and 10D.
819

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

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

823

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

826 b. Raised planters with a minimum size of 4 cubic feet, spaced a minimum of every 20
827 feet along the entire building frontage, plus one of the following:

828

829 1. Publicly accessible space equal to at least 1,000 square feet with a minimum
830 depth of 12 ~~6~~ feet, such as hardscaped outdoor seating, courtyards, or gardens
831 accessible to the public.

832 ~~2. At least 3 materials and 2 colors in the façade facing the public right-of-way or~~
833 ~~public open space, with each material covering at least 30% of the façade.~~

834 3. A mural covering at least 50% of the façade facing the public right-of-way or
835 public open space.

836 4. Façade articulation so that no street-facing façade shall exceed 35 feet in length
837 without at least a minimum 2 foot change in the depth of the wall plane.

838

839 Sec. 10-284.5(c)(3)a.

840 (3)a. Pedestrian entries shall be clearly visible and provide at least one entrance facing the
841 principal direct connection to the public frontages, except for underground levels, for
842 which entries and exits may be directly into a building.

843

844 ~~Sec. 10-284.9~~

845 ~~Multi-Building Developments~~

846 ~~A multi-building development totaling at least 90,000 square feet and at least six buildings~~
847 ~~located in the Multi-Modal Transportation District outside of the Downtown Overlay may~~
848 ~~develop utilizing a pedestrian corridor instead of a public right-of-way as the principle frontage.~~

849 ~~At a minimum, this pattern of development must provide at least two intersecting pedestrian~~
850 ~~corridors, and buildings must be separated by either open pedestrian alleys or by enclosed~~

851 ~~pedestrian passageways. Pedestrian passageways must provide a 12-foot height clearance and~~
852 ~~upper floors above it. An example project developed with a focus on an internal pedestrian~~

853 ~~corridor is provided below. All internal pedestrian circulation corridors shall remain open to the~~

854 ~~public in perpetuity with an access easement. As shown in the example below, this pattern of~~

855 ~~development results in parking located between the buildings and the public right-of-way, and~~

856 ~~the buildings front an internal pedestrian network. This pattern shall be encouraged in the Multi-~~
857 ~~Modal Transportation District outside of the Downtown Overlay.~~

858

859 Sec. 10-284.9. Multi-Building Developments on Arterial Roads

860

861 (a) Applicability

862

863 This section provides a design option which ~~The development pattern defined by Sec. 10-~~
864 ~~284.9 is optional.~~ It allows a project to utilize an internal road or an internal pedestrian

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865 promenade, as defined by Sec. 10-284.9(d), instead of a public right-of-way as the principle
866 frontage.

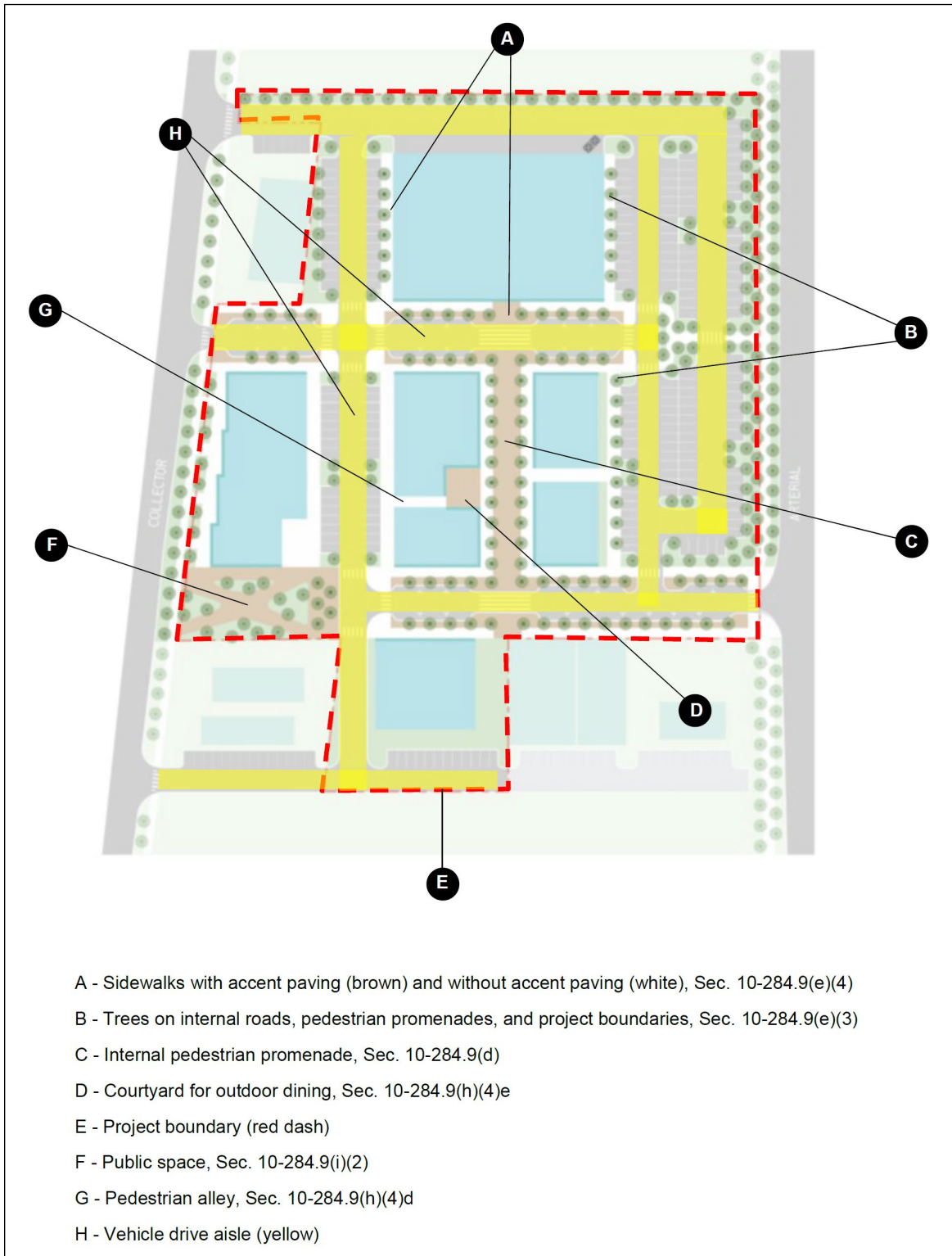
867
868 To be eligible for this option, a project must be located in the Multi-Modal Transportation
869 District outside of the Downtown Overlay, must include at least 90,000 square feet and at
870 least six buildings, and must have frontage on an arterial roadway.

871
872 The development pattern permitted by this option allows commercial development to abut
873 either an internal road, as defined in Sec. 10-284.9(c), and/or an internal pedestrian
874 promenade, as defined in Sec. 10-284.9(d), instead of the adjacent arterial roadway.

875
876 However, applicants choosing to utilize An applicant utilizing this design option must meet
877 all of the development standards set out listed in this section. Except as expressly provided
878 in this section, If a standard is not explicitly stated in Sec. 10-284.9, then the all other
879 applicable MMTD standards shall apply. To be eligible for this option, a project must be
880 located in the Multi-Modal Transportation District outside of the Downtown Overlay, must
881 include at least 90,000 square feet and at least six buildings, and must have frontage on an
882 arterial roadway. The development pattern detailed in this section is illustrated by the figure
883 below. Each feature is referenced to the corresponding citation in this section.
884

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



885

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886 (b) Pre-Submittal

887
888 Applicants utilizing the design option provided in this section are required to apply for a pre-
889 submittal review. Applicants who opt to utilize this option are required to apply for a pre-
890 submittal review. The development pattern permitted by this option allows commercial
891 development to abut either an internal road, as defined in Sec. 10-284.9(c), and/or an internal
892 pedestrian promenade, as defined in Sec. 10-284.9(d), instead of the adjacent arterial
893 roadway.

894
895 (c) Internal Road

- 896
897 (1) Street width – The distance measured between building facades may vary between 52 and
898 68 feet. The street width shall include two 10-foot drive lanes and shall also include the
899 following minimum components:
900 a. One 8-foot wide parallel parking lane for 75% of the internal road, on either side of
901 the internal road.
902 b. Two 6-foot wide strips for street trees and street furniture ~~street tree and furnishing~~
903 ~~zones~~ located between curb and sidewalk.
904 c. Two 10-foot sidewalks adjacent to the buildings.

905
906 (2) Parking

- 907 a. Parallel parking shall be the only orientation of parking configuration allowed along
908 the length of the internal road.

909
910 (3) Traffic calming

- 911 a. Internal traffic circulation shall be designed to inhibit cut-through vehicular traffic
912 across the site. project such that no ~~No direct vehicular route shall be permitted can be~~
913 ~~taken~~ through the site from one public right-of-way to another public right-of-way
914 without at least one full stop and at least one horizontal deflection that results in at
915 least a 30 degree change of direction to the internal road.
916 b. Provide all-way stops at each intersection of an internal road.
917 c. Provide pedestrian crossings which are spaced at least every 180 feet. Mid-block
918 crossings shall be raised and located at curb bump-outs.

919
920 (d) Internal Pedestrian Promenade

- 921
922 (1) A pedestrian promenade cannot be adjacent to vehicle parking and shall have buildings
923 adjacent to 75% of its distance.
924
925 (2) Each end of the pedestrian promenade shall provide connection to the site's overall
926 pedestrian network and shall not result in dead ends.
927
928 (3) The primary entrances of adjacent buildings must front on the pedestrian promenade.
929

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930 (4) The pedestrian promenade counts toward the required public space referenced in Sec. 10-
931 284.9(i)(2).

932
933 (5) The dimensions of the pedestrian promenade are a minimum length of at least 3 times the
934 width, and a minimum width of 42 feet between buildings. The 42-foot width includes
935 the sidewalk, hardscaping, landscaping, and similar pedestrian features. The minimum
936 width of the sidewalk within the promenade is 10 feet.

937
938 (6) All internal pedestrian promenades shall remain open to the public with ~~an~~ a recorded
939 access easement which will remain in effect in perpetuity unless all adjacent buildings are
940 redeveloped.

941
942 (e) Both Internal Road and Internal Pedestrian Promenade

943
944 (1) ~~Projects~~ The site plan must provide at least two intersecting pedestrian corridors.

945
946 (2) Minimum total contiguous length of the internal road(s) and pedestrian promenade(s)
947 shall equal or exceed the total length of the site's public right-of-way frontage. The
948 length of pedestrian promenades may be double counted.

949
950 (3) Trees

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

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

955
956 (4) Sidewalks

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

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

963 c. Provide 3 raised planters with a minimum size of 4 cubic feet for every 100 linear feet
964 on each side of the street or pedestrian promenade.

965 d. Provide bicycle parking racks dispersed throughout the project consistent with Sec.
966 10-285, Table 8C.

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

969
970 (f) Lighting

971
972 (1) Lighting on internal roads, pedestrian promenades, and sidewalks shall be installed in
973 between trees and shall utilize decorative fixtures, such as wrought iron and similar
974 materials.

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

(3) Maximum lighting fixture height is 18 feet.

(g) Signage

(1) Tenants Signs facing internal road

- a. Signage is permitted based on 0.5 square feet per 1 linear foot of frontage.
- b. One 3 square foot sign is also permitted mounted perpendicular to the tenant space with a clearance of at least 8 feet above the sidewalk and dimensions of 1 foot high by 3 feet wide.

(2) Project monument signs

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

(h) Buildings

(1) Prohibited uses

- a. Auto related
- b. Any use greater than 25,000 square feet except grocery stores
- c. Drive throughs
- d. Car wash
- e. Public or private K-12 schools
- f. Day cares
- g. Laundromats
- h. Pawn shops
- i. Repair services
- j. Residential units at ground level
- k. Outdoor storage, except for outdoor display during business hours

(2) Setback between Back of Building and Street

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

(3) Height

- a. Buildings fronting internal roadways and pedestrian promenades shall not exceed a ratio of 1.5:1 for building separation to building height as measured perpendicular to the roadway or promenade.

(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

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- 1020 metal, and 3 colors shall be utilized and applied to all exterior walls in a consistent
1021 manner.
- 1022 b. The use of functional and decorative weather protection features, such as colonnades,
1023 arcades, and canopies, shall be utilized along at least 75% of the building's frontage
1024 and at least 75% of the sidewalk's depth.
- 1025 c. Continuous building facades, except for grocery stores, shall not exceed 180 feet of
1026 frontage on the street or pedestrian promenade.
- 1027 d. A pedestrian alley that connects the internal street or pedestrian promenade to the
1028 parking fields must be provided between buildings at least every 180 feet. Such
1029 pedestrian alleys must be a minimum of 8 feet wide and 12 feet high.
- 1030 e. Buildings shall be placed at the back of sidewalk to maintain the street wall.
1031 However, to allow for courtyards, outdoor dining, and similar spaces that activate the
1032 public realm, buildings may setback up to 25 feet from back of sidewalk for a
1033 distance along the internal road or promenade of no more than 1.5 times the height of
1034 the building.
- 1035 f. Facades greater than 50 feet in length must be broken down into distinct modules
1036 defined by architectural features and massing that vary the horizontal and vertical
1037 planes. No single module shall exceed 36 feet in length. Each module shall be
1038 defined by a change in depth of at least 1 inch for every 2-foot-length of the longest
1039 adjacent module.
- 1040 g. Rooflines greater than 50 feet in length shall be articulated with changes in roof forms
1041 consistent with the building's modulation as expressed in Sec. 10-284.9(h)(4)f.
1042 Changes in height, cornice detailing, roof angle, or other architectural feature must
1043 provide a vertical change of at least 1 inch for every foot of building height the
1044 module width.
- 1045 h. Articulation shall also be expressed through at least 2 of the following features:
1046 window casings, eaves, cornices, lighting fixtures, railings, foundation walls, shutters,
1047 downspouts, facias, gables, textural materials, gutters, or similar features that provide
1048 variety and distinction between buildings within the development.
- 1049 i. Screen equipment and solid waste collection from public view at the street or
1050 pedestrian promenade.

1051
1052 (i) Open Space

1053
1054 (1) Building landscaping

- 1055 a. Except for breaks to access loading doors and equipment, provide a continuous 6-
1056 foot-wide landscape buffer on rear building elevations that face public roadways.

1057
1058 (2) Public space

- 1059 a. Provide a minimum of one public space integrated into the project which serves as a
1060 focal point for pedestrian and social activity and totals a minimum of 3% of the
1061 project's gross leaseable area. No qualifying public space shall be less than 2,500
1062 square feet.
- 1063 b. Include sidewalk furniture, fencing, lighting, shade structures, seating areas,
1064 decorative paving, and similar.

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1065 (j) Loading Zones

1066

1067 (1) All loading must occur during non-business hours, except for grocery stores which may
1068 conduct loading during business hours.

1069

1070 (2) Loading areas facing public right-of-ways shall be limited to double doors not exceeding
1071 a total width of 8 feet in width and 8 feet in height.

1072

1073 (3) Grocery stores, which may exceed the 25,000 square foot limit, may be loaded at rear
1074 bays but must meet the following criteria: 1.) Be located at one end of the internal access
1075 road or pedestrian promenade; 2.) Be oriented to minimize the view of the loading bay
1076 from any public right-of-way; and 3.) Screen loading bays with a 10-foot wide Urban
1077 Buffer 2, as defined by Sec. 10-285, Table 11.

1078

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Sec. 10-285. Graphic standards and tables.

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.

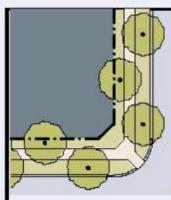
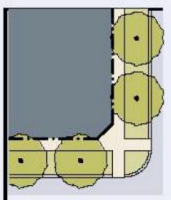
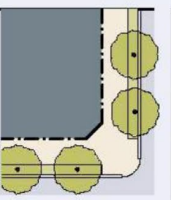
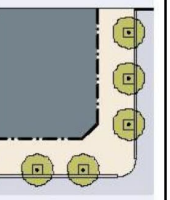
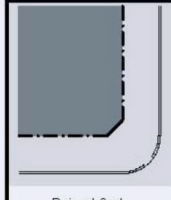
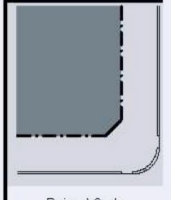

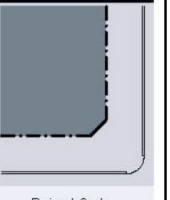
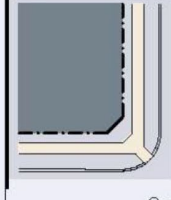
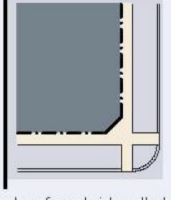
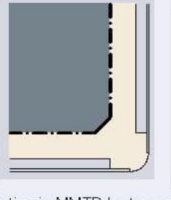
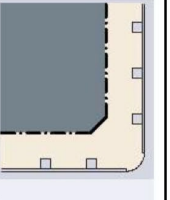
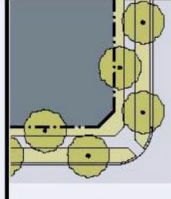
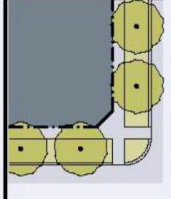
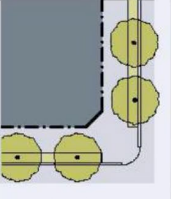
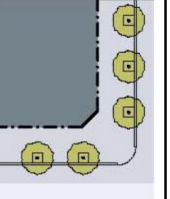
Road Classifications	Pavement Width	Maximum Vehicle travel lanes ¹	Median &/or Turn Lane	Bike Lanes ²	Parking (w/gutter)	Amenity Zone ³	Sidewalks ⁴
Arterial [2 lanes minimum]							
2-lane: parking	32'-48'	11'	NA	5'	in 8' bays	6'-8'	6'-12'
2-lane: median, parking	42'-58'	11'	10' min.	5'	in 8' bays	6'-8'	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	D0
<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</p> <p>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</p> <p>Planter Type</p> <p>Planter Width</p>				
	Regular Planting Strip 6' MIN	Regular Planting Strip 6' MIN	Regular Planting Strip 6' MIN	Opportunistic Planting Strip or Tree Well* 6' MIN

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

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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> 320% of required automobile spaces (minimum of 3 spaces regardless of sf.) ²	2 spaces / 5,000 s.f. <u>20%</u> 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, enclose, 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.

1082

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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 max
	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	16 -45
	UT	NA	NA	25,000	50 max
	CU-45	60,000	NA	25,000	4 -45
	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	4 -26
	CU-18	20,000	NA	5,000	4 -18
	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 8-20
	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 max
	RP-2	NA	NA	NA	6 max
	R-1	NA	NA	NA	3.63 max
	R-2	NA	NA	NA	4.84 max
	R-3	NA	NA	NA	4 -8
	R-5	10,000	NA	NA	8 max
	NBO	5,000 per parcel, 10,000 per acre	NA	NA	8 max
	NB-1	20,000 per acre for non-residential uses	NA	5,000 for non-residential uses	18 max
	OR-1	10,000	12,500 for mixed use	NA	8 max
	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	4 -12

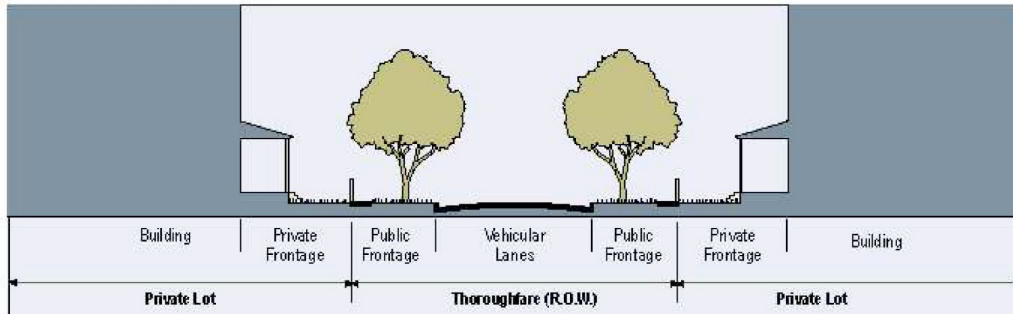
General Notes:

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

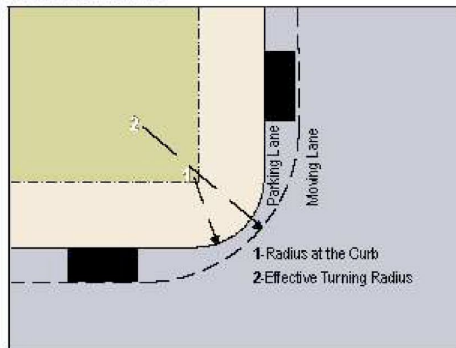
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Table 12: Definitions Illustrated

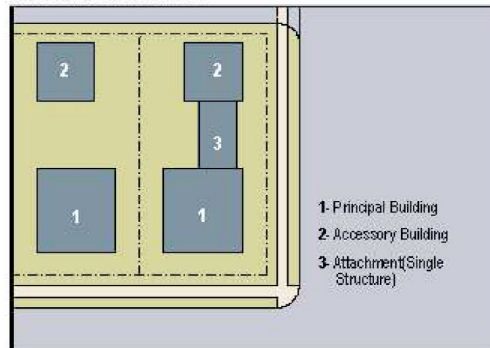
a. THOROUGHFARE & FRONTAGES



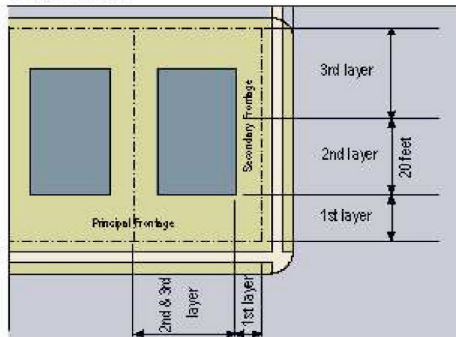
b. TURNING RADIUS



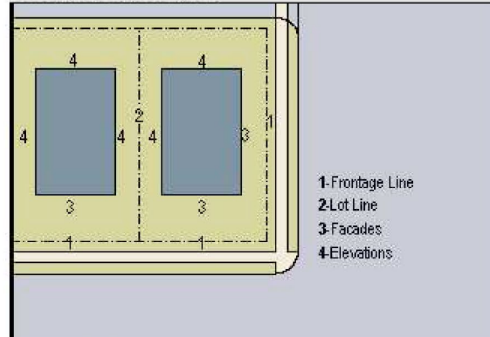
c. BUILDING DISPOSITION



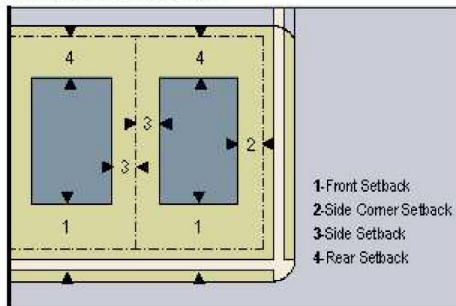
d. LOT LAYERS



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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1083 Section 6. Section 10-429(b)(1) of the Tallahassee Land Development Code is hereby
 1084 amended to read as follows:

1085
 1086 Section 10-429(b)(1)

1087
 1088 (1) Transparency. Reflective glass (which provides for less than 70 percent light transmission) is
 1089 prohibited. Transparency must be provided as indicated in the table below titled
 1090 “Transparency Standard for Dense Residential”. Properties in the MMTD design review
 1091 districts are subject to a separate transparency standard in Division 4 of the Tallahassee Land
 1092 Development Code (Downtown Overlay Regulating Plan and Multi-Modal Transportation
 1093 District Standards).
 1094

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 ~~6~~ 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.
- (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.
- ~~(e) Utilize at least 3 materials and 2 colors in the front façade, with each material covering at least 30% of the façade.~~

1095
 1096 Section 7. Conflicts. All ordinances and parts of ordinances of the City of Tallahassee
 1097 Code in conflict with the provisions of this ordinance are hereby repealed to the extent of such
 1098 conflict.
 1099

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1100 Section 8. Severability. If any provision or portion of this ordinance is declared by any
1101 court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining
1102 provisions and portions of this ordinance shall remain in full force and effect.
1103

1104 Section 9. Effective Date. This ordinance shall become effective on the date it is
1105 adopted by the City Commission.
1106

1107
1108 INTRODUCED in the City Commission on the _____ day of _____, 2021.
1109

1110 PASSED by the City Commission on the _____ day of _____, 2021.
1111

1112
1113 CITY OF TALLAHASSEE
1114

1115
1116 By: _____
1117 John E. Dailey
1118 Mayor
1119

1120
1121 ATTEST: APPROVED AS TO FORM:
1122

1123
1124 By: _____ By: _____
1125 James O. Cooke, IV Cassandra K. Jackson
1126 City Treasurer-Clerk City Attorney

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