City of Pensacola

Planning Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

June 11, 2024, 2:00 PM **Hagler-Mason, 2nd Floor**

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-539 PLANNING BOARD MEETING MINUTES FROM MAY 14, 2024

Recommendation:

Sponsors:

Attachments: *Planning Board Minutes May 14, 2024*

REQUESTS

2. 24-540 PRESENTATION -- LAND DEVELOPMENT CODE ASSESSMENT RECOMMENDATIONS AND APPROACH

Attachments: *00_Pensacola LDC Approach_v6*
Exhibit 1-PensacolaReorg_v5
Exhibit 2-Pensacola LDC Matrix_v7
Exhibit 3-Use Tables_v8
Exhibit 4-Dimensional Requirements_v1
Exhibit 5-Historic and Preservation District_v3
Exhibit 6-Redevelopment Districts_v3
Exhibit 7-Special Aesthetic Districts_v1
Exhibit 8-Pensacola LDC Update_Draft Scope
Pensacola LDC Update - Fee Breakdown

OPEN FORUM

DISCUSSION ITEMS

ADJOURNMENT

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will

need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

ADA Statement
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

MINUTES OF THE PLANNING BOARD
May 14, 2024

MEMBERS PRESENT:	Chairperson Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Powell
MEMBERS ABSENT:	Board Member Villegas, Board Member Van Hoose, Board Member Sampson
STAFF PRESENT:	Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator
STAFF VIRTUAL:	Development Services Director Morris
OTHERS PRESENT:	Kishane Patel, Aman Patel, Jay Patel, Phil Partington, Shankar Gadupudi, Reddy Kandala, Scott Sallis, Michael Tracy

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from February 13, 2024
  New Business:
- Request for Final Aesthetic Review – 9 S. 9th Avenue, Zone GRD-1
- Request for Conceptual Aesthetic Review – 1012 and 1016 E. Gregory Street, Zone GRD
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – **Vice Chairperson Larson made a motion to approve the February 13, 2024, minutes, seconded by Board Member Powell, and it carried 4:0.**

New Business –

Request for Final Aesthetic Review – 9 S. 9th Avenue, Zone GRD-1

Assistant Planning & Zoning Manager, Harding introduced the item. Dalrymple Sallis Architecture is seeking final approval for a rear addition to a single-family residence in the Aragon subdivision. The renovation includes the replacement and expansion of the rear balcony, addition of a ground-floor patio with an outdoor kitchen, and new walkways and landscaping in the rear courtyard. This packet has been approved by the Aragon Architectural Review Board. This application has been routed through the various City departments and utility providers.

Scott Sallis the architect spoke on the item and gave a brief description of their plans. Mr. Sallis mentioned the project already had Aragon ARB approval, now looking for approval from the Planning Board. Board Member Grundhoefer asked what was there before, there was a shallower balcony, this will be a deeper balcony, they will also add a covered outdoor living area, and a stucco covered concrete block fence. **Vice Chairperson Larson made a motion to approve, seconded by Board Member Powell, and it carried 4:0.**

Request for Conceptual Aesthetic Review – 1012 and 1016 E. Gregory Street, Zone GRD

Assistant Planning & Zoning Manager, Harding introduced the item. SMP Architecture is requesting conceptual aesthetic review for a new 88-unit residential development with parking. This project received conceptual review at the February 2024 Planning Board meeting. Since then, the project has been revised to show one tower with 48 residential units on ten floors in between E. Gregory Street and E. Heinberg Street, in the Gateway Redevelopment District. The second tower, which will have 40 residential units on ten floors, is proposed to be located north of E. Heinberg Street, in the C-2 (commercial) zoning district. Since Planning Board's site and aesthetic review authority does not extend to the C-2 zoning district, only the proposed south tower development is subject to board review. Since this item is for conceptual review, the applicants are required to return for final site and aesthetic review if this project moves forward. This request has been routed through the various City departments and utility providers.

Phil Partington spoke on the item, informed the board that during Phase 1 they had not gone back far enough on the Hall's Seafood site, there's significant contamination. The owners opted not to purchase the parcel, but they did purchase the lots to the east and the north. This help alleviate concerns presented at the last meeting pertaining to a city easement which was no longer an issue as well as some oak trees that will be preserved. They are allowed 100 units per acre, they are at 0.7 acres, on the south tower and are entitled to 70 units, they are only proposing 48 units. Those units sit above a 4-story parking structure, 108 spaces with 2 per unit and guest parking. They meet all setback requirements. Access will be off Heinberg. Lot coverage is at 66%, less than the 75% maximum. This is basically the same building as the other that already came before the board. Only differences is that the pool sits on top of the parking deck and the layout of the parking deck. Dumpster access will east of the Pensacola Energy Pump Station. There will be no fencing around the property. Units will consist of 2- and 3-bedroom condos. There's more visibility since they had to make changes due to the alteration of sites. **Board Member Powell made a motion to approve, seconded by Board Member Powell and it carried 4:0.**

Open Forum – none

Discussion

Planning & Zoning Manager Cannon gave an update on the Land Development Code Assessment. There will be a presentation at the June 11th Planning Board meeting, they will go over the Recommendations and Approach Report. They are trying to make the LDC easy to navigate, predictable, and clearly enforceable. It will also be presented at the June 10th City Council Agenda Conference meeting. This will be a discussion item only, will not vote on this at the June 11th Planning Board meeting.

The board discussed past items that went before council, ROW vacation on Water Steet was approved, rezoning on Blount Street was denied, and the conditional use tower was denied as well. Assistant Planning and Zoning Manager Harding spoke about the Strategic Plan that the city is working on to create a vision for the next 10 years.

Adjournment – With no further business, the Board adjourned at 2:33 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

File #: 24-540 Planning Board 6/11/2024

PRESENTATION

SUBJECT:

PRESENTATION -- LAND DEVELOPMENT CODE ASSESSMENT RECOMMENDATIONS AND APPROACH

SUMMARY:

The City engaged Inspire Placemaking Collective, Inc. (Inspire) to assist with a review of the Land Development Code (LDC) and develop recommendations for improvement. The LDC assessment exercise included a thorough review of the LDC by the Inspire Team and significant input from staff and some stakeholders identified by the City. The primary goals of the assessment were to identify sections of the LDC that can be improved by eliminating duplicative or conflicting issues and increasing the overall efficiency of the LDC.

Inspire's initial review of the LDC indicated that it was evident that the City is committed to protecting its rich collection of historic resources; encouraging and facilitating sensible infill and redevelopment; preserving the character of the City core; and extending the core's best qualities, such as walkability, grid pattern, and traditional urban form, to other areas of the City. It is also evident that incremental changes over the years have made the code lengthy and difficult to navigate. Further, it's been 20+ years since that last time the LDC has experienced a full assessment and eventual re-write.

This presentation contains an overview of the recommendations for the update of the LDC based on that assessment.

Funding has not been identified for the next step - LDC re-write based off the LDC assessment recommendations.

ATTACHMENTS:

1. 00_Pensacola LDC Approach_v6
2. Exhibit 1-PensacolaReorg_v5
3. Exhibit 2-Pensacola LDC Matrix_v7
4. Exhibit 3-Use Tables_v8
5. Exhibit 4-Dimensional Requirements_v1
6. Exhibit 5-Historic and Preservation District_v3
7. Exhibit 6-Redevelopment Districts_v3
8. Exhibit 7-Special Aesthetic Districts_v1

9. Exhibit 8-Pensacola LDC Update_Draft Scope
10. Pensacola LDC Update - Fee Breakdown

TO: Cynthia Cannon, AICP, Planning & Zoning Division Manager

CC: Sherri Morris, AICP, Development Services Department Director

FROM: Patricia Tyjeski, AICP, Project Manager

DATE: April 9, 2024

SUBJECT: LDC Assessment Recommendations – Approach to LDC Update

A brief look through the Pensacola Land Development Code (LDC) shows that the City is committed to protecting its rich collection of historic resources; encouraging and facilitating sensible infill and redevelopment; preserving the character of the City core; and extending the core's best qualities, such as walkability, grid pattern, and traditional urban form, to other areas of the City. It is also evident that incremental changes over the years have made the code lengthy and difficult to navigate.

The City engaged Inspire Placemaking Collective, Inc. (Inspire) to assist with a review of the LDC and develop recommendations for improvement. The LDC assessment exercise included a thorough review of the LDC by the Inspire Team and significant input from staff and some stakeholders identified by the City. This memorandum contains recommendations for the update of the LDC based on that assessment.

I. OVERVIEW

The intent of the LDC is to implement the City's vision for growth; not just for the City as a whole, but also for the diverse neighborhoods that comprise the City. To implement that vision, the LDC should set clear standards for development and redevelopment and establish development review processes and procedures.

The LDC is used by different groups for different purposes. Property owners use the LDC to determine what they (and their neighbors) can do on their property; developers/designers use it to design new buildings and sites or modifications to existing development; and City staff and appointed/elected officials use the code to review applications for compliance and compatibility. The common desire among these groups is to have a code that is easy to navigate, predictable, and clearly enforceable. This should be the City's main priority when updating the LDC.

The staff/stakeholder input exercise during the assessment indicated that, even though the main vision for the City and most neighborhoods is clear and still on track, there are some neighborhoods that have evolved in another direction and may need to revisit their vision. For example, neighborhoods zoned for commercial or mixed-use becoming predominantly residential, or neighborhoods where the lot sizes or setbacks are no longer working. Addressing those challenges will require more intensive public input and should not be combined with a major LDC rewrite that addresses numerous other topics. After the LDC is reorganized and clarified, the City should take on addressing issues that are particular to

neighborhoods and could become more controversial. This strategy would allow for ample public input, best management practices research, and a focus on the issue at hand.

Based on the LDC assessment and input from staff and stakeholders, the Inspire Team produced several documents with recommendations to improve the LDC. The documents are attached as Exhibits to this memorandum. The following is a summary of each.

- The **reorganization** document (Exhibit 1) proposes to create a series of 13 chapters, each with a specific topic (e.g., definitions, zoning, procedures, landscaping). As the code has been updated in the past to address changing conditions and priorities, the topics have lost their "home" and as a result, the topics are repeated throughout the code, which causes confusion, redundancy, and unnecessary length. For instance, Chapter 12-3 does not include only zoning requirements. It also includes standards for signs, landscaping, procedures, accessory structures, and many other topics.
- The **LDC matrix** (Exhibit 2) contains an extensive list of specific provisions that the LDC rewrite should address, as identified by Inspire, the stakeholders, and staff. The team held daily work sessions over an entire week to review questions and address matrix items that required clarification or discussion. After those work sessions, the Inspire Team completed the Action column, which gives specific directions for addressing all the issues raised. This column also notes which items can be addressed during the upcoming LDC rewrite and which items should be addressed individually because they require more substantial public involvement and should therefore be addressed outside of the initial LDC rewrite.
- The **tables of uses and dimensional standards** (Exhibits 3 and 4) allow a side-by-side comparison of districts. These tables were the first step in creating a streamlined and more user-friendly LDC and will prove helpful in consolidating zoning districts as noted in the matrix.
- The tables comparing design standards applicable to **Historic, Redevelopment, and Design Districts** (Exhibits 5, 6 and 7) identify and illustrate the degree of repetition currently found in the code. The LDC rewrite will correct this repetition through better organization and presentation of the regulations. The rewrite will also make similar adjustments in areas that would not create controversy or require substantial public input.

Most of the items listed above (i.e., reorganization, the Matrix, tables and charts, and consolidation of standards) can be addressed as part of the overall LDC rewrite. We recommend that the City use separate ordinances to address items that require more focus and that could be controversial in order to avoid a delay in the approval of important structural changes. The *Proposed Scope* section recommends steps for addressing the update of the LDC.

II. URBAN PATTERNS

The street grid and urban fabric of the City's downtown and surrounding areas exhibit traditional and formal elements typical of early settlements. The waterfront-oriented downtown is specifically characterized by a traditional grid layout with narrow streets and historic buildings, exemplified in the Palafox Historic District. With a dense concentration of shops, restaurants, cultural and institutional uses, and historic landmarks within close proximity, the area is highly walkable. This inter-connected pattern continues with a mixture of commercial and residential development in the Pensacola Historic

District, North Hill Preservation District, Old East Hill Preservation District, and other areas directly adjacent to downtown, such as the Gateway and Waterfront Redevelopment Districts. The establishments of these and the Aesthetic Review Districts, such as the Palafox Historic Business District, North 9th Avenue Corridor District, and CRA Urban Design District, exemplify the City's commitment to preserving its architectural heritage and character. Outside these areas, the urban fabric becomes less structured and connected. Following a more post-war suburban model, these outside areas lack connectivity, have limited sidewalks, have longer distances between destinations, and segregate commercial and residential areas, making them more automobile oriented and reliant.

The City has already put a lot of effort into creating standards that require new development and redevelopment to contribute to the maintenance/creation of a traditional urban form which translates into walkable environments. Several issues, however, became evident in the preparation of the matrix and during the work sessions related to urban form: Pressure from suburban development patterns, difficulties meeting parking and stormwater requirements, and the potential for additional building height.

There is a lot of pressure from the development community to approve **suburban style** developments (building in the back, parking in front) particularly along arterial roads. Although this style has been the predominant pattern for many decades in Florida, more and more communities are revisiting their regulations to bring back the prominence and safety of pedestrians. Pensacola has made great advances on this and should continue to do so. Even FDOT has changed its focus on mobility and is now using roadway context classification and encouraging the creation of complete streets to shift the focus from moving cars through our cities, to ensuring that all modes of transportation are safely accommodated. The City's commitment to development patterns that address all modes of transportation and provide for pedestrian safety is a policy decision. If the City intends to continue this commitment, the LDC should include appropriate regulations to fulfill that intent.

The issue of **parking** affects all urban areas. Although infill and redevelopment are encouraged in the core, the traditional small lots do not easily accommodate the more modern types of development. The City has the authority to eliminate parking requirements to facilitate redevelopment and infill, but most people in Florida still own and circulate in cars. If the City waives parking requirements, there will still be a need for parking in and near the core. Cities that have included waivers for parking have public parking areas nearby. The parking waiver can also be in the form of a payment to a public parking fund in lieu of providing on-site parking. A parking study can help identify the availability and location of public parking areas to justify any waiver. In the meantime, the City should consider offering a wide variety of options for parking: on-site, shared, on-street, remote, and payment in lieu of providing on-site spaces.

In addition to the parking challenges, small sites also find it difficult or nearly impossible to provide on-site **stormwater** facilities. The City, however, is not in a position to waive stormwater management requirements. Low Impact Design practices may help treat stormwater, but these options do not address the state agency requirements. The City could consider establishing a master stormwater system that accepts drainage from the core development sites. A master stormwater system takes time to establish and until that system is operational, development and redevelopment must continue to abide by water management district requirements.

Building **height** is one of several provisions in the LDC that would benefit from more clarity and predictability in its language. Several zoning districts permit a base height but offer additional height either through conditions, conditional use, or bonuses. The LDC rewrite will help clarify those instances so that citizens, developers, and staff have better parameters and understand where additional building height could be realized. A 3D visualization exercise and massing study would help citizens understand the potential for building height currently permitted, with and without bonuses, as well as potential compatibility problems with adjacent uses. The technology is available now to easily do this. Inspire has worked with Gridics in the past and would suggest collaborating with them. Gridics is a technology company and market leader in the integration of 3D mapping and online zoning codes.

III. AFFORDABLE HOUSING

As the city has grown, property values have been rising and housing affordability has suffered. The adopted comprehensive plan calls for land development regulations to allow flexibility within some zoning districts to provide for affordable housing (Policy FLU-1.8.2) and to include standards for residential density bonuses and density transfers above the limit established by the future land use category (up to 25% in certain districts) in exchange for the construction of affordable housing (Policy FLU-1.8.3). That policy also allows density transfers of up to 50% of the donor site's maximum density. Objective H-2.4 and associated policies direct the City to encourage and facilitate the creation of quality affordable housing throughout the City, while Objective H-2.5 calls for innovative programs and regulations to create and preserve such housing. The Housing Element contains numerous other policies related to the provision of affordable housing. The only direct mention of affordable housing in the LDC is Section 12-3-109, which offers the incentives listed in the comprehensive plan for the provision of affordable housing.

The lack of affordable housing was a topic covered during the work sessions. Staff were eager to learn what other communities are doing to incentivize the provision of units that are affordable to various income levels. Although the City already has a density transfer and bonus program incentivizing the provision of affordable housing, there is concern that not many developers are using it. There are other tools that the city could use to help with the provision of affordable units. These tools include:

1. **Reduced parking requirements**. As mentioned earlier, one of the greatest site design challenges for infill and redevelopment is meeting the City's parking requirements (LDC §12-4-1). For developments that include affordable housing, the City could also consider providing flexibility if the development is served by the ECAT transit system.
2. **Parking exceptions for ADUs**. Section 12-3-81(c)(6) of the LDC requires that all accessory residential dwelling units (ADUs) be provided with one off-street parking space. Requiring off-street parking for such units increases the cost of development, which may be passed along through higher rents for prospective tenants. If the intent of allowing accessory dwelling units is to encourage the provision of affordable housing, the City should consider reducing the ADU parking standards like other cities across the state have done. The following are some examples:
    a. The City of Orlando does not require off-street parking for accessory dwelling units less than 500 sf in size, as long as the principal structure meets the City's current parking requirements (LDC §58.501F). ADUs above this size are required to provide an off-street parking space.

b. The City of St. Petersburg exempts off-street parking requirements for ADUs if the units are located within 0.25 miles of a transit route, are less than 600 sf in size, are located on an alley, all required parking for the single-family home is accessed from the alley, and there is no front-loading driveway.

3. **Update the definition of 'family.'** LDC §12-13 currently defines a 'family' as "one or more persons occupying a dwelling unit and using common utility services, provided that unless all members are related by blood or marriage, no such family shall contain over four persons." There are two potential issues with this definition:

   a. This definition defines a family by "blood or marriage "alone, and therefore excludes a variety of non-traditional housing types. Examples include households with non-married parents and their children, married adults with non-biological children (i.e., stepchildren, adopted children, or foster children), and families who share a household with a family friend.

   b. This definition also states that families not meeting the "blood or marriage" requirement are limited to no more than four persons per household. Besides potentially excluding each of the non-traditional households described above, these occupancy limitations can have a dramatic effect on housing affordability as well. These limitations may prevent young professionals from living together to save for more permanent housing, cohabitating workers who cannot afford to have their own place, or graduate students who share a house near their college. Two of the most commonly-cited fears associated with relaxing occupancy limits are excessive noise and overflow parking—both of which are more appropriately addressed directly via code enforcement rather than indirectly with a strict definition of 'family.'

4. **Single-room occupancy (SRO) developments**. Single room occupancy (SRO) refers to a historical type of rental accommodation where each tenant has their own private room but often shares communal facilities like bathrooms and kitchens with others. Due to the shared nature of SROs, rents are often much lower than standard multifamily dwellings, and therefore typically attract low-income populations such as students, the elderly, unemployed individuals, or persons with intellectual or physical disabilities. The City of Gainesville currently permits SROs by right in mixed use, moderate, and high-density residential zoning districts, subject to additional use standards (Gainesville LDC §30-5.8.) These additional standards include bedroom limitations, transit proximity, and laundry, bathroom, kitchen, and management requirements. Many of these standards are currently in the process of being relaxed to allow for increased flexibility.

5. **Development flexibility**. As detailed extensively in the American Planning Association's Equity in Zoning Policy Guide (2022), one of the greatest contributors to the affordable housing crisis continues to be restrictive single-family zoning regulations. In addition to cultivating inefficient uses of land, the report also states that "evidence shows that [single-family zoning] has a disproportionate impact on the ability of historically disadvantaged and vulnerable groups to access attainable housing and quality schools and services."

   A significant portion of the City of Pensacola is zoned exclusively for single-family detached use (R-1AAA, R-1AAAA, or R-1AAAAA). In addition to prohibiting attached dwellings, duplexes,

triplexes, or quadplexes, these districts also have sizable dimensional requirements relating to minimum lot area, width, and setbacks—all of which increase the cost of developing (and as a result, purchasing or renting) within these areas of the City. Increasing the flexibility in low and moderate density districts would cultivate a more comprehensive and effective approach to local housing reform. Addressing this issue, however, would be challenging and require more substantial public input than the LDC rewrite includes.

6. **Residential bonus density program**. There are several items within the City's residential density bonus program (LDC §12-3-109) which should be amended to increase program clarity and popularity. These recommended improvements are listed below:

   a. *Decouple the density transfer provisions*. The program's current language includes regulations pertaining to density transfers, which should be regulated separately from the density bonus program. However, sites participating in the density transfer program should continue to be allowed to utilize the density bonus program.

   b. *Tabulate applicability provisions*. A table can summarize much of the program's language to clearly indicate what levels of increased densities can be achieved based upon the public benefits provided by the development (e.g., affordable housing, superior building/site design, etc.).

   c. *Refine the affordable housing provisions*. The primary objectives of the bonus program are currently unclear. For example, it is clear that the City wants to increase the supply of affordable housing. However, it does not specify which income level it is targeting. Is there a greater need for housing serving income levels below 80% of the area median income (AMI)? Is there any housing in the City now that is affordable for the very low-income households (50% AMI)? Does the City want to target renters or homeowners, or both? How long should these units be required to maintain their affordability?

      The City should answer these questions prior to making significant amendments to the program to ensure that it is targeting the specific affordable housing needs of the community. These determinations should be made in coordination with City Staff, local housing advocates and professionals, elected officials, and the public. Once determined, the affordable housing provisions should, at a minimum, clarify the following requirements:

      i. *Minimum set aside*. Density bonuses for affordable housing typically require that at least 10 to 15% of the total number of units be set aside as affordable units. Some jurisdictions also change the minimum percentage required based upon the AMI target (for example, minimum set asides may be lowered if the units are targeted at an AMI not to exceed 30%). Additionally, select communities choose to base their minimums, not on units provided, but rather the total residential square footage of the development. In these cases, the minimum is typically around 8-10% of the total.

      ii. *Targeted income levels/Definitions of 'affordable.'* Density bonus programs around the nation typically serve households earning up to anywhere between 80% and 120% of the AMI. Communities with a strong demand for affordable housing tend to have lower AMI maximums, while communities with less demand allow for higher AMI maximums.

Increasingly, many communities are requiring a mix of income levels below the established maximum AMI (example: 10% of affordable units must serve <50% AMI, 15% of affordable units must serve <65% AMI, with the remainder serving <80% AMI).

iii. *Comparable design, quality, amenities, and aesthetics*. The provisions should mandate that the affordable units are integrated throughout the overall development and share a comparable design, quality, amenities, and aesthetics to market rate units.

iv. *Occupancy status*. Typically, density bonuses are often limited to rental units. However, several communities do extend these bonuses to owner-occupied dwellings.

v. *Duration of affordability*. The program should clearly articulate how long the units should remain affordable. The term of affordability typically begins for rental units when the unit is granted a certificate of occupancy and for for-sale units at the time a unit is initially sold. In the past, the required affordability term was often limited to a few decades; however, many jurisdictions are now seeking a minimum duration at or greater than 99 years to ensure their long-term affordability.

vi. *Implementation and monitoring requirements*. The City and the housing provider must enter into an agreement to clearly outline the affordability requirements, monitoring procedures, and penalties.

On a related note, there has been some interest in ensuring that the City's residential bonus density program is consistent with the statutory provisions and definitions found within the Live Local Act (LLA). At this time, it is not recommended that the City amend the LDC to match the provisions of the LLA for many reasons, the most relevant of which are listed below:

i. The LLA is still new and remains highly controversial—a recipe for future and ongoing statutory amendments, which will likely result in the City continuing to amend its LDC to remain consistent with provisions of the Act.

ii. The LLA does not necessarily reflect the affordable housing objectives of the City (see Recommendation #6.c). More specifically, the AMIs targeted by the Act may be determined to be inappropriate or insufficient for meeting the City's local housing needs.

iii. Local governments are preempted from narrowing the provisions of the LLA. As such, extensive regulations regarding its implementation are difficult and open the City up to potential legal challenges.

7. **Inclusionary Zoning Study**. Inclusionary zoning (IZ) is the concept of requiring and/or incentivizing developers to incorporate long-term affordable housing units as part of market rate housing developments. When IZ is required for market rate housing developments it is commonly referred to as 'mandatory;' alternatively, when it is optional, it is typically identified as 'voluntary.' As adopted, the affordable housing provisions of the City's residential density bonus program are likely considered to be a form of Voluntary IZ. Because the provision of affordable housing is not required under Voluntary IZ programs (particularly when other, less difficult, or expensive opportunities for receiving density bonuses exist), these programs often go unused. To combat this issue, some jurisdictions have decided to adopt Mandatory IZ programs.

These programs, if implemented successfully and within an appropriately competitive housing market, can be more effective at increasing the local supply of affordable housing than Voluntary IZ programs. If pursued by the City, the process outlined in Recommendation #6 above should be utilized to ensure that the process is transparent, fact-driven, and engages the public in a meaningful and equitable manner.

8. **Affordable Housing Incentive Plan**. The purpose of the Incentive Plan is to set out the deliberations and recommendations for monetary and non-monetary incentives targeting regulatory reform with respect to affordable housing including the evaluation of the established policies, procedures, ordinances, land development regulations and the comprehensive plan. Upon review of this document, it does not appear that any of the strategies outlined therein conflict or contradict with the recommendations provided as part of this exercise. In fact, it is recommended that the City continue to implement the provisions of the Incentive Plan in tandem with the LDC changes proposed in this document to ensure that the City maximizes its opportunities for increasing the local supply of affordable housing.

IV. HISTORIC PRESERVATION

The City of Pensacola has four designated local historic districts: **Pensacola** (locally designated in 1968, National in 1970), **North Hill** (1974/1983), Old East Hill (1984/NA), and **Palafox Historic** Business (1994/2016).

Each historic district has several implementing zoning districts. The Old East Hill district, for instance, has four applicable districts and North Hill has three. Each district has specific standards for preservation, rehabilitation, and new construction covering topics such as setbacks, building height, landscaping, parking, signs, fences, architecture, and even procedural. The Pensacola Architectural Review Board (ARB) is charged with the review of modifications and new development within those districts.

In addition to the standards contained in the LDC, the City has two documents that serve as resources and guides for owners of properties subject to historic district regulations, and guide Board members in their review and decisions. The ***Preservation District Guidelines and Regulations***, created in 2014, and the ***Seville Historic District Guideline Study***.

While the City has all the provisions in place to protect and guide new development within the historic and preservation districts, there is room for improvement. The reorganization and streamlining of the standards would help users navigate the code and better understand the regulations. Additionally, the City should consider applying for Certified Local Government (CLG) status. The CLG represents a partnership of the City with the State Historic Preservation Office and the National Park Service. The benefits of such designation include technical assistance and training, and eligibility to apply for federally funded CLG subgrants to conduct survey, planning, and National Register nomination projects.

The State Historic Preservation Office reviews applications for certification. The process includes demonstrating that the City already has a historic preservation ordinance that meets the CLG criteria, the establishment of a preservation review board or commission consisting of at least five members meeting certain qualifications and submitting the application to the State Historic Preservation Office. If the State Historic Preservation Office determines that all requirements have been met, a CLG agreement

is signed by the Mayor. The signed CLG agreement is then sent to the National Park Service requesting CLG certification.

Inspire recommends adding or clarifying the following provisions during the code update:

1. **Historic Preservation Commission and Officer.** The City currently relies on West Florida Historic Preservation, Inc. for certain historic preservation functions. The Architectural Review Board, which includes two members from that group, is the body in charge of implementing the historic preservation ordinance. We recommend renaming the ARB to Historic and Architectural Review Board (HARB). The membership, terms, and duties should be compared to the CLG guidelines to ensure compliance. If applying to become a CLG, the city will also need to designate a Historic Preservation Officer (HPO), which could be the City's historic preservation planner. Among that person's duties would be to approve Standard Certificates of Appropriateness.
2. **Process.** The code should clearly articulate the process for designating individual local landmarks and districts and how to obtain Certificates of Appropriateness (COA) for modifications, additions, new construction (if applicable), and demolitions. The COAs would fall into two categories, Standard for minor changes and Special for all others. Minor COAs are reviewed and approved by the HPO; special are reviewed by the HARB. This section should also include criteria for approval of designations and COAs, which should refer to the Secretary of Interior standards and the adopted design standards and guidelines for each district. All the procedural provisions should go in the development review chapter.
3. **District Designation.** Most communities treat historic districts as overlay districts. However, Pensacola designates them as stand-alone zoning districts. The narrative in the Zoning chapter should only include the establishment of each district, the general boundaries or map, permitted uses, and site dimensional standards (setbacks, height, lot coverage). That section can also cross-reference the standards section (in a separate chapter) and adopt district design guidelines by reference.
4. **Design standards vs. guidelines.** The design "guidelines" should be taken out of the code into stand-alone documents like the Preservation District Guidelines and Regulations. The design "standards" (measurable standards) should be in a separate chapter where they are consolidated so there is no repetition. For any features that vary from one district to the next, notes may be added. The difference between standards and guidelines is that the standards are requirements (shall) and the guidelines provide advice on how to meet the standards (do this, don't do that) and include numerous pictures and diagrams.

V. COASTAL RESILIENCY

As evidenced through recent efforts such as the Climate Action Recommendations and the ongoing Vulnerability Assessment, the City recognizes that coastal resiliency is essential for addressing the challenges posed by climate change, sea level rise, and extreme weather events. In response, the city has implemented a comprehensive approach aimed at safeguarding its coastal areas, infrastructure, and communities. Given the increased frequency and strength of severe weather events impacting Florida, it is crucial that the City continues this multifaceted approach to enhance resilience and mitigate the risks

associated with coastal hazards. Stringent building codes and zoning regulations that ensure that new construction and development projects in coastal areas adhere to resilient design standards should be at the forefront of these efforts.

The Florida Building Code mandates that structures be elevated above base flood elevations, employ resilient construction materials, and adhere to setback requirements to minimize vulnerability to flooding, storm surges, and other coastal hazards. In conjunction with building regulations, comprehensive zoning and land-use planning strategies can help manage coastal development and mitigate risks associated with erosion, flooding, and sea-level rise. Planning strategies could involve designating buffer zones, conservation areas, and coastal protection zones to preserve natural ecosystems, maintain biodiversity, and reduce exposure to coastal hazards, which may be further identified by the Vulnerability Assessment. This risk may be offset by strategically concentrating densities and intensities in less vulnerable areas. Specific planning/zoning tools that the city may want to start or continue implementing to become more resilient include:

- Standards for natural hazard mitigation such as green stormwater systems (bioswales, absorbent gardens, pervious surfaces)
- Preserving and continuing the City grid to facilitate safer and efficient evacuation from high risk areas
- Transfer of development rights for parcels which are in high risk areas
- Require the use of native and drought-tolerant plantings
- Encourage shared and reduced parking and the use of permeable paving or other techniques for groundwater recharge from off-street parking
- Require tree shading to reduce the heat island effect of parking lots
- Encourage Low Impact Design (LID) citywide, and make it a requirement in coastal areas

While hardening coastal development is important, it should be done in a manner which does not deter from the vitality of a place. Appropriate architectural standards should be incorporated to ensure mitigation strategies are balanced by aesthetically pleasing and appealing design considerations, particularly for ground/base floors within the floodplain and other non-habitable areas.

Effective stormwater management is another integral component. Even though many people struggle with the provision of stormwater facilities on redevelopment sites, the requirements to address stormwater are necessary given the City's susceptibility to heavy rainfall and storm surges. Managing stormwater runoff is crucial for reducing flood risk. Development regulations should address a variety of stormwater management practices, including green infrastructure, water retention, and drainage improvements, in both the public and private realms, to mitigate flooding and improve water quality,

Ensuring that these components work together in a complementary manner is key to striking a balance between economic growth and environmental sustainability.

VI. PROPOSED SCOPE AND ESTIMATED COST

See Exhibit 8, attached.

EXHIBIT 2 - Proposed LDC Chapter Reorganization

CURRENT CHAPTER OUTLINE	PROPOSED CHAPTER OUTLINE
12-1. General Provisions	1. General Provisions
~~12-2. Comprehensive Plan~~	2. Definitions
12-3. Zoning Districts	3. Boards and Commissions [Combine with Development Review?]
12-4. Off-Street Parking	3. Development Review Procedures (Administration & Enforcement)
12-5. Signs	4. Zoning Districts
12-6. Tree/Landscape Regulations	5. Design & Historic Districts Standards
12-7. Subdivisions	6. Accessory, Temporary and Special Uses
12-8. Stormwater Management and Control of Erosion, Sedimentation and Runoff	7. Streets, Parking, and Loading
12-9. Floodplain Management	8. Tree Protection, Landscaping, and Buffering
12-10. Airport	9. Subdivision & Site Design
12-11. Administration and Enforcement	10. Stormwater [Combine With Subdivisions?]
12-12. Boards and Commissions	11. Floodplain Management
12-13. Definitions	12. Signs
	13. Airport

Proposed Section Reorganization

CURRENT DETAILED OUTLINE	PROPOSED DETAILED OUTLINE
Chapter 12-1 – General Provisions	**Chapter 12-1 – General Provisions**
Sec. 12-1-1. Short title.	Sec. 12-1-1. Short title.
Sec. 12-1-2. Authority and purpose.	Sec. 12-1-2. Authority and purpose.
Sec. 12-1-3. Relationship to the city comprehensive plan.	Sec. 12-1-3. Relationship to the city comprehensive plan.
Sec. 12-1-4. Buildings to conform to regulations.	Sec. 12-1-4. Buildings to conform to regulations.
Sec. 12-1-5. Interpretation, conflicts and omissions.	Sec. 12-1-5. Interpretation, conflicts and omissions.
Sec. 12-1-6. Nonconforming lots, structures and uses.	Sec. 12-1-6. Nonconforming lots, structures and uses.
Sec. 12-1-7. Concurrency management and monitoring.	**Chapter 12-13 – Definitions**
Sec. 12-1-8. General interpretative terms.	Sec. 12-13-1. Definitions enumerated.
~~**Chapter 12-2 – Comprehensive Plan**~~	Sec. 12-9-10. Definitions generally.
~~Sec. 12-2-1. Authority.~~	Sec. 12-8-11. Definitions.
~~Sec. 12-2-2. Purpose and intent.~~	Sec. 12-3-31(20) Definitions
~~Sec. 12-2-3. Adoption of comprehensive plan.~~	Sec. 12-1-8. General interpretative terms.
~~Sec. 12-2-4. Administration.~~	**Chapter 12-12 – Boards and Commissions**
Sec. 12-2-5. Appeals.	Sec. 12-12-1. Zoning board of adjustment.
~~Sec. 12-2-6. Legal status of comprehensive plan.~~	Sec. 12-12-2. Planning board.
~~Sec. 12-2-7. Public participation.~~	Sec. 12-12-3. Architectural review board.
Chapter 12-3 – Zoning Districts	Sec. 12-12-4. Application deadlines.
Article I. – In General	Sec. 12-12-5. Minority representation on boards, authorities and commissions.
Sec. 12-3-1. Establishment of future land use and zoning districts and official maps.	**Chapter 12-11 – Administration and Enforcement**
Sec. 12-3-2. Conservation land use district.	Sec. 12-11-1. Enforcement.
(1) Purpose of District	Sec. 12-11-2. Appeals, modifications, and variances.
(2) Uses permitted	Sec. 12-11-3. Amendments.
(3) Specific Plans for each district	Sec. 12-11-4. Vacation of streets, alleys.
Sec. 12-3-3. Low-density residential land use district.	Sec. 12-11-5. Building permits.
(1) Purpose of District	Sec. 12-11-6. Certificate of occupancy.
(2) Generalized uses permitted	Sec. 12-11-7. License to use right-of-way.
(3) Development Permitted	Sec. 12-3-107. Conditional use permit.
(4) Regulations for development within low-density residential zoning districts	Sec. 12-3-108. Conditional use permits for placement of personal wireless antennas, rooftop-mounted antennas, or communications towers.
Sec. 12-3-4. Medium-density residential land use district regulations.	Sec. 12-3-109. Residential density bonuses.
(1) Purpose of District	Sec. 12-7-3. Procedure for subdivision approval.
(2) Uses permitted	Sec. 12-7-7. Variances.

(3) Conditional Uses permitted	Sec. 12-7-8. Preliminary plat.
(4) Development Permitted	Sec. 12-7-9. Final plat.
(5) Regulations for development within the medium-density residential land use district	Sec. 12-7-10. Final approval.
	Sec. 12-3-120. Development plan requirements.
Sec. 12-3-5. High-density residential land use district regulations.	Sec. 12-1-7. Concurrency management and monitoring.
(1) R-ZL, zero-lot-line zoning district	Sec. 12-3-2(3) Specific Plans for each district
(2) R-2A, multiple family zoning	Sec. 12-3-10(2)d. Procedure for review
a. Purpose of district	Sec. 12-3-10(4)e. Procedure for review
b. Uses permitted	Sec. 12-3-11(3) Review and approval process
c. Development permitted	Sec. 12-3-12(1)c. Procedure for review of all plans
d. Regulations	Sec. 12-3-12(2)d. Procedure for review
~~e. Additional regulations~~	Sec. 12-3-12(2)f. Procedures for review of renovation, alterations, and additions to structures
(3) R-2B, multiple-family zoning district	Sec. 12-3-12(3)c. Procedure for review of plans
a. Purpose of district	Sec. 12-3-12(4)c. Procedure for review of plans
b. Uses permitted	Sec. 12-3-13(3) Procedure for review of plans
c. Development permitted	Sec. 12-3-14 (3) Procedure for review of plans
d. Regulations	Sec. 12-3-15 (2) Minor changes to an approved SSD
~~e. Additional regulations~~	Sec. 12-3-15 (3) Major changes to an approved SSD
Sec. 12-3-6. Residential/office land use district.	Sec. 12-3-16(c) Procedure for review of plans
(1) Purpose of district	Sec. 12-3-27(e) Procedure for review and submission of development plan
(2) Uses permitted	Sec. 12-3-27(f) Architectural review of proposed exterior development
(3) Development permitted	Sec. 12-3-28(b) Procedure for review of plans
(4) Regulations	Sec. 12-3-28(c) Decisions
~~(5) Additional regulations~~	Sec. 12-3-28(d) Disqualification of member from voting
Sec. 12-3-7. Residential/neighborhood commercial land use district.	Sec. 12-3-29(e) Contents of the development plan
(1) Purpose of district	Sec. 12-3-29(f) appeals
(2) Uses permitted	Sec. 12-3-30 (d) General conditions, procedures, and standards
(3) Development permitted	Sec. 12-3-30 (g) Contents of development plan
(4) Regulations	Sec. 12-3-30 (h) conformity
~~(5) Additional regulations~~	Sec. 12-3-31 (5) Procedure for review
Sec. 12-3-8. Commercial land use district.	Sec. 12-3-31 (6) Modifications and appeals
(1) Purpose of district	Sec. 12-3-43(d) Procedure for review of plans
(2) Uses permitted	Sec. 12-3-44 (d) Procedure for review of plans
(3) Regulations	Sec. 12-3-80(d) Review and approval process
~~(4) Additional regulations~~	Sec. 12-3-29(c) General conditions, procedures, and standards
Sec. 12-3-9. Industrial land use district.	
(1) Purpose of district	

(2) Uses permitted
(3) Regulations
~~(4) Additional regulations~~
Sec. 12-3-10. Historic and preservation land use district.
(1) Historic Zoning Districts: HR-1, HR-2, HC-1 and HC-2.
a. Purpose
b. Character of district
c. Uses permitted
d. Procedure for review
e. Regulations and guidelines for development
1. Building height limit
2. Protection of trees
3. Fences
4. Signs
5. Screening
6. Landscaping
7. Driveways, sidewalks, off-street parking
8. Paint colors
9. Residential accessory structures
~~10. Additional regs~~
f. Restoration, rehab, alterations or additions to existing contributing structures
g. Renovation, alterations, and additions to noncontributing and modern infill structures
h. New construction in historic district
i. Demolition of contributing structures
j. Other demolition permits
k. Treatment of site following demolition
(2) North Hill preservation districts
a. Purpose
b. Character
c. Uses permitted
d. Procedure for review
e. Regulations and guidelines
1. Off-street parking
2. Signs
3. Protection of trees

Chapter 12-3 – Zoning Districts
Article I. – In General
Sec. 12-3-1. Establishment of future land use and zoning districts and official maps.
Sec. 12-3-62. Height exceptions.
Sec. 12-3-64. Yard requirements.
Sec. 12-3-2. Conservation land use district.
(1) Purpose of District
(2) Uses permitted
Sec. 12-3-3. Low-density residential land use district.
(1) Purpose of District
(2) Generalized uses permitted
(3) Development Permitted
(4) Regulations for development within low-density residential zoning districts
Sec. 12-3-4. Medium-density residential land use district regulations.
(1) Purpose of District
(2) Uses permitted
(3) Conditional Uses permitted
(4) Development Permitted
(5) Regulations for development within the medium-density residential land use district
Sec. 12-3-5. High-density residential land use district regulations.
(1) R-ZL, zero-lot-line zoning district
(2) R-2A, multiple family zoning
a. Purpose of district
b. Uses permitted
c. Development permitted
d. Regulations
(3) R-2B, multiple-family zoning district
a. Purpose of district
b. Uses permitted
c. Development permitted
d. Regulations
Sec. 12-3-6. Residential/office land use district.
(1) Purpose of district
(2) Uses permitted

4. Fences	(3) Development permitted
5. Paint colors	(4) Regulations
6. Residential accessory structures	Sec. 12-3-7. Residential/neighborhood commercial land use district.
~~7. Additional regulations~~	(1) Purpose of district
f. Restoration to contributing structures	(2) Uses permitted
g. Renovation to noncontributing structures	(3) Development permitted
h. Regulations for new construction	(4) Regulations
i. Demolition of structures	Sec. 12-3-8. Commercial land use district.
(3) Old East Hill preservation zoning districts	(1) Purpose of district
a. Purpose	(2) Uses permitted
b. Character	(3) Regulations
c. Boundaries and zoning classifications	Sec. 12-3-9. Industrial land use district.
d. Uses permitted	(1) Purpose of district
e. Procedure for review of plans	(2) Uses permitted
f. Regulations	(3) Regulations
1. Off-street parking	Sec. 12-3-10. Historic and preservation land use district.
2. Landscaping	(1) Historic Zoning Districts: HR-1, HR-2, HC-1 and HC-2.
3. Signs	a. Purpose
4. Fences	b. Character of district
~~5. Additional regulations~~	c. Uses permitted
g. Restoration to contributing structures	e. Regulations and guidelines for development
h. Renovations to non-contributing structures	1. Building height limit
i. Regulations for new construction	5. Screening
j. Demolition of structures	(2) North Hill preservation districts: PR-1AAA, PR-2, PC-1
Sec. 12-3-11. Airport land use district.	a. Purpose
(1) Purpose	b. Character
(2) Uses permitted	c. Uses permitted
(3) Review and approval process	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3
(4) Regulations	a. Purpose
a. Airport land use restrictions	b. Character
b. Minimum lot size and yard requirements	c. Boundaries and zoning classifications
c. Maximum height structures	d. Uses permitted
~~d. Additional regulations~~	Sec. 12-3-11. Airport land use district.
Sec. 12-3-12. Redevelopment land use district.	(1) Purpose
(1) GRD	(2) Uses permitted
a. Purpose	(4) Regulations
b. Uses permitted	

c. Procedure for review of all plans
d. Regulations
1. Signs
2. Off-street parking
3. Street setback
4. Street frontage
5. Building height
6. Vehicular access
7. Landscaping
8. Underground utility services
9. Lot coverage
10. Sidewalks
11. Consideration of floodprone areas
12. Storm drainage
13. Mechanical equipment screenage
14. Exemptions
e. Development guidelines
f. Maintenance standards
(2) GRD-1
a. Purpose
b. Urban character
c. Uses permitted
d. Procedure for review
e. Regulations
1. Building height limit
2. Landscaping
3. Protection of trees
4. Fences [compare to citywide]
5. Signage [compare to citywide]
6. Driveways and sidewalks [compare to citywide]
7. Off-street parking [compare to citywide]
8. Paint colors
9. Outbuildings
10. Architectural review standards
~~11. Additional regulations~~
f. Procedures for review of renovation, alterations, and additions to structures

a. Airport land use restrictions
b. Minimum lot size and yard requirements
c. Maximum height structures
Sec. 12-3-12. Redevelopment land use district.
(1) GRD
a. Purpose
b. Uses permitted
d. Regulations
3. Street setback
4. Street frontage
5. Building height
9. Lot coverage
14. Exemptions
(2) GRD-1
a. Purpose
b. Urban character
c. Uses permitted
f. Regulations
1. Building height limit
(3) WRD
a. Purpose
b. Uses permitted
d. Regulations
6. Lot coverage
7. Setback/height requirements
(4) WRD-1
a. Purpose
b. Uses permitted
d. Regulations
6. Lot coverage
7. Setback/height requirements
Sec. 12-3-13. South Palafox business district.
(1) Purpose
(2) Uses permitted
(4) Regulations
a. Building height and setback
Sec. 12-3-14. Interstate corridor land use district.

(3) WRD
a. Purpose
b. Uses permitted
c. Procedure for review of plans
d. Regulations
1. Signs [compare to citywide]
2. Off-street parking [compare to citywide]
3. Vehicular access [compare to citywide]
4. Landscaping [compare to citywide]
5. Underground utility services [compare to citywide]
6. Lot coverage
7. Setback/height requirements
~~8. Additional regulations~~
e. Regulations [GUIDELINES]
(4) WRD-1
a. Purpose
b. Uses permitted
c. Procedure for review of plans
d. Regulations
1. Signs [compare to citywide]
2. Off-street parking [compare to citywide]
3. Vehicular access [compare to citywide]
4. Landscaping [compare to citywide]
5. Underground utility services [compare to citywide]
6. Lot coverage
7. Setback/height requirements
~~8. Additional regulations~~
e. Regulations [GUIDELINES]
Sec. 12-3-13. South Palafox business district.
(1) Purpose
(2) Uses permitted
(3) Procedure for review of plans
(4) Regulations
a. Building height and setback
b. Signs [compare to citywide]
c. Vehicular access [compare to citywide]
d. Landscaping [compare to citywide]

(1) Purpose
(2) Uses permitted
Sec. 12-3-15. Site specific zoning district.
(1) Purpose
Sec. 12-3-16. Neighborhood land use.
(a) Purpose
(b) Uses permitted
Sec. 12-3-29. Airport development corridor overlay district.
(a) Creation and description of corridor
(b) Purpose
(d) Development requirements
(1) Permitted land uses
Sec. 12-3-30. North 9th Avenue corridor management overlay district.
(a) Creation and description of overlay district
(b) Purpose
(c) Permitted land uses
Article III – Resource Protection Overlay Districts
Sec. 12-3-42. Wellhead protection district.
a) Purpose
b) Location of wellhead protection areas
c) Prohibited installations
Sec. 12-3-43. Bayou Texar shoreline protection district.
a) Purpose
b) Shoreline protection zone
c) Permitted land use
e) Regulations
(1) Shoreline setback
(2) Required yards
(3) Protection of trees
f) Development guidelines
h) Conflicts
Sec. 12-3-44. Escambia Bay shoreline protection district.
a) Purpose
b) District boundaries
c) Permitted land use
e) Regulations
(1) Building setbacks

e. Underground utility services [compare to citywide]	(2) Required yards
f. Off-street parking [compare to citywide]	(4) Lot coverage
g. Buildings fronts, rears, sides abutting streets and public areas	
h. Walls and fences [compare to citywide]	**## DESIGN & HISTORIC DISTRICT STANDARDS**
i. Paint colors	*Article II – Special Aesthetic Review Districts*
~~j. Additional regulations~~	Sec. 12-3-27. Palafox historic business district.
(5) Development guidelines	(a) Purpose
(6) District rehabilitation standards	(b) Character
(7) Survey and classification	(c) Historic theme area
Sec. 12-3-14. Interstate corridor land use district.	(d) Boundaries
(1) Purpose	(g) District rehabilitation, repair, and maintenance guidelines
(2) Uses permitted	(h) Survey, classification and technical assistance
(3) Procedure for review of plans	Sec. 12-3-28. Governmental center district.
Sec. 12-3-15. Site specific zoning district.	(a) Purpose
(1) Purpose	(e) Boundaries of district
(2) Minor changes to an approved SSD	Sec. 12-3-31. Community redevelopment area (CRA) urban design overlay district.
(3) Major changes to an approved SSD	(1) Intent
Sec. 12-3-16. Neighborhood land use.	(2) Boundaries of district
(a) Purpose	(3) Applicability
(b) Uses permitted	(4)Existing conditions
(c) Procedure for review of plans	(7) Urban design standards and guidelines
~~Secs. 12-3-17—12-3-26. Reserved.~~	a. Building height
Article II – Special Aesthetic Review Districts	b. Building orientation
Sec. 12-3-27. Palafox historic business district.	c. Building massing
(a) Purpose	d. Form standards
(b) Character	e. Frontage types
(c) Historic theme area	f. Building elements
(d) Boundaries	g. Building encroachments
(e) Procedure for review and submission of development plan	j. Windows and glazing
(f) Architectural review of proposed exterior development	k. Lighting on private property
(g) District rehabilitation, repair, and maintenance guidelines	Sec. 12-3-10(1)e.8. Paint colors
(h) Survey, classification and technical assistance	Sec. 12-3-10(1)f. Restoration, rehab, alterations or additions to existing contributing structures
Sec. 12-3-28. Governmental center district.	Sec. 12-3-10(1)g. Renovation, alterations, and additions to noncontributing and modern infill structures
(a) Purpose	Sec. 12-3-10(1)h. New construction in historic district
(b) Procedure for review of plans	
(c) Decisions	
(d) Disqualification of member from voting	

(e) Boundaries of district	Sec. 12-3-10(1)i. Demolition of contributing structures
Sec. 12-3-29. Airport development corridor overlay district.	Sec. 12-3-10(1)j. Other demolition permits
(a) Creation and description of corridor	Sec. 12-3-10(1)k. Treatment of site following demolition
(b) Purpose	Sec. 12-3-10(2) a. Restoration to contributing structures
(c) General conditions, procedures, and standards	Sec. 12-3-10(2) b. Renovation to noncontributing structures
(d) Development requirements	Sec. 12-3-10(2) c. Regulations for new construction
(1) Permitted land uses	Sec. 12-3-10(2) d. Demolition of structures
(2) Signs [compare to citywide]	Sec. 12-3-10(2)e.5. Paint colors
(3) Landscaping and buffer requirements [compare to citywide]	Sec. 12-3-10(3) g. Restoration to contributing structures
(4) Vehicular access [compare to citywide]	Sec. 12-3-10(3) h. Renovations to non-contributing structures
(5) Fencing and screening [compare to citywide]	Sec. 12-3-10(3) i. Regulations for new construction
(6) Off-street parking [compare to citywide]	Sec. 12-3-10(3) j. Demolition of structures
(e) Contents of the development plan	Sec. 12-3-12(1) e. Development guidelines
(f) appeals	Sec. 12-3-12(2)f. 8. Paint colors
Sec. 12-3-30. North 9th Avenue corridor management overlay district.	Sec. 12-3-12(2)f. 9 Outbuildings
(a) Creation and description of overlay district	Sec. 12-3-12(2)f. 10. Architectural review standards
(b) Purpose	Sec. 12-3-12(3) e. Regulations [GUIDELINES]
(c) Permitted land uses	Sec. 12-3-12(4) e. Regulations [GUIDELINES]
(d) General conditions, procedures, and standards	Sec. 12-3-13(4) g. Buildings fronts, rears, sides abutting streets and public areas
~~(e) Development requirements~~	Sec. 12-3-13(4) i. Paint colors
(1) Access management [compare to citywide]	Sec. 12-3-13(5) Development guidelines
(2) Driveway design [compare to citywide]	Sec. 12-3-13 (6) District rehabilitation standards
(3) Off-street parking [compare to citywide]	Sec. 12-3-13 (7) Survey and classification
(4) Landscaping and buffers [compare to citywide]	Sec. 12-3-30(f) (3) Architectural design and building elements
(5) Signs [compare to citywide]	Sec. 12-3-121. Design standards and guidelines.
~~(f) Design standards~~	(a) Purpose
(1) Landscaping and buffers [compare to citywide]	(b) Applicability
(2) Signage [compare to citywide]	(c) Design standards
(3) Architectural design and building elements	(8) Building facade finish
(4) Fencing and screening [compare to citywide]	(9) Nonresidential site lighting
(g) Contents of development plan	(d) Design guidelines
(h) conformity	(2) Building design and architectural elements
Sec. 12-3-31. Community redevelopment area (CRA) urban design overlay district.	(3) Human scale
(1) Intent	(6) Blank walls
(2) Boundaries of district	(7) Utilities and service areas
(3) Applicability	

(4) Existing conditions
(5) Procedure for review
(6) Modifications and appeals
(7) Urban design standards and guidelines
a. Building height
b. Building orientation
c. Building massing
d. Form standards
e. Frontage types
f. Building elements
g. Building encorachments
h. Parking access, design, and reductions [compare to citywide]
i. Fences and walls
j. Windows and glazing
k. Lighting on private property
(8) Landscape standards and guidelines [compare to citywide]
(9) Throughfare standards and guidelines [compare to citywide]
(10) Definitions

~~Secs. 12-3-32—12-3-41. Reserved.~~

Article III – Resource Protection Overlay Districts

Sec. 12-3-42. Wellhead protection district.
a) Purpose
b) Location of wellhead protection areas
c) Prohibited installations

Sec. 12-3-43. Bayou Texar shoreline protection district.
a) Purpose
b) Shoreline protection zone
c) Permitted land use
d) Procedure for review of plans
e) Regulations
(1) Shoreline setback
(2) Required yards
(3) Protection of trees
f) Development guidelines
g) Public access [compare to citywide]
h) Conflicts

Sec. 12-3-44. Escambia Bay shoreline protection district.

(8) All telephones, vending machines, or any facilities dispensing merchandise

Accessory, temporary, and specific uses

Sec. 12-3-55. Accessory uses and structure standards.
Sec. 12-3-63. Fences.
Sec. 12-3-10(1)e.3. Fences
Sec. 12-3-10(1)e.9. Residential accessory structures
Sec. 12-3-10(2)e.4. Fences
Sec. 12-3-10(2)e.6. Residential accessory structures
Sec. 12-3-10(3) f. 4. Fences
Sec. 12-3-12(1) d. 13. Mechanical equipment screenage
Sec. 12-3-12(2)f. 4. Fences
Sec. 12-3-13(4) h. Walls and fences
Sec. 12-3-29(d) (5) Fencing and screening
Sec. 12-3-30(f) (4) Fencing and screening
Sec. 12-3-31(7) i. Fences and walls
Sec. 12-3-57. Home occupation permits.
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Proposed Changes

	Comment	Inspire Response	Staff Comment	Action
	GENERAL COMMENTS			
1.	Reorganize and streamline the code (KO)	Agree. See proposed outline (Table 1). Recommend organizing the LDC based on topics. All use regulations in one place, for all districts. All sign or parking regulations should go in the respective chapters.	Agree (CC) (GH) (LS) (SM)	WS1 (1/29) – Reorganize the LDC as noted I the Reorg document
2.	Add graphics where needed (KO)	Agree. Will propose specific sections where graphics can add value.	Agree (CC) (GH) (LS) (SM)	Add graphics where they can add value.
3.	Seek separation of processes and procedures from standards and requirements. (PJ)	Agree. See specific recommendations in the proposed outline (Table 1)	Agree (CC) (LS) No comment (GH) Fine with this (SM)	WS1 (1/29) – Inspire's recommended approach to LDC reorganization is satisfactory
4.	Include LDC language about requirement to inspect, remove, and replace any leaking sanitary lateral as part of the sell/transfer of ownership of a house (AT)	Does not belong in the LDC. Should be in a Public Works/ Engineering Standards Manual	It is not a public works/engineering standards. Perhaps an ordinance where a building permit with a certain dollar amount of improvements would trigger a sewer lateral inspection. Could it fit in 12-1-4 that talks about buildings that are non-compliant. Add sub section (c) utilities that are faulty or noncompliant must be brought into compliance with new residential or commercial, or improvements to existing buildings. Can is reference building permit process? AT No comment. (GH) (LS)(SM)	Recommend adding this requirement to Title XIV, Buildings, Construction and Fire Codes/Ch. 14-2, Building Construction Standards/Article XI, Plumbing. Staff to handle. No action needed by Inspire
5.	The layout/organization is not as user friendly as it could be. Site development standards are mixed in multiple places and easily missed by design professionals (and staff). We have exemptions and exceptions within land use categories instead of within the development standards where they would be anticipated. (LS)	Agree. The first major step of the LDC update will be the reorganization. See proposed outline (Table 1).	Agree (CC) (GH) (LS)(SM)	Reorganize based on the proposed outline (Table 1).
6.	the Comprehensive Plan should probably be within MuniCode (LS)	It is a good idea.	Agree (CC) (LS)(SM)	Staff to handle. No action needed by Inspire
7.	It also has some misnumbering in the latest additions [comp plan] (LS)	That would be addressed in the rewrite.	Agree (LS)	Staff to handle. No action needed by Inspire
8.	Sometimes the LDC gets into too much detail regarding public works or engineering issues. (Inspire)	Does the City of have a design manual for purposes of public infrastructure? We would recommend moving the detailed sections to that manual, if it exists.	No. Until we have one, staff wants public works and engineering references to remain. AT Agree with both comments (SM)	Keep engineering details in LDC. Will highlight for future action. [SEPARATE ORDINANCE]
9.	The following sections mention "Inspection Services" which has been replaced by "Building Inspections" Division. (JB) **12-3-57 12-9-2 12-9-3** **12-10-3 12-10-4 12-11-5** **Recommended Changes**- Change the division title from Inspection Services to Building Inspections. (JB) **Comment-** this is a housekeeping change to correct the Division title within the ordinances. The title was changed during the last budget cycle. Note: Planning Services is also reflected in the ordinances and this has been changed to Planning and Zoning. These sections may need to be considered separately. (JB)	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt floodplain section from this change		Use a more generic term (e.g., available at the City, or City Staff) as division names change over time.
	CH. 12-1 - GENERAL PROVISIONS			
10.	Sec. 12-1-4 – Buildings to conform to regulations. The consequences for not building to the standards should be reviewed and perhaps defined. (VD)	Recommend adding a section on enforcement, violations, and penalties.	Ok. (VD) Agree (GH) (LS)(SM) While this was a problem during the early days of the	Add a section on enforcement, violations, and penalties.

	Comment	Inspire Response	Staff Comment	Action
			adoption of CRAUDOD, our inspections staff are now somewhat eagle-eyed. (LS)	
	NON-CONFORMITIES			
11.	Sec. 12-1-6(b) states that nonconforming lots of record must meet specific setbacks listed (F 20', S 4', R 10'). Is this equitable and does it allow for consistency with changing visions and development expectations over time? (VD)	Should be based on specific district setback requirements and not on a fixed formula for all.	Ok (VD) Disagree. This section is not used often, applies to nonconforming lots which do not meet the minimum lot area or width, and requires proof from the 1965 tax rolls. Additionally, the application of the setbacks is based upon the least restrictive in the event the district standards may be less. The lots may only be used for the development of a single-family residence. (LS)(SM)	WS1 (1/29) – allow the property owner to abide by either the setback provisions provided within this section or those established per the site's zoning district
12.	Sec. 12-1-6(d)(3) states, "Where the cessation of a nonconforming use is the result of fire, explosion or other casualty, or act of God, or the public enemy the nonconforming use shall not be declared discontinued until six months after the initial 365-day period." Is six months still adequate time in today's market? (VD)	It is actually 18 months (365 plus 6 months)	Ok. My concern is that after a storm, for example, often times owners need to challenge their insurance companies to obtain funding to rebuild and then material and contractor shortages further impact timelines for rebuilding. (VD) No comment. (GH)(SM) Our language is generous. Council could enact a resolution to extend/amend for State of Emergency if warranted? (LS)	WS1 (1/29) – the stated time is sufficient; no changes necessary
13.	Sec. 12-1-6(e)(2) says that a nonconforming use may be changed to a different nonconforming use "*provided, however, that the proposed use is permitted within the same zoning district as the existing nonconforming use" or a use in a more restricted zoning district.*" If the proposed use is permitted within the same zoning district, how can it be non-conforming? (e)(2) and (e)(3) are unclear to me. Perhaps they should be reworded. (VD)	Should be (d)(3). Agree, needs rewriting. It is confusing. It actually says that the new use has to be a permitted use in the district where the non-conforming use *would* be allowed not where it is located now.	Ok. (VD) Agree (CC) (GH) (LS)(SM)	Rewrite the section to clarify intent.
14.	Sec. 12-1-6(e) allows the reconstruction of non-conforming structures/uses if the damage was less than 75% of its value. If the damage exceeds 75%, a Council hearing is required. Is this something that could be handled administratively with an opportunity for appeal? If someone's property is destroyed or requires renovation shouldn't they be permitted to rebuild or restore their building to continue the existing/prior use so long as it doesn't increase the level of nonconformity? (VD)	Should be (f). The goal of the non-conforming section is to eliminate non-conformities. There are concessions given for situations that were out of the control of the owner. While the provision regarding damage that exceeds 75% of its value is not clear (should be where the cost of renovation exceeds 75% of the building value per ___ [should specify this, maybe "just value" per property appraiser's office]), it is very generous to allow the owner to go through a hearing to allow them to rebuild after that much damage. The idea is that if they are going to spend that much in the renovation, they can bring the building up to code or relocate.	Agree with clarification/specification. (GH) (CC) (LS)(SM) I have reviewed one such situation since I've been at the City; it was cumbersome. This language needs to be modified to make it easier for staff and the property owners to interpret and assess/review. (LS)	WS1 (1/29) – retain the 75% threshold, add a reference to property appraiser's building value
15.	Should design standards apply in instances other than new construction where nonconformity is being worsened? (VD)	There should be a triggering point – substantial improvement. Some provisions may still not be able to be met (building placement, for instance) and that should be noted.	Ok. (VD) (1) CRAUDOD does not apply to existing (non-conforming) structures. (2) In general, the Code does not allow us to extend the life of a nonconforming structure. Further, the Code does not allow the extension of a nonconformity use/structure. (LS)	No action needed as non-conforming structures cannot be modified.
	CH. 12-2 - COMPREHENSIVE PLAN			

	Comment	Inspire Response	Staff Comment	Action
16.	This chapter "adopts" the comprehensive plan into the document. (Inspire)	The comprehensive plan is adopted by itself and does not need to be adopted again in the LDC. Recommend deleting this chapter.	Agree (CC) (GH) (LS)(SM)	Move vesting rights to General Provisions chapter and eliminate the rest of the chapter.
17.		Have the "special exception" provisions been used? Are they really needed?	Probably not but I'll defer to SM (CC) (LS) Not to my knowledge (GH) If they have it predates by tenure with the City (1997) – (SM)	
18.		The vested rights section (12-2-5(b)) should be incorporated into the General Provisions chapter	No comment. (GH) (LS)(SM)	
19.	The first sentence describes the Comprehensive Plan and notes that it has been substantially updated twice since 1990. Is this accurate that it was only amended twice since 1990? I know the state mandates a frequency of review but isn't every 5 years best practice? Perhaps there should be some statement of review frequency for consistency with the LDC, the redevelopment plans and any other state mandated plans that require consistency with the comp plan. This would help keep everything jiving over time. (VD)	We are recommending the elimination of this chapter. If keeping it, I believe what this says is that the plan has only been "substantially" updated twice. EAR-based amendments sometimes only require a few changes.	Ok (VD) Agree (CC) (GH) (LS)(SM)	Delete chapter.
20.	Sec. 12-2-4 states that the mayor or designee is responsible for the administration of the comprehensive plan, and the planning services department is responsible for reviewing all codes and ordinances to identify those that pertain to land development for submission to the planning board. The planning services department is also responsible for evaluating all development orders pursuant to the plan. Should this reference that Planning should be responsible for also reviewing all plans that are required by the state to be consistent with the comprehensive plan and then submitting to planning board? I ask because there was confusion in the past about redevelopment plan amendments and the review process involved with them. (VD)	Let us know if you want us to add a statement about redevelopment plans.	I think this is a common provision under state statutes not just for the redevelopment plans but for others also. Maybe just some clarifying language that if the statute requires it that Planning Department will review for submission to PB? Adding reference to redevelopment plans wouldn't hurt for clarity though (VD). No comment. (GH) If it needs to be changed, I would suggest it reference the umbrella department of Development Services which would allow for Planning Services, Inspection Services, and CRA to review as applicable. (LS) I would suggest, if a statement is added, that it be generic and state that "the City" will review. Department and Division names change routinely (it is no longer called the Planning Services Department, for example) and renders the language almost perpetually obsolete. (SM)	Deleting this chapter. Since the requirement for the redevelopment plans to be reviewed for consistency with the Comp Plan is in the FS, there is no need to restate it in the LDC.
	CH. 12-3 – ZONING			
21.	12-1-4(b) states, "the owner of every structure hereafter erected, reconstructed or structurally altered shall provide proof of a recorded perpetual access easement to a public street or right-of-way." What does this mean? (Inspire)	Need to clarify this provision.	Discuss further (CC) No comment (GH) I believe this pertains to lots which do not have road frontage as now required within the LDC. It requires proof of ingress/egress, which is necessary for life-safety. (LS)(SM)	WS1 (1/29) – revise language to state that lots must provide proof of access (road or easement) at the time of development.
22.	Sec. 12-1-4(b) combines several concepts (Inspire): - Requires proof of access easement to public streets. - Requires residential lots to abut a street (with some exceptions) - Requires lots in certain SF districts to have only one single family or duplex building per lot	Is the 1st item necessary? The 2nd and 3rd items can be moved to the Zoning chapter.	They do contradict and it may stem from original state requirements regarding easements so you have no landlocked properties without access. AT I believe that proof of access easement was used in the past to meet the "abut" requirement. (SM) Agree (GH) Agree with AT on #1 & Inspire on #2-3. (LS)	

	Comment	Inspire Response	Staff Comment	Action
	ZONING DISTRICTS			
23.	The LDC refers to the future land use categories as districts. This can cause confusion between categories and zoning districts. For instance, Section 12-3-3 is titled "Low-density residential land use district [SINGULAR]" but includes the regulations for 3 zoning districts. This title should say Low Density Residential Future Land Use Category (Inspire)	Recommend changing the terminology in the LDC. Any references to the future land use map should say "future land use categories."	Agree (CC) (GH) (LS)(SM)	Change the terminology so that any references to the future land use map should say "future land use *categories*."
24.	The zoning districts are organized in Chapter 12-3 by Future Land Use categories. This implies that there are no districts that could implement various FLU categories. (inspire)	Is that working ok?	Probably not. Discuss further. (CC) Would like further discussion. (GH) (LS)(SM)	WS (2/1) – Increase flexibility within residential districts; update consistency matrix with newer zoning districts
25.	Reduce the number of zoning districts (KO)	Agree. See table of uses and dimensional standards. Have identified some potential consolidations.	Agree (CC) (LS)(SM)	WS (2/1) – Consolidate zoning districts wherever practicable. Possibly R-2A and B, Same intent; same uses; height difference: 35' in R-2A w/footnote to allow 150' if >100' from SF vs. 70' in R-2B; and deeper setbacks as building gets taller. Also, R-1AAAA and R-1AAA. Difference in lot size (12,000 vs. 9,000), lot width (80 vs. 75) and side yard (8 vs. 7.5)
26.	Clarify the building and design standards applicable in the R-2 district. It references multiple other districts (CC)	Will address/	NA	Clarify standards applicable to R-2 district.
27.	Sec. 12-1-3 – Relationship to the City Comprehensive Plan At times there can be conflicts with the Comp Plan and the CRA Overlay in terms of density and minimum lot area. The CRA Overlay indicates minimum lot area does not apply but the Comp Plan requires it. In some cases, the density of zoning districts that exist within the CRA Overlay areas do not allow for the density that would otherwise be allowed by the overlaying form standards. (VD)	Would the City want to amend the LDC to require larger lots to match the plan densities? Unless the Comp Plan is updated to fix those discrepancies, the LDC can't offer more flexibility. It is ok to not have a minimum lot area because larger developments (e.g., a clustered subdivision) with open space and other amenities can use those smaller sites and still meet density. Not as applicable to infill and redevelopment. There may be cases where the Future Land Use classification of the lots needs to be changed to allow higher density.	Ok. To clarify - for non-subdivision projects, a minimum lot area should apply? (VD) Disagree. See Line 7 above for further comments. The City has a "Special Planned Development" development option which allows for creative design of developments, including subdivision lots. It requires City Council approval. Sec. 12-3-106. (LS) Agree (VD). Agree (CC) I would agree that density maximums and options for "missing middle" tri/quad developments (Conditional Use or SPD?) should be looked at citywide – not only within the CRA Overlay. (SM) No comment. (GH) Disagree. This is a different issue, not necessarily density as much as land use options. The areas where that has come into question are medium density neighborhoods, developed with 1-and 2-family residences. The challenges arise when you want to develop a quad or triplex, which is not allowed within the zoning district. Additionally, without a minimum area per the Comp Plan for single-family residences, the development within the CRAUDOD would be more challenging. As the primary reviewer for the CRAUDOD for its first 3 years, I can speak directly to the challenges with site layout, parking, a/c placement, etc. (LS)	WS (2/1) – Utilize lot sizes in lieu of maximum densities for single-family residential districts; specify standards for lots of record
28.	Conflicts. There are a few. Lot coverage within the Commercial districts is not consistent with the landscaping section of the Code.	Once the code is reorganized by topic, these inconsistencies will be easier to spot.	OK (CC) Agree (CC) (LS)(SM)	Look for inconsistencies when reorganizing code.

	Comment	Inspire Response	Staff Comment	Action
	Parking can be reduced via administrative variance and a waiver can be approved by Engineering and Planning staff. Some of the CRA tables contain references to elements which are not allowed. (LS)			Which elements are not allowed, but are mentioned in the CRA tables?
29.	As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
30.	Sec. 12-3-1: Zoning districts should be simplified. I have concerns about commercial and industrial uses and their proximity to residential uses, particularly by allowing cumulative zoning without form standards for residential. We need to continue to embrace the concept of facilitating the development of missing middle housing but in a careful and intentional manner. In order to have a more organized appearance, improve quality of neighborhoods and better address the functional needs of streets we should further review the proximity of certain uses (and/or building types) to residential and how certain uses/zoning districts and development standards impacts our vision and goals for street functionality and appearance. (VD)	Agree 100% that the district standards section needs to be simplified. The first task is to create a table of uses so that it is clear which uses are allowed (P or C) in which districts. Then, taking standards that have nothing to do with use or dimensional standards out of the chapter and moving them to the respective chapters (landscaping, signs, parking, etc.) Need to create a buffer table that addresses use incompatibilities. The relationship of development/redevelopment to the street is a policy decision. Either continue to allow a suburban form, or turn the corner, which the city already did, but seems like there is some resistance.	Would like to further discuss (VD). Agree (GH) (LS)(SM)	WS (2/1) – simplify standards and language wherever practicable; change buffer standards to be between districts—not uses
31.	The Additional Regulations subsection under each zoning district (e.g., Sec. 12-3-5(2) R-2A, multiple-family zoning district) lists all other applicable chapters. This is not necessary as all developments are subject to all chapters unless specifically noted. (Inspire)	Delete subsections	Agree (CC) (GH) (LS) (SM)	Delete "Additional Regulations" subsections
32.	12-3-16 - Neighborhood district – any properties zoned that? (inspire)	Can this land use/district be eliminated?	Discuss further (CC) Agree (LS)(SM)	WS (2/1) – Eliminate district
33.	Maintenance Standards found in various sections (Sec. 12-3-13, South Palafox business district; Sec. 12-3-12, Redevelopment land use district; Sec. 12-3-27. Palafox historic business district) should be moved to a Property Maintenance Section in the Code of Ordinances. (Inspire)	Move to Title VIII (Offenses)	Agree (CC) (GH) (LS)(SM)	Move "Maintenance Standards" to Title VIII (Offenses)
34.	Sec. 12-3-43 & 44: Include Carpenters Creek, Bayou Chico, and Escambia Bay Shoreline Protection District to match Bayou Texar and Pens. Bay SPD for consistency. (AT)	Need more information	If we are going protect our waterbodies, we need to include all or none. So right now we only have Escambia Bay and Bayou Texar Shoreline Protection Zones. What about waterbodies like Bayou Chico? AT Agree (CC) (GH) Agree with AT. (LS)	Why are there individual "districts" for each water body? Would make more sense to establish shoreline protection standards in the Natural Resource Protection chapter instead of creating "districts." Why specify front and side yard setbacks if not along the water? Why is there a 30' setback from the mean high-water line in one district and 20' in the other for lots of record? There should be a minimum based on water protection and the regular district setback, whichever is wider. [SEPARATE ORDINANCE]

	Comment	Inspire Response	Staff Comment	Action
35.	Sec. 12-3-28 contains standards for the Governmental Center district. The purpose states that it was established to provide the redevelopment of a centralized area for government related land use; and to encourage a coordinated architectural character within the district. The section, however, does not have any standards that are specific to this area. (Inspire)	Is this district still needed? It is also covered by the Urban Core CRA and the Pensacola Inner City CRA.	This should be further discussed. I do not believe the current vision is to have a "governmental center" in this area any longer. (VD) Agree (CC) I do not think it is needed but would like further discussion. (GH) (LS) It is obsolete, but past efforts to eliminate or revise it (we attempted to replace it with a form-based code "light" years ago and a Council member proposed its elimination entirely subsequent to that effort) have not been successful and failed at City Council. Could be revisited with the CRA Overlay now in place, but would lose architectural controls over renovations/additions to existing buildings. (SM)	WS (2/1) – Eliminate the Governmental Center district
36.	Sec. 12-3-31(7)a.3 explains how to measure building height, which is different than it is done in other parts of the City. The method is stated twice (Inspire)	Recommend consolidating measurement instructions in a general provisions section in the zoning chapter.	Agree. (CC) (MR) The applicable building height in this Section is rarely used to its capacity. Most plans reviewed provide the overall height (OAH) measurement from grade to the roof peak – not the eave. (LS) Would like to clean up the definition of 'building height' also. (GH) (LS)(SM) (CC)	WS (2/1) – Proceed with consolidating methodology for measuring building height unless situation-specific alternative measurements are needed
37.	Pls review and simplify 12-3-31.12 Glazing Requirements in conjunction with this as this is a large source of confusion for developers who are not adding finished grade to bottom of finished floor. (MR)			Add instruction on how glazing is measured and refer to ground and upper floors instead of "at grade.".
38.	Adaptive reuse could be broadened (LS)	To allow what?	I'm not sure. What have other municipalities allowed? (LS)	WS (2/1) – Review other jurisdictions to identify opportunities to incentivize adaptive reuse, including the rebuilding of more intensive uses than allowed on a site that was previously occupied by a more intensive use (e.g., school, civic).
39.	Section 12-3-107(b)(2) contains language allowing for the adaptive reuse of institutional structures (via a Conditional Use approval) that includes a multi-family density - 35 units per acre - allotment in our low and medium density residential districts where this would not typically be permitted. Would it be helpful to add "publicly owned sites" in cases where reuse of the structure is NOT possible and allow for the 35 units per acre when specifically applied to affordable housing projects? (SM)	What do you mean by "the reuse of the structure is not possible"?	If the structure is damaged beyond repair or otherwise destroyed by an Act of God, natural disaster, etc., there should be additional considerations to allow for increased density. (LS) In some cases the structure is too far gone (typically due to neglect or hurricane damage) and adaptive reuse is not an option. Would like the flexibility to allow the site itself to still retain unique development options with additional uses permitted. (SM)	
40.	Section 12-3-106 - Special Planned Development – This is basically the City's version of a PUD. It is VERY rarely used. If we can assess if this is possibly due to outdated or ineffective wording, OR poor location in the LDC that makes it difficult for customers and staff to be familiar with it as an available option, there might be room for improvement here.	We were very confused with this section. Doesn't read like a typical PUD process. Need to discuss if the City really wants to encourage PUDs. They are expensive, benefit the large developer but don't' do much for the infill/small site developer, and are typically used to circumvent code.	Agree (CC) Would like to discuss further. I think it is poorly located within the Code. It could be used as a tool for affordable housing, with some possible changes. (LS)(SM)	W/S (2/1) – Do not encourage the use of PDs—affordable housing incentives should be utilized instead of relying on PUD process
41.	Section 12-3-106 - Visioning should be considered as we go into the redevelopment plan update to determine appropriate lot sizes by neighborhood. The overlay took a blanket look by zoning district but did not zoom into the neighborhood-level or street-level considerations heavily enough. In addition, the impact of subdivision of parcels based on historically platted lot lines should be considered as to whether or not allowing for this allows us to carry out the vision for the neighborhoods (character) and how it affects other factors. It may be in some areas that allowable lot widths are too narrow considering that for the most part the City does not have	If the city decides to make changes to lot sizes, it will be important to engage those residents in the process.	Ok. Would this be something handled through the future implementation process of the LDC re-write or is it something that should be discussed during the plan update? (VD) Deserves further discussion to accomplish the redevelopment plan vision. (LS)(SM)	Should be part of the redevelopment plan update. The LDC can then be updated to implement the directive of the plan. [SEPARATE ORDINANCE]

	Comment	Inspire Response	Staff Comment	Action
	alleys. This impacts the character and also the placement of driveways which is having an impact on the sidewalk network (vehicle encroachments) and accessibility for pedestrians and especially disabled users and on-street parking. We should further consider the desires of the residents that live in these neighborhoods, particularly historic residents. It would be helpful to hear from the neighborhoods on this topic. (VD)			
42.	Section 12-3-106 - On the flipside, it may also be that in some areas the lot width and setback requirements are too restrictive (too wide, minimum setbacks excessive, density/minimum lot area, etc.), especially when a district ends at a centerline. For example, the North Hill district across the street from the overlay district leads to inconsistency in scale right across the street. It also makes building affordable units difficult or prohibitive. We had an example of this where we were looking at a lot across the street from the overlay district but once you factored in the regulations it wasn't possible to build affordable enough units even though they would have been scalable to the street. Also, in some areas we have commercial uses on the same block or on a closely adjacent street but another zoning district on the same block or close vicinity only allows residential up to a townhome (see Malcolm Yonge park area). These types of areas should focus more on scale and character than use to allow more missing middle or lower density multifamily. (VD)	We recommend drawing zoning district boundary lines between the backs of adjacent lots, not along streets.	Ok (VD) Agree (LS)(SM)	This is a zoning map issue. The districts are already established, and those lines shouldn't be moved as the LDC gets updated. Recommend undertaking as a separate project. [FUTURE PHASE]
43.	The LDC prescribes densities. Those should be kept in the Comprehensive Plan. Zoning district lot sizes should implement those densities. (Inspire)	We realize that not all zoning districts have lot sizes that correspond to the densities allowed in the Plan – should consider either amending the plan or adding notes to the LDC whenever it is clear that there is a discrepancy stating that the Plan will override.	Would adding minimum lot widths to those districts help? Sometimes planners have to explain to customers that a tiny, narrow lot will be unsuitable for multi-family residential and/or non-residential development by the time commercial development standards are applied. (LS)	Focus on lot sizes in the LDC. Take out references to density for single family.
44.	Setbacks in the overlay district should be revisited and consider the prominent setback along the street (neighborhoods) unless substantial redevelopment of the corridor is planned (West Cervantes/Pace). (VD)	If the vision is for urban form, it may take a long time, but it is important to be firm and require all new development to comply. Basing standards on what is there now (which is not consistent with the desired vision), will make it more difficult to achieve the goal.	Completely agree with the end goal and in setting our standards where we want to go in the future, just not sure the current standards align with where we are trying to go. Topic for further discussion? (VD) Agree (CC) Deserves further discussion (LS) (SM)	Substantial changes to the setbacks should be considered separately from the overall LDC update. Will need more substantial/area-specific public input. [FUTURE PHASE]
45.	Some districts allow 0' setbacks. If both sites use a 0' setback, it works fine, but if one of them doesn't, there is a need for a minimum building separation for maintenance purposes. (Inspire)	Whenever there is a zero-foot setback allowed, there should be a note stating that if the building next door is set at 0', and the new building will not be at 0', there has to be a building separation provided between the two.	Can we impose restrictions on a different property when not under common ownership? (LS)	Address instances where a zero setback is next door to an allowable 3-foot setback. There should be a combined minimum of 6 feet to allow passage for maintenance (painting; fixing the wall, roof line, or windows if any are proposed; etc.)
46.	The use tables include footnotes stating that the *front yard depths* in the R-1AA and R-1A districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted (Inspire)	References to *Front yard depths* (or *minimum yard requirements*) should be changed to *building setbacks*. Is this practice used/effective? Why not set a standard setback?	Discuss further (CC) Front Yard Averaging is a tool to assist developers/property owners who might desire a reduced front (or corner side) setback. It is used several times per year, with an assessment fee of $150 paid to Inspections. (LS) (SM)	Reconcile terminology. Use the term "setback" instead of front yard depth, front yard, yard requirement.
47.	TABLE 12-3.7 and others include very detailed standards for lot coverage (based on building height) (Inspire)	Why differentiate by height? Recommend a single standard for all buildings within the same district.	Discuss further (CC) (LS) (SM)	Consider using FAR in the comprehensive plan instead of lot coverage by height. When that is changed, amend the LDC to establish lot coverage by district, not dependent on building height. [FUTURE PHASE]
48.	Some districts prescribe both Lot Coverage and Building Coverage (Inspire)	This is not necessary. Recommend using just one – lot coverage. Recommend changing the comp plan to use FAR instead.	Agree (CC) (GH) (LS) (SM)	Only lot coverage is needed. It relates to how much pervious/impervious surface is proposed. Building coverage should be a result of setbacks,

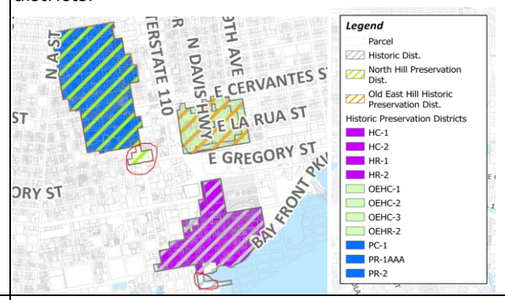
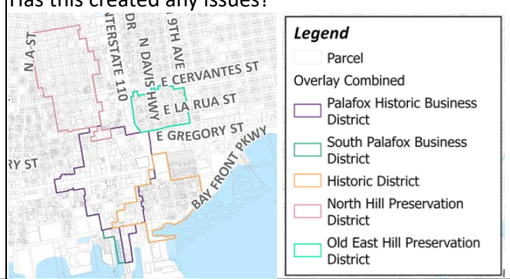
	Comment	Inspire Response	Staff Comment	Action
				and the provision of on-site parking and stormwater. Recommend eliminating building coverage requirements.
49.	Sec. 12-1-4 – Buildings to conform to regulations. This is inconsistent with overlay form standards. Is it best practice that ADUs are exempt from density calculations? (VD)	ADUs should be exempt from density to work as an incentive. However, there may be requirements for a minimum lot size and no waiver from lot coverage requirements.	Ok (VD) ADUs are exempt from density. Staff applies CRAUDOD design standards to the structures and site conditions. (LS)	WS1 (1/29) – clarify that density calculations are not intended to be inclusive of ADUs
50.	Sec. 12-1-4(b) In R-1AAAA, R-1AAA, R-1AA, R-1A, and R-ZL zones, there shall be no more than one single-family residence or duplex per lot except as provided for in section 12-3-81. This is inconsistent with overlay form standards. Is it best practice that ADUs are exempt from density calculations? (VD)	Several communities do that (e.g., Pinellas, Alachua).	Ok. (VD) No comment (GH) ADUs are exempt from density. You may only have 1 primary residence and 1 ADU. (LS)(SM)	
	USES			
51.	Sec. 12-1-5(b) addresses the determination of uses. This should be in the Zoning chapter instead (Inspire)	Move this section to the Zoning chapter.	Agree (CC) (GH) (LS)(SM)	Move Sec. 12-1-5(b) to the Zoning chapter
52.	Sec. 12-1-5. - Interpretation, conflicts, and omissions. Is it best practice to defer to an appointed board to determine allowed use? My concern is that this leads to undue uncertainty, cost and time. Expectations should be clearly defined where possible. (VD)	The "City Administrator or designee" should be responsible for that.	Ok (VD) Agree (CC) Language could possibly be clarified, but if the ZBA is being asked to clarify if a use is permitted, then staff has likely already made a determination that it is not allowed or that the Code is silent and the use does not have a clearly comparable permitted use in the subject zoning district. (SM)	WS1 (1/29) – specify "Mayor or Designee"
53.	Examine the terminology used in the lists of uses (Inspire)	Some use names need to be updated (i.e., churches should say Houses of Worship)	Agree (CC) (LS)(SM)	Review use terminology and update.
54.	Sec. 12-3-5 contains the standards for the R-ZL district, but does not include a list of uses (Inspire)	Will need to list the uses that are allowed (Table of Uses).	Agree (CC) (GH) (LS)(SM)	Create list of uses
55.	Sec. 12-3-7(2) states that "any use permitted in the R-2 district" is allowed in the R-NC district. This language repeats in numerous districts. When one district states that the uses from another district are also allowed, it is hard to determine if that means permitted *and* conditional or just permitted, or if uses allowed as conditional uses listed in the other district are "permitted" in this district. (Inspire)	This should be resolved by creating a table of uses. However, it will take some reviewing of uses to ensure the intent is preserved.	Agree (CC) (GH) (LS)(SM)	Un-pyramid districts and create tables of uses for each district.
56.	Sec. 12-3-12 states that the "commercial uses permitted in the C-2A zone" are allowed in the GRD district. There is no definition of commercial use. Therefore, it is hard to determine which uses are commercial. (Inspire)	Recommend listing all the uses individually.	Agree (CC) (GH) (LS)(SM)	Create a list of uses specifically for the GRD.
57.	Section 12-3-106 - Use categories should be reviewed to be sure they are broad enough (For example, dog parks are allowed but only if they are public. We had interest in a dog park with a restaurant brewery that wanted to go in the Belmont DeVilliers area and it was not permitted due to use.) (VD)	See table of uses (**Table 2**). By putting them all in one single table, we were able to reconcile use categories.	Ok (VD)	Review use categories and streamline.
58.	Section 12-3-106 - C3 allows for very intense uses, however, low/medium-density residential neighborhoods are zoned in this classification (for example Tanyard neighborhood just east of A and south of Garden and the Westside district south of Garden). Zoning districts overall should be very comprehensively reviewed. Scale appropriate neighborhood-level commercial should be expanded as the traditional character of neighborhoods allowed for things like corner stores that are no longer permitted (For example, Jackson Street west of A). The Eastside CRA district zoning should be reviewed to allow for more neighborhood level commercial and the Belmont DeVilliers neighborhood zoning should be reviewed as there seems to be an excessive amount of zoning district	We agree that we need to consolidate districts. But need to be very careful not to take property rights away (can't downzone unless the owners ask for it). Should consider commercial locational criteria to allow true "neighborhood" commercial (small scale, limited uses) in residential neighborhoods.	Ok. Would design standards help to address? It seems to be a growing practice not to limit use but instead how the building appears from the street. (VD) Agree with Inspire & VD. Would like to discuss further. (LS) Attempt to downzone even to C-1 post EAR/Comp Plan update in 2010 were unsuccessful due to property owner pushback and lack of political will – can always revisit. (SM)	The LDC update project will not involve rezonings. It would be very difficult to put in restrictions in areas already zoned C3 to reduce intensity of uses to neighborhood scale. As the redevelopment plans get updated and area specific public input is offered, maybe the property owners will voluntarily opt for downzoning certain areas. [FUTURE PHASE]

	Comment	Inspire Response	Staff Comment	Action
	categories in this area that should again allow neighborhood level commercial more comprehensively. Form standards will help balance use in these neighborhoods. (VD)			
	DESIGN STANDARDS			
59.	Historic, aesthetics, redevelopment districts include repetitive language. (Inspire)	See notes in comparison tables for each grouping of districts. The WRD and WRD-1 have their own sections but the only differences between the two are that the WRD-1 district allows A-frame signs, one district regulates height in feet while the other refers to stories (both seem to allow the same height), one district allows less impervious than the other. These differences should be reassessed and determine if they are needed.	Discuss further (CC) (LS) Agree (GH) (LS) (SM)	Consolidate repetitive language.
60.	We've heard from numerous stakeholders who would like clearer and more current guidelines in our special review districts. These are primarily subject to our Architectural Review Board and Planning Board, though several that staff reviewed. I think the incorporation of more "best practices" would be helpful so that our historic districts are truly geared towards preserving historic architecture, that our resource protection overlays are actively protecting waterways, and that our redevelopment districts are driving engaging gateways, waterfronts and corridors (GH)	There are some basic standards that should apply to all of them and do not need to be repeated section after section. Instead of "guidelines" the districts should have design standards. The standards should be measurable, so they are easier to implement and enforce.	Agree (VD) Agree (CC) (GH) (LS)(SM)	From the work sessions, we gathered that staff would like to preserve some of the current discretion provided by the code. Use clearer language. *Best practices* are difficult to incorporate into a code. We recommend doing that as a separate "manual" that staff and applicants could use. [FUTURE PHASE]
61.	Multiple districts have their own architectural standards, creating repetition. (Inspire)	Compare sections, consolidate, and determine if minor differences are worth maintaining. (see Exhibits 4, 5 and 6)	Agree (CC) (GH) (LS)(SM)	Consolidate repetitive language.
62.	Use definitive language (shall/must) and avoid suggestive language (may/can). Suggestive leads to reliance on internal policies that can change with staff, prior precedents, etc. No specific examples, just a general request as the LDC is revisited. (PJ)	Agree. Saw a lot of "encourage" especially when related to design. If the provision is not requiring or incentivizing an action, it shouldn't be in the LDC.	Agree. (CC) (GH) (LS)(SM) This is needed in special review districts and places like 12-3-121 (GH) (LS)(SM)	The LDC should focus on "shall." However, we understand that staff would like to preserve some of the guidelines which are not requirements.
63.	The standards requiring differentiation between units (to avoid a cookie cutter aesthetic) should be reviewed as to how they can better accomplish the goal within reason. (VD)	CRA urban design (12-3-31 (7)c.4): "Single-family units shall be distinguished from abutting units with changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings.")	It's in the CRA Urban Design Overlay District Standards. 12-3-31(7)(4)(c) (VD) VD comment in reference to Sec. 12-3-31 where developers minimally change aesthetics (different paint, different siding) to skirt around differentiation requirements of neighboring / row developments. (GH) Agree with VD's comment. This has been very difficult to enforce in plan review. Many developers do not want to pay for multiple façade designs when they are utilizing the same footprint. … City staff has applied the standard that each unit must have at least 3 differentiating features, not to include paint color. Duplexes and two-unit TH developments have been determined to be exempt from this standard per DPZ. However, they must have complementary facades if they are different from one another. (LS)	Consider requiring at least three different elements from a list of more substantial items (roof material, porch railing, porch column design, façade material, addition/deletion of dormers, windows (location or number), different entrance feature (porch, stoop or other). Clarify that duplex and townhomes are exempt from this requirement and shall use complementary architecture instead.
64.	Review and improve Urban Design Overlay regulations. Not consistent with purpose (KO)	Propose simplifying/streamlining design regulations. Using measurable standards.	Agree (CC) (GH) (LS)(SM) Agree. (GH)	This section needs to be streamlined, tables consolidated, standards moved to other chapters (i.e., compare landscaping, parking, and other standards to citywide provisions and determine if

	Comment	Inspire Response	Staff Comment	Action
				differences are needed. If still needed, move those standards to the relevant chapters).
65.	Address adjacencies or scale transitions between different uses, where necessary (KO)	Should use a step back requirement. For every floor above the heigh allowed next door, the building setback should be expanded by 10 feet. Can set the entire building back, or do a gradual step back (wedding cake). Review Buffer requirements	Would like to further discuss (VD) (GH). (LS)(SM)	The code allows for heights that haven't been fully realized yet. A visualization exercise would be of benefit to graphically depict where substantial building height could potentially occur. Buffers should be established between districts. [SEPARATE ORDINANCE] As mentioned in another comment, there are some established SF home neighborhoods in areas zoned for commercial and more intensive development. Will definitely end up with tall buildings next to single family homes, but those single-family homes could be demolished any time and replaced with taller, more intensive uses. Adjacency compatibility in those instances will need to be addressed on a case-by-case basis, at the board level (when a bonus height is requested).
66.	Open, unenclosed covered porches should be allowed to encroach into a front setback as that is a traditional neighborhood component. (LS)	Agree. Allow to encroach into the setback but not the ROW.	Agree (CC) (GH) (LS)(SM)	Consider allowing porch encroachments into setback (with certain limitations: max encroachment, no ROW encroachment, open porches only)
67.	Some aspects of the UD overlay should be extended citywide (e.g., porch encroachments) (KO)	Agree. The standards are repetitive from district to district. Recommend consolidating the standards that apply to all of them and assessing the minor differences between them to see if the difference is really necessary.	Agree (CC)(SM) YES! (LS)	
68.	Need architectural standards throughout the City (KO)	Recommend applying to all uses except single family and duplex (except in historic districts).	Further discussion (CC) (LS)(SM) (MR) Need to know impact on housing affordability city wide; overlay has already increased housing costs. (MR)	The extension to citywide development would not apply to any single-family or duplex units (per statutes). For all other development, the standards wouldn't require elaborate architectural details, but focus instead on form and the established/desired character in each district. [SEPARATE ORDINANCE]
69.	Sec. 12-3-12 Redevelopment land use districts. Our Planning Board is interested in having stronger architectural and siting requirements to ensure development is aesthetically pleasing, that the urban character is more thematic, that the pedestrian scale is considered and that bay views are preserved (GH)	This may require community input before changes are made to ensure consensus. Shouldn't be done as part of the LDC comprehensive rewrite.	Agree (CC) (GH) (LS)(SM)	This should be considered separately so that public input can be provided. [SEPARATE ORDINANCE]
70.	Sec. 12-3-31(6) addresses modifications to standards in the CRA Urban Design District. The section creates a new process that is not used for any other districts. (Inspire)	Instead of appointing specific people to review the proposed modifications, they should be reviewed by staff if minor, the ARB if major, and through the variance process (not appeals) if exceeding thresholds set for the ARB. The process should be established in the development review chapter and should apply to all design standards (from any districts or overlays).	Agree (VD) Agree (CC) Would like further discussion. (GH) Disagree. (1) ARB is charged with a different type of review and assessment, with members appointed from within the historic districts. The CRAUDOD Modification process is a collaborative review with the developer, architect advisor, CRA board member, and CRA Urban Design Planner. (2) The definition of a Variance is very limiting (in a good way) and does not provide leniency for the design aesthetics which have been considered in the process. (LS)	Propose specific language as part of the LDC update and decide then if we need to wait until the CRA visioning work is completed.

	Comment	Inspire Response	Staff Comment	Action
71.	The aesthetic review districts (except for the overlay) seem to lack form standards. This is very important and should be considered based on the vision defined in the redevelopment plans (when updated) for these areas. The overlay district may benefit from more architectural standards/review of whether or not we are meeting the character needs. Would be helpful to hear from the neighborhoods. (VD)	All districts should all have standards for: - Building placement - Building massing - Building façade (modulation, ornamentation, fenestration, materials, and colors) A general provisions section should cover the standards that are common to all districts to avoid repetition.	Ok (VD) Agree (CC) (GH) (LS) (SM)	As the code gets reorganized, these missing pieces will be identified. Will propose standards for those districts that currently have none. Any changes that require more focused public input should be addressed as stand-alone projects. [SEPARATE ORDINANCE]
72.	The impact of aesthetic review districts on housing affordability should be considered to determine if there are any reasonable modifications that can be made to make new development and rehab/modifications/maintenance more affordable. Of particular concern is the Old East Hill district and the overlay district. In Old East Hill we run into problems with low-income residents that cannot afford to maintain their homes due to the requirements (VD)	It is hard to find that balance when talking about historic preservation. Would suggest using grants instead to assist those property owners.	Ok. (VD) Agree (GH) (LS) (SM) (MR) Agree, but the City does not offer enough grant funding to help offset the increased costs for the overlay/aesthetic requirements. Are there some items where we could compromise or ask for waivers? (MR)	Will identify (for discussion) items that could be modified for affordable housing. Some may be implemented during the LDC reorg, others may need more public input.
73.	Overlay district - During the modification process, approvals have been made that do not adhere to the building orientation requirements which is a key component of the form (addressing the street) I would like an opinion on if this should be allowable and, if so, under what circumstances. Uses that do not readily fit into a transitioning urban area are problematic and require alternative standards but should not always have to go through a modification process. Examples of these include gas stations, uses with a drive thru, warehouses, and uses that commonly cannot or shouldn't meet the amount of glazing required (VD)	Auto-related uses can and should meet the building orientation requirements. If the city expects to waive those requirements, then the code should be clear and note that, so it is not a battle every time. The code can include graphic examples of how auto uses in other communities have met the requirements.	Ok. (VD) Deserves further discussion. The sites which have been granted modifications have been located along major State arterial roadways. (LS)	If the city is committed to getting a certain type of form in some areas, the presence of state/arterial roads shouldn't make a difference. Recommend including examples of how auto-oriented uses, if allowed, could be designed to meet the standards. Also including a caveat that those auto-oriented uses are only allowed if they meet the standards.
74.	Commercial uses in the overlay need to be addressed as the standards appear to be written for highly urban areas where primary modes of transportation are walking, biking, transit. They do not necessarily consider the historic character or common characteristics of commercial buildings/streets along certain corridors (VD)	It is important to have a clear vision for each district and it should be stated upfront in each section. Even if the district is not pedestrian/transit friendly now, the development standards can make it that in the future.	Agree, just think we need to revisit the vision. Maybe a further discussion/workshop discussion. (VD) Agree with Inspire & VD. (LS) **(SM)**	The City may want to consider an exercise of reassessing the vision, separate from the LDC rewrite.
75.	For streets where we want to strongly encourage walkability and urban form, the frequency/placement of curb cuts should be reviewed. (VD)	Agree. The priority for accessing rear parking areas should be: - From rear alleys - From side streets - From adjoining sites (shared access/parking) - From street (last resort)	From a public works perspective there is an issue occurring where the city designs and pays for streetscapes with no curb cuts, but then property owners are coming in later and removing the streetscapes to install a curb cut and driveway. Public works supports rear alley access, but it's difficult to plan for no driveways when many homeowners want one and can install at a later date. AT OK. (VD) Agree. Strongly encourage the use of non-access easements with redevelopment plans with limited access points. (LS) (SM)	Without alleys or double frontage lots, there are not many options for owners/developers to provide access to the on-site parking area. Could include requirements for prioritizing access points and require joint access drives for situations where those are feasible.
76.	The façade type and frontage yard type standards in the overlay should be reviewed. (VD)	Agree. There are some façade type provisions that need clarification. - There is a cross-reference to 12-2-25.10 which does not exist. - Porch height should be clear height (not specified), it says "required at primary building entrance" but not all buildings have to have a porch. Assess the need to use yard types when there are dimensions already prescribed.	OK. (VD) Agree. This portion of the Code needs significant edits to make sense functionally. (LS)	Clarifications, graphics, and consolidation can be achieved through the LDC rewrite. Any substantial changes to regulations should be postponed to a future phase to obtain public input.
77.	Alternatives to glazing to provide interest at the street level should be considered within reason. (VD)	Glazing is very important to create façade interest and engagement. There should also be measurable façade	Agree (VD) Further discussion as to the façade modulation standards. (LS)	Clarify glazing measurements; review façade modulation and improve by providing choices to select from.

	Comment	Inspire Response	Staff Comment	Action
		modulation standards (a minimum of # elements from a list). Storefront glazing (70% min) needs to be defined (how to measure it) 70% for commercial and MU is a lot (unless it is measured in a different manner than assumed)		
78.	Tinting requirements for windows should be reviewed. (VD)	Should include specific standards for glass transparency (e.g., no less than 90% visible light transmission (VLT) for non-residential, 60% for residential)	OK. (VD) Discuss further. (LS)	Consider using VLT factors so it is measurable.
	HISTORIC PRESERVATION			
79.	Sec. 12-1-5(c) contains a very specific provision related to the historic districts ("With respect to the Pensacola historic district, the North Hill preservation district, and the Old East Hill preservation district only the zoning board of adjustment may make any administrative interpretation allowing a proposed use other than those expressly permitted by the applicable district regulations") (Inspire)	Move to the chapter where the regulations for those districts are.	I agree that ZBA is not the appropriate board for this. Should be Planning Board if any. (GH) (SM) Agree (LS)	WS1 (1/29) – Consolidate use decisions to a single section of the code. For standard districts, the responsibility will be assigned to the "Mayor or designee" – for special districts, it is ok to maintain the various boards responsibilities as they are now.
80.	Is it best practice to defer to an appointed board to determine allowed use? My concern is that this leads to undue uncertainty, cost and time. Expectations should be clearly defined where possible? (VD)	The determination regarding uses should be made by the "City Administrator or designee."	Ok. (VD) Agree (CC) I would like to discuss this further. (GH) (LS) Language could possibly be clarified, but if the ZBA is being asked to clarify if a use is permitted, then staff has likely already made a determination that it is not allowed or that the Code is silent and the use does not have a clearly comparable permitted use in the subject zoning district. (SM)	
81.	Can allowable and disallowable standards be better defined in the historic review districts so that there is more certainty in the process and less time and money spent going to boards, revising plans, etc.? Can the expedited review process be used more? Are the items that can be handled administratively? (VD)	Need a new section on Certificates of Appropriateness, which are required when someone is making a modification to a historic structure. COAs are typically classified as standard and special. Standard addresses activities that are minor (more than just maintenance but not changing appearance) and can be approved by the Historic Preservation Officer (administratively). Special COAs require board review.	OK. (VD) Needs further discussion. The City currently does not utilize COAs. (LS)	Reorganize the historic preservation standards and procedures. Mention the Preservation District Design Guidelines document in the LDC. Consider establishing a COA process. Define contributing and non-contributing. The following definitions are from the Florida Guidelines for Preparing District Nominations: A **contributing** building, site, structure, or object which adds to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time, or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A **noncontributing** building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant because, a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that
82.	By including key requirements in the ARB and preservation codes, the city could become a CLG and have the cash match requirement waived for the State grant program and be eligible for pass-through funding opportunities for architectural surveys and preservation projects. (AW)	Agree that the City would benefit from the CLG designation. There are standards spread out throughout the code. We recommend creating a new section in the Development Review chapter to include the process of designating structures and districts, reviewing alterations through a Certificate of Appropriateness process, addressing demolition, and adopting the US Secretary of Interior Standards by reference. Recommend using the Certified Local Government Ordinance Internal Checklist to make sure the new/consolidated section meets the minimum requirements of the CLG program.	We have met with the CLG coordinator for the State, and we have the framework, but are lacking some requirements. As of our meeting with the coordinator, our current ARB is sufficient for the preservation commission and my position as Historic Preservation Planner is sufficient for HPO. We do need to develop a local registry and add some tweaks to code language to satisfy the CLG checklist. (AW)	
83.	Sec. 12-3-10 Historic and preservation land use districts. This section is outdated, and the Architectural Review Board would like to see more requirements for preservation best practices. It would be nice if "contributing" and "non-contributing" structures could be defined. (GH)	The development review chapter should include provisions for designating sites and districts, and for reviewing rehabilitation, additions, demolitions, and new construction projects (Certificates of Appropriateness). Also need review criteria based on the US Secretary of Interior Standards. Most communities (see Fernandina Beach, St. Pete, Lakeland, etc.), have "guidelines" in a	We have a Preservation District Design Guidelines document that covers a lot of the aesthetic review details that is online and made available via email to applicants. This document could be referenced in the code. (AW)	

	Comment	Inspire Response	Staff Comment	Action
		separate document where it is easier to include examples of dos and don'ts.	Agree. Would like for these definitions to be incorporated in the LDC. (GH) Agree with Inspire, AW, and GH comments. (LS)(SM)	time, or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.
84.	The historic districts and redevelopment district sections contain narrative regarding approval process. Most of them are repeats of the other districts and in some cases, refer to the general development review sections. (Sec. 12-3-10 to 12-3-14) (Inspire)	Compare sections, consolidate, and determine if minor differences are worth maintaining. (see District Tables)	The review process is essentially the same for all districts e.g. board-for-board, abbreviated review, and full board applications. However, there are subtle differences between districts e.g. paint colors must be approved by ARB for Pensacola Historic District but paint in Old East Hill does not require review. The requirement of ARB approval is triggered by the need for a building permit in Old East Hill, Palafox Historic Business District, and Governmental Center District. The information for the review process could be consolidated and streamlined so long as it doesn't point to specific scope of work that requires review or not. (AW) Agree (GH) (LS)(SM)	Consolidate provisions, may need to preserve some differences.
85.	The historic district zoning districts and overlays don't match. Would the standards for the district apply in those areas? (Inspire) Terminology: - Historic District - Preservation District - Historic Preservation District	Need help understanding the set up of the historic districts. 	The differences in terminology can be attributed to the districts being established at different times by different people with varying language in the ordinances. All of the districts should have the same general purpose, but changes to specific aesthetic requirements would require changes to the ordinances that created the districts. (AW) Yes, Adrianne and I can help. (GH). (LS)(SM) Agree	The updated LDC will need to have clear definitions of the terms used to describe the districts (preservation vs. historic). The LDC can have a different name than the ordinance establishing the district. The introductory paragraph to each section can address that.
86.	Historic districts & Palafox Historic District overlap (Inspire)	Has this created any issues? 	When there is overlap, we defer to the specified zoning e.g. HC-1 for code requirements. (AW) Would like to delete overlaps in historic district/overlay boundaries. (GH)(SM)	The overlaps cannot be cleaned up as part of the LDC rewrite as they may require rezonings.
87.	Sec. 12-3-10(3) pertains to the Old East Hill preservation district neighborhood. They have concerns regarding permitted land uses as the neighborhood is becoming more and more residential. They are very concerned about short-term vacation rentals. It's been suggested that the setbacks should be reassessed and more friendly to pedestrians and skateboarders. (GH)	This may require neighborhood input before changes are made to ensure consensus. Shouldn't be done as part of the LDC comprehensive rewrite.	Agree (CC) Agree that neighborhood input is needed but I think evaluation of yard requirements might be worthwhile. (GH) Agree with Inspire & GH. (LS)(SM)	The issue may be assessed as part of the LDC. Substantial changes will need additional public input.
	BONUSES			
88.	Affordable housing incentives and allowances should be cross-referenced with the Live Local Act and for usability and expanded if appropriate. (VD)	The LLA is separate from the bonus program. Those LLA developments will be approved administratively.	May need to further discuss (VD). Discus further (CC) (LS)(SM)	Consolidate bonuses/incentives in one place.

	Comment	Inspire Response	Staff Comment	Action
89.	Revisit affordable housing incentives. Not used. (KO)	Should reorganize/reword to list the features the city wants (affordable housing and others) and then list the types of bonuses offered: density, intensity, height, parking, landscaping, etc. Current language mixes topics and it is not clear.	Agree (CC) (GH) (LS)(SM)	
90.	The City has numerous tools in the LDC toolbox that contribute to the ability to construct affordable housing, but it is not packaged in a user-friendly way that allows customers to view as such. Staff can provide examples. (SM)	We recommend including a single section for all bonuses and incentives where the housing program would be detailed. It would list the items that the City wants (e.g., vertical mixed use, parking garages, public space dedication, affordable housing, green infrastructure) and in return, the developers get additional building height, density/intensity, reduced parking and other incentives.	Agree (CC) (GH) (LS)	
91.	The City is in the process of adopting a building height bonus program. Any suggestions for improvement? (CC)	It works better when the program has very defined requirements. For instance, the superior design is subjective. Should specify what would qualify as "superior design." Maybe there is a list of items that could potentially make a design better? For affordable housing, we recommend using a specific percentage and referring to an established affordable housing program that defines "affordable" and establishes the minimum timeframe they need to remain affordable and requires certain agreements to be executed.		
92.	Incentivize infill/cluster development (KO)	Agree. Should provide incentives (reduced parking, increased height, and other incentives)	Agree (CC) (GH) (LS)(SM)	
93.	Incentivize missing middle housing (KO)	Agree. Some districts should allow missing middle housing (townhomes, duplex, multifamily) by right.	Agree (CC) (GH) (LS)(SM)	When the table of uses and the table of dimensional standards are created, it will be easier to identify districts where missing middle housing are already allowed and where they could be expanded.
94.	We need to get more housing diversity in order to accommodate a wider range of households, as not everybody needs a single family detached home; this can be done through more permissive zoning, allowing and even incentivizing more multi family housing in return for basic design standards such as parking to the rear of structures rather than in front, etc. (CW)		Agree. Perhaps reevaluate the max number of single family attached units in some districts. (GH)(SM) Agree. Possible triplex/quadplex development in medium density residential? (LS)(SM)	
95.	We have ADU allowances. Yet we are still missing some of the "Missing middle" opportunities. The R-1A district seems like a good place to start. Also, the language in the Code as it pertains to setbacks is messy in this section. (LS)		Agree (CC) (LS)(SM) No Comment (GH)	
	ACCESSORY, TEMPORARY AND SPECIFIC USE STANDARDS			
96.	The home occupations standards need to be consistent with Sec. 559.955, FS (Inspire)	Can't be as strict anymore. The statutes prevent the city from enforcing eh current standards.	Agree (VD) Agree (CC) (GH)(SM) Discuss further? What portion creates an enforcement conflict? (LS)	Update for consistency with state statutes
97.	Article V of the Zoning Chapter lists additional standards for specific uses. Some sections list the zoning districts where these uses may be allowed, and it is not always consistent with the uses listed under each district. (Inspire)	Recommend moving this section to a chapter where standards for accessory, temporary and specific uses are located. Also, recommend not listing the districts to avoid internal inconsistencies. As these are moved and reviewed in their new chapter, the additional standards should be reviewed against the citywide standards to determine if it is worth requiring a different standard.	Agree (CC) (GH)(SM)	Create a new chapter with standards for specific uses. Refer to the table of uses instead of listing districts where they are permitted.
98.	Sec. 11-4-182. Use of ROW by wireless communication facilities – is located in the special events article. (Inspire)	This section should be moved to a wireless communications section in the LDC.	Moved or copied and pasted. AT	Move communication towers to the new chapter of specific uses.

	Comment	Inspire Response	Staff Comment	Action
	CH. 12-4 - OFF-STREET PARKING			
	STREETS			
99.	Section 12-1-6(b) also exempts lots of record from corner lot and visibility triangle requirements except for placement of the dwelling. (Inspire)	Recommend compliance with visibility triangle "unless waived by City Engineer" – matter of safety.	Agree. City staff (Planning & Eng, combined) can administratively reduce the VT to not less than 15 feet. Fifteen feet could be the minimum for lots of record? (LS) Would prefer language that exempts with concurrence of City Engineer. (SM)	WS1 (1/29) – clarify that that lots of record are not exempt from visibility triangle requirements unless they are waived by the City Engineer
100.	This chapter should be expanded to include "Streets, circulation, and parking." (Inspire)	Recommend moving relevant sections from Title XI to the LDC. Ensure the code has standards for connecting public sidewalks to building entrance, internal pedestrian circulation, bicycles, and even transit (may require large developments to accommodate bus stops, transfer stations, or other amenities).	Public Works agrees we should broaden this section and take standards from Chapter 11. AT Agree (LS)	Move relevant sections from Title XI to the LDC. Ensure the code has standards for connecting public sidewalks to building entrance, internal pedestrian circulation, bicycles, and even transit (may require large developments to accommodate bus stops, transfer stations, or other amenities).
101.	Section 12-1-7 Requirement for easements to install shared use paths if street is on priority routes as identified in Active Transportation Plan. (AT)	The requirement does not belong in Sec. 12-1-7, as that section is for concurrency. Trails outside of the ROW wouldn't fall under the roadway LOS standards, which are for vehicular capacity. There is a recreational LOS in the Comp Plan, but that appears to be applicable to mini-parks, neighborhood parks, community parks, and open space only. There are no references to trails. Need to consider a more appropriate place in the LDC to insert this requirement. Alternatively, the City could adopt LOS standards for bikeways and sidewalks to tie these improvements back to concurrency.	What was meant is that we'd like to require installation of trail instead of sidewalks in priority areas. Some of these areas may need easements if there is not enough ROW availability. AT	Review sidewalk requirements and note that trails, instead of sidewalks.
102.	Commercial Development and Multi-Family: Consider encouragement mode shifts and less automobile dependency through transportation demand management and VMT strategies. Could be incorporated into mobility fees.(AT)	Consider requiring a graduated number of strategies based on the number of trips to be generated by the development. Net, new average daily trip generation / Number of Mobility Standards which must be met 0 to 9 / Zero (0) 10 to 49 / At least 1 Mobility Standard 50 to 99 / At least 3 Mobility Standards 100 to 399 / At least 5 Mobility Standards 400 to 999 / At least 7 Mobility Standards 1,000 to 4,999 / At least 12 Mobility Standards 5,000 or greater / At least 18 Mobility Standards and either be on an exis transit route or provide funding for a new transit route	Generally agree, but how do you recommend we review the trips? Would this be a form filled out by applicant where they provide the info or we would just use ITE Trip Generation manual? Would like more info on what the Mobility Standards would consist of. AT **No comment.(GH) (LS)(SM)**	Provide recommendations to consider requiring tiered mobility strategies
103.	Expound upon expectation for construction of new sidewalks to include ALL ADA compliance issues (i.e. if you're a corner lot, you'll be installing a ramp) (AT)	Agree. Should be specified.	Agree (LS)	Clarify full extent of requirements
104.	Include clear language about the City's policy about replacement of paver sidewalks with concrete sidewalks. Determination made by Gregg Harding about whether pavers are historically significant. (AT)	Not an LDC provision, unless the developer is the one making that change.	Public Works wants allowance for concrete sidewalk replacement for non-ADA compliant or damaged sidewalks so long as pavers are not historic. This would apply to both the City efforts and for developers/citizens. AT	Clarify in the code how this process works, when developer is responsible for new features and also repairs.

	Comment	Inspire Response	Staff Comment	Action
			Agree not an LDC provision, but should have an established policy and also address decorative streetscape in general (CRA performs many). (VD). No comment (LS)(SM)	
105.	LDC to address development where the sidewalks, driveways aprons to the ROW line, curb and gutter and/or roadway are damaged and need to be re-constructed. (AT)	Does not belong in the LDC. There should be a property maintenance title in the Code of Ordinances.	Public Works reviewed and finds that CHAPTER 11-4. - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES needs to be strengthened and also replicated somewhere in Chapter 12 so if driveways, sidewalks, curb etc. in ROW is damaged the city can use code enforcement as a mechanism and through the development review process when inspections go out for new development or work on existing buildings. AT Agree with AT. Many of our developers do not look beyond the LDC for requirements. It would be helpful to have all of the information in one place, even if by reference. (LS) Would suggest referencing Chapter 11 in the LDC if needed, so that any future updates/strengthening to that Code Section does not require an LDC amendment. (SM) No comment.(GH)	
106.	Design Standards - include a separate section related to stormwater and transportation design standards in the LDC and pull it out of the individual sections. - Transportation Design standards should address connectivity for bicyclists and pedestrians as well as appropriate width. Should we create stronger language for 6 ft minimum sidewalk (Section 11-4-43)? - Subdivision and site plans should demonstrate connectivity between developments for pedestrians and bicyclists to minimize short-distance trips by motor vehicles. These can be provided as “cut through” easements in more semi -suburban developments, and as part of connected street grids in traditional neighborhood development. (AT)	- That section shows different sidewalk widths based on streets. 6’ should be fine for typical, not very active streets. Need to make sure there is room for parkways, though. - Agree. Subdivisions should provide both vehicular and pedestrian connectivity. Is the city ready to require stub outs to future adjacent developments? It is hard to enforce but guarantees connectivity.	Staff recommends creating a separate Design Manual referenced in the LDC so that can be updated as needed without having to amend the LDC. Yes, we are open to exploring connectivity enhancements like curb cuts, easements, etc. so vehicles, bicycles, pedestrians, do not have to get on the main road to get to other neighborhoods and commercial destinations. AT Agree (CC) (LS)(SM) Agree with Inspire comments. (GH)	This chapter will address connectivity and general facility specs (e.g., sidewalk width).
107.	Put in language specifically related to improvement of unimproved right of way. Example is an adjacent property owner wishes to improve an unmaintained ROW, the cost would be on the applicant not the City if the City has no capital plan to improve it. (AT)	This is a given in most jurisdictions. Add to the Parking chapter, which should also address Streets and Circulation.	Agree it can be in this proposed chapter, but definitely need to have a statement regarding this. AT Agree (CC) (LS) No comment.(GH)(SM)	Add provision noting that applicant, not the city, would be responsible for road improvements.
108.	Require use of alleys where available. (KO)	This chapter should include standards for alleys and require alley loaded products where alleys are present. Should aim at preserving and expanding the alley network rather than vacating.	Agree (CC) (LS) (SM)	Include standards for alleys and require alley loaded products where alleys are present. Require preservation and expansion of alley network rather than vacating
109.	Sidewalk widths prescribed in 12-3-121 and 11-4-43 with different dimensions (Inspire)	Move both to the Streets & Parking chapter.		Move some sections from Title XI to the LDC.
110.	Sec. **11-4-43** (outside the LDC) provides the minimum width of the sidewalks within specific areas of the City. (Inspire)	This section should be moved to the new Streets, Circulation, & Parking chapter in the LDC.	Public Works agrees. AT	
111.	Sec. **11-4-43**(a) allows 4’ wide sidewalks on existing streets that have no sidewalks. (Inspire)	Consider modifying the exemption to note only if there is no room to build 6’ sidewalks.	Public Works agrees. AT Agree (GH) (LS) (SM)	Modifying exemption to note that 4’ sidewalks are allowed **only** if there is no room to build 6’ sidewalks
112.	Division 2 – Parkways – includes requirements for the greenway portion of paved streets. (Inspire)	This division should be moved to the new Streets, Circulation, & Parking chapter in the LDC.	Agree. Would like to see the greenway located between the back of curb and the sidewalk to minimize conflicts between car doors and pedestrians. (LS)	Move parkway section to this chapter.

	Comment	Inspire Response	Staff Comment	Action
113.	Division 4 – Complete Streets – includes provisions for creating complete streets in the City. (Inspire)	This division should be moved to the new Streets, Circulation, & Parking chapter in the LDC. [DOES THE CITY HAVE A MANUAL FOR COMPLETE STREETS?]	No, we do not. The Active Transportation Plan does have street design guidelines that we could like incorporated. It is based on street type and context classification. Please refer to page 51-53 in the Active Transportation Plan. AT Agree (GH) Agree. Would also like to see the provision for sidewalks to be installed with ALL development returned to the City's Code. It was in the Code in the early 2000's when I was previously at the City; however it has been removed. (LS)	Move Title XI/Division 4 to this chapter. Add references to the ATP.
114.	(Sec. 12-3-58) Visibility triangle requirements should be reviewed. Would it be reasonable to better define standards/considerations to increase predictability for the development community? There are many instances of parking and landscape that block visibility at intersections. We do not notice the issue as much with building placement. (VD)	Section 12-3-58 has standards and lists some exemptions. They seem consistent with other communities. These are typically reviewed at site plan level, but code enforcement should continue to monitor.	Engineering agrees. We particularly have issues with on-street parking and landscaping. Some of these issues are on private properties. AT Ok (VD) Agree (GH) (LS)(SM)	No change.
	ACCESS			
115.	Incomplete/outdated standards. An example is the lack of drive-thru queue length requirements for QSR. Throat length for development entrances. (LS)	Need standards for drive-through lanes	Agree (CC) (GH) (LS)	Include standards for drive-through facilities
	PARKING			
116.	On-street parking is not widely accepted by many of the neighborhoods in the CRA districts. We should consider a common ground to this where vehicles utilize on-street parking (helping to slow traffic) but that our design standards are written in a way that does not intentionally push cars onto the street unless it's appropriate to the form of the surrounding area. (VD)	Why is on-street parking not accepted? What do you mean by "push cars onto the street"?	From an engineering and public works perspective, on-street parking allowances is ill-defined. Right now we basically allow anyone to park on the street unless there are No Parking signs, which are placed on a case by case basis. From a safety perspective, we don't have a lot of parameters for parking based on the characteristics of the roadway or the land use. There was apparently a lot of discussion about on-street parking when SCAPE did the CRA overlay and there may be good information to glean from that previous project. AT The neighborhood does not like it because people block driveways and people hit their cars. I believe people also prefer to be able to park in front of their house. (VD) (1) While the City allows parking on-street in most areas unless posted otherwise, many spaces are not marked. Only marked spaces are allowed to be used to meet parking requirements. (2) The City doesn't allow for over-parking. (3) Many of the redevelopment area is being used for investment purposes, including STR, which brings more cars. (LS) (SM)	Count on-street parking toward minimum spaces required only if it is marked to city standards (developer can propose to paint lines)
117.	Sec. 12-4-1(5) includes a provision that allows geographic areas and zoning districts to use on-street parking to account for the required number of spaces, which appears to conflict with the parking table and there are no districts listed, except for the CRA and the Brownsville Business Core. (Inspire)	Consider allowing on-street parking to account for required spaces city-wide. If the intent is to restrict this to specific districts, they should be identified and the note in the parking table that allows the same needs to be cleaned up.	We need to have clear standards as to what constitutes as on-street parking availability. Sometimes more parking stalls are approved than what there is space for according to MUTCD. AT We apply the provision City-wide. However, it only applies to spaces which are marked and clearly developed as on-street parking. (LS)	
118.	Section 12-4-3 Parking Lots – There is limited verbiage regarding on-street parking standards. Many commercial developments use on-street parking to satisfy their	Agree, need to include a reference.	Public Works agrees. AT Agree (GH) (LS) (SM)	

	Comment	Inspire Response	Staff Comment	Action
	parking requirements, so we need to make sure lengths and widths meet MUTCD standards, which is different than internal parking lot standards. (AT)			
119.	Enforcement rules and traffic calming should be strengthened so that people's cars are not commonly hit when they park on the street and to stop people from parking on the sidewalks and their lawns. (VD)	Probably need to strengthen enforcement and traffic calming. Not part of LDC.	LDC should take this into consideration - as these issues are a biproduct of providing 'cookie cutter' parking reductions, which could result in parking deficiency to meet the demands of the proposed development, for certain areas of the city - LD Agree with Inspire comments (SM) Agree (LS) .. City infrastructure could be planned to incorporate true "on-street" parking in the future? Would this be Code of Ordinances? There is often confusion about the rules and the ability to enforce. Language probably needs to be reviewed and organized better in its appropriate location. (VD)	Offer options: - On-site - On-street (if marked) - Shared - Remote/satellite - Mixed-use matrix - Parking study to justify less than required - Pay-in-lieu - Ride-share (in lieu of several required spaces) Consider charging for excess parking spaces
120.	On-site parking requirements are hard to meet, especially for infill and redevelopment. Need creative solutions (KO)	Propose making all modes available: Shared, mixed-use, remote, on-street, pay in lieu, and parking study.	Agree (CC) **(SM)** Further discussion please. (1) How can we achieve some of these goals when the transportation infrastructure does not exist? (2) Developers also over-build small lots without providing for the end-user's needs. I know of one owner who uses a portion of his house as a STR and his detached garage as a workout space. Therefore, he has increased his parking needs and eliminated his on-site parking. (LS)	
121.	Consider expanding the urban core, specifically for the parking reductions (KO)	Should apply to any districts that are encouraging an urban form. It would be important to ensure the provision of a safe pedestrian network and the provision of on-street parking and public parking garages.	Agree (CC) (GH) (LS) (SM)	Expansion in process now
122.	Section 12-3-1, Paragraph (B) of the City's LDC related to parking requirements allows 1 parking stall per unit for a multi-family use. Further, Section 12-2-82 [12-3-121], Paragraph (C)(7)(a) discourages construction of more than the number of required spaces and notes that proposed parking in excess of more than ten percent of the requirements is only permissible with an administrative waiver. I suspect the original intent of this was to avoid and/or stop the practice of having large expanses of parking that are spotted throughout the City. However, in my opinion, 1 stall per unit (regardless of bedroom count) is not representative of the true parking load in many cases. While some MFR developers may prefer to have as little parking as possible, we have experienced projects where the developer desires to exceed the code-required parking to meet their own parking targets, while still complying with all other requirements for buffers, greenspace, stormwater management, etc. In spite of there being a known parking issue within the City and in spite of the MFR Developer wanting to exceed parking requirements for the 'right' reasons, this still requires we pursue a variance from the Zoning Board of Adjustment. (PJ)	1 space per MF unit is low. Recommend 1.5 spaces for efficiency and 1-bedroom apartments; 2 spaces for 2-bedrooms or more. Recommended 15% cap on all parking, citywide. Instead of a variance, maybe a parking study.	What do you mean by parking study? Would this reference a city-wide parking study or have the applicant provide a parking study? Public Works feels the current parking maximum standards are acceptable. AT Discuss further (CC) (SM) Discuss further. (1) Agree, MFR parking is very low. (2) Would like to see a reference to an APA parking guide or other parking standard for uses not included in the Code. (LS)	Add requirements per number of bedrooms. Parking study, in addition to parking mins/max could help.
123.	12-4-3 (2)a. Grading and Surfacing. Parking lots that include lanes for drive-in windows or contain more than ten parking spaces shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust… I think the intent of this requirement is sound, but in consideration of trying to promote infiltration, reduce stormwater runoff, and encourage alternative stormwater management designs, it could potentially be	Agree. Recommend adding pavers and pervious pavement as the other materials acceptable.	Agree (CC) (GH) (LS) (SM)	Recommend adding pavers and pervious pavement as the other materials acceptable.

	Comment	Inspire Response	Staff Comment	Action
	enhanced. Pervious asphalt/concrete typically meets the requirements for 'other material', although many times developers are unwilling to bear that added cost. We certainly do not want large parking lots that cannot withstand the anticipated traffic, nor do we want to allow cost to dictate what is determined to be best practice for the City, but maybe there is a middle ground? Potentially the requirement for more traffic-tolerant surfaces could be applied to driveways and drive aisles (where most heavy turning motions occur) and still allow some number of the non-ADA parking stalls to remain a more economical, pervious material like a clean angular/crushed stone? I think the allowable material specifications for 'other materials' needs to be explicit, regardless of the number of stalls that it is applied to. I would not support allowance for conventional road base materials (limerock, reclaimed concrete, etc.) because those typically contain too many fines that will result in turbid runoff, and their infiltration capacity will be negligible with time when exposed to traffic. (PJ)			
124.	Sec. 12-4-3(2)b states that parking lots with less than 10 spaces are allowed to be gravel or other materials. (Inspire)	Recommend allowing only in conjunction with infill, conversions, adaptive reuse. Should be prohibited in areas where urban form and aesthetic design are important. Need a note stating that ADA spaces have to meet code.	Public Works agrees with ADA note, but staff would not recommend changing this section. AT	Add a note stating that ADA spaces have to meet code.
125.	While Section 12-3-121 in the Zoning Chapter talks about maximum parking, Sec. 12-4-1(1) is silent to this topic. (Inspire)	The maximum parking provision needs to be in the parking chapter. Recommend continuing to enforce a maximum parking standard citywide but recommend increasing it from 10% to 15% of the required amount. Instead of an administrative waiver, recommend requiring a parking study.	Discuss further (CC) **(SM)** (1) All parking standards need to be contained within the same Chapter. (2) Agree with capping overparking. (LS)	Move all parking standards to this chapter. No change in cap
126.	Sec. 12-4-1(1)b requires any fraction to be rounded up for the provision of parking spaces. (Inspire)	We recommend rounding up from .5 of a space. This will reduce the requirement for more impervious surface.	Agree (CC) (GH) (SM) Disagree, as this is standard practice. The surface area is negligible (162 SF). Would recommend encouraging other surface materials if that is the concern. (LS)	Round up from .5 of a space. Otherwise down.
127.	Sec. 12-4-1(1)f offers an incentive to reduce parking if a bicycle rack is provided. (Inspire) Require bicycle parking for multi family developments; such parking should be a combination of covered parking in unconditioned space (like a garage or breezeway) and parking in conditioned space that is inside the building in a heated/cooled space; ensure that such parking is located more conveniently than car parking to help encourage bicycle use; it should be easier for residents in these buildings to hop on a bicycle than to get into their car; many cities already do this and their codes should be reviewed to see how they do it (CW) Sec. 12-4-1. - Off-street parking spaces requirements – Add bicycle and micro mobility parking requirements, not just an option to reduce vehicular parking spaces for commercial and multi family developments. (AT)	Bicycle parking should be required for multi-family, mixed use, and non-residential development. Could do a ratio based on vehicular parking (e.g., 1 bike space per 10 vehicular) or add a column to the vehicular parking table and include specific ratios for each use.	Public Works agrees. AT Agree (CC) (GH) (LS) (SM)	Add requirements for bicycle parking.
128.	Sec. 12-4-1(1)h includes parking requirements for expansion or change of use (Inspire)	The Code should include a provision to incentivize certain changes in use, particularly in the Downtown or Economic Development focused area	Agree (GH) (LS) (SM)	Part of bonus program
129.	Sec. 12-4-1(1)j exempts HC-1 & HC-2 districts from parking requirements. (Inspire)	Are there any other districts that could benefit from this exemption?	Yes, but often the lack of marked on-street parking (as mentioned above) causes conflicts between residents and STR or business patrons. (SM)	No change

	Comment	Inspire Response	Staff Comment	Action
130.	Sec. 12-4-1(1)k states that off-street parking is not required in the "dense business area" for residential land uses. (Inspire) *Dense business area* means all of that portion of the corporate limits of the city lying south of the north line of Wright Street, west of the east line of Alcaniz Street, east of the west line of Spring Street to the north line of Garden Street and east of the west line of "A" Street south of the north line of Garden Street and the area encompassed in the gateway redevelopment district, those properties located on the north side of Heinberg Street between the east line of 9th Avenue and the west line of 14th Avenue, and C-2A Downtown Retail Commercial District, but excluding all areas zoned HC-1 (Historical Commercial District) and GRD-1 (Gateway Redevelopment District, Aragon redevelopment area).	Add, as defined in Sec. ##. IF not familiar with the area, it may seem like a generic term.	Most of our downtown developers are somewhat familiar with the Dense Business Area. Would suggest a better explanation of the area and intent. (LS) (SM)	Add, as defined in Sec. ##.
131.	Sec. 12-4-1(4) includes provisions for off-site parking (aka satellite parking). (Inspire)	Similar to the on-street distance requirement (500 feet), off-site parking spaces should be within a specific distance from the primary structure. We recommend between 500 and 800 feet from the entrance.	Agree **(GH) (LS)**	Specify that off-site parking spaces should be within a specific distance from the primary structure. We recommend between 500 and 800 feet from the entrance.
132.	Sec. 12-4-1(2) provides the introduction to the parking requirement table. (Inspire)	Consider including a provision to allow the Director or Land Use Administrator to make a determination on a parking requirement that is not identified in the table.	Agree (GH) See line 124 for additional suggestions. (LS) Agree – that is how we typically apply it. Would be helpful to clearly state. (SM)	Include a provision to allow the "Mayor or designee" to make a determination on a parking requirement that is not identified in the table.
133.	Sec. 12-4-1(2) / Parking Table: It's not clear what parking requirement the following note (and other notes) applies to: "*on-street parking within 500 feet of the building, except in residential districts, may be used toward this requirement.*" (Inspire)	Consider utilizing footnotes or similar method for including notes in the table or pulling this out and applying it citywide.	This is for churches, which was the line above in the table. It has been applied for redevelopment downtown. (LS)	Fix notes
134.	Sec. 12-4-1(2) / Parking Table: Some of the uses included in the table are antiquated terms or are not common anymore. Other uses appear to be repetitive. (Inspire)	Update the uses in the table to more modern terms and reduce the repetition in the table. Consider making the uses consistent with the permitted use table in the zoning chapter.	Agree (GH) (LS) (SM)	Make the list of uses in the parking table consistent with the permitted use table in the zoning chapter
135.	This chapter does not include shared parking standards. (Inspire)	Consider incorporating shared use parking standards, particularly for mixed use developments citywide.	12-4-1(4)(a)(1) speaks to "off site" for shared use parking facilities. Could be expanded to "off street" in general. (SM)	Clarify that off-site (shared parking) is allowed and note standards.
136.	Sec. 12-4-1(6)b states, "*The in-lieu payment will be calculated by the mayor and approved by the city council in accordance with the following formula:"* (Inspire)	Should this be reworded to state that everyone would use that formula, but the "in-lieu fee" requires approval by the CC?	Agree (GH) (LS) There is now City Parking Department/Director and a new policy to manage parking is being created. I would discuss further with Lissa Dees prior to making any changes. (SM)	Is Lisa Dees ok with the proposed change?
137.	Sec. 12-4-1(4) provides the requirements for off-site parking. (Inspire)	Requiring that the off-site parking agreement get recorded to ensure it runs with the land.	Agree (LS)	Require an off-site parking agreement to be recorded to ensure it runs with the land
138.	Sec. 12-4-3(7): The parking lot graphic appears to include the correct dimensions; however, the clarity is significantly reduced due to the size of the image. (Inspire)	Recommend replacing this graphic.	Public Works agrees. AT Agree (GH) (SM) Discuss further with respect to minimum parking space sizes. Standard space is 9x18, which seems to be small with the current vehicle trends. Additionally, this creates a conflict when drive aisles are reduced to less than 24 feet. (LS)	Recommend replacing the graphic
139.	Sec. 12-4-3(8) contains provisions for wheel stops, but no requirements for overhangs adjacent to pedestrian walkways. (Inspire)	Consider requiring a landscape strip between parking spaces and pedestrian walkways to account for car overhangs. A graphic may help depict this.	Agree. Would also like wheel stops when landscaping is not feasible. (LS)	Consider requiring a landscape strip between parking spaces and pedestrian walkways to account for car overhangs or require wheel stop. Add graphic.
140.	Sec. 12-4-5.: Parking vehicles on residential property—Prohibited activity. This is an enforcement activity. (Inspire)	Suggest moving this to the Code of Ordinances – Chapter 11-4.	Agree (GH) (LS) (SM)	Move Sec. 12-4-5 to the Code of Ordinances – Chapter 11-4.

	Comment	Inspire Response	Staff Comment	Action
141.	There are no provisions for electric charging stations for EVs. (Inspire)	Recommend requiring EV charging stations for non-residential and multi-family.	Agree, perhaps are a ratio equivalent to the ADA space requirements (LS)	Require EV charging stations for non-residential and multi-family
142.	Chapter 12-4 – Off-Street Parking – Parking Incentives, Reductions, and Maximums (located in Design Standards & Guidelines vs. this Chapter) could be better packaged for the user to reference easily. (SM)	As noted in the reorganization notes, we recommend consolidating ALL parking regulations in one chapter. Same for landscaping, signage, etc.	Agree (CC) (GH) (LS) (SM)	Consolidate parking provisions.
	LOADING			
143.	Sec. 12-4-2 only requires loading spaces for manufacturing, industrial, or warehouses. (Inspire)	This should also include commercial and office establishments.	Agree **(GH) (LS)**	Add loading standards for commercial and office (where needed)
	CH. 12-5 – SIGNS			
144.	The chapter needs to be updated to ensure there are no content-based regulations in light of the Reed v. Gilbert case. (Inspire)	- If a sign needs to be read to apply the regulation, it means that the regulation needs to be changed. - Differentiating between on-site and off-site, however, is acceptable. - Need a substitution clause (the message can be changed to anything the owners want, whether it is commercial or non-commercial)	Discuss further (CC) (GH) (LS) **(SM)**	WS1 (1/29) – Fix provisions that are not content neutral
145.	The sign code refers to “accessory” and “nonaccessory” signs. (Inspire)	Recommend using on-site and off-site instead. Accessory typically refers to something that is subordinate or secondary to something else. That is not the case of signs.	Agree **(GH) (LS) (SM)**	Change terminology from accessory/non-accessory to on/off-site signs
146.	Sec. 12-5-2(b)(1) states that no signs other than those noncommercial signs authorized by the mayor are allowed on public rights-of-way, except as provided herein. (Inspire)	No signs should be allowed in the ROW except for governmental signage. Prohibit signs in the ROW and clarify which signs do not need a permit.	Agree except for those permitted by a license to use. **(GH) (LS)**	WS1 (1/29) – Prohibit signs in the ROW except permitted by a license to use (e.g., hanging signs)
147.	Sec. 12-5-2(b)(2) says that no attached wall sign may project more than 12 inches from a building wall. (Inspire)	It is not clear if projecting (blade) signs are permitted. Whenever mentioned, they are combined with free standing signs. There is no definition for projecting signs. Recommend listing the types of signs permitted including a graphic for each.	Historically, this has only been applied to wall signage, rather than projecting or blades. Agree on having more definitions though. **(GH) (LS) (SM)**	Clarify language
148.	Sec. 12-5-2(b)(7) notes that setback of signs along certain roads *may* be required (Inspire)	If this is relevant, note what those setbacks would be.	GRD has signage setbacks. (GH) FDOT has a setback requirement from their ROW. It is left to the local jurisdiction to enforce; however, the Code is vague and does not defer to them. (LS)	WS1 (1/29) – Add language deferring to FDOT for this provision [WHERE ARE THE FDOT SIGN SETBACKS FOUND?]
149.	Sec. 12-5-2(d)(3) allows accessory signs up to 32 square feet and/or a height of ten feet (Inspire)	10 feet and 32 square feet seem extremely large for an accessory sign. We noticed that “non-accessory” signs are off-site signs – why not call them that?	This pertains to who may install the sign and the limitations. (LS)	WS1 (1/29) – Clarify language
150.	Sec. 12-5-3 explains how to calculate the area of a sign. (Inspire)	This section is confusing. For all signs, we recommend referring to the smallest rectangle, circle, oval or triangle which encloses all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display.	Agree (GH) Discuss further. (LS) (SM)	WS1 (1/29) – Move forward with Inspire’s recommended methodology and add graphics illustrating how calculations are conducted
151.	Sec. 12-5-4(b) allows one freestanding or one projecting, and one attached wall (Inspire)	Not sure what projecting signs are in this context. If they are those that project from a wall (blade signs), we recommend allowing one freestanding and one wall or projecting sign instead.	Projecting signs in this context are blade signs or hanging signs here. Wall signs are flat against the wall or painted. This is used a lot downtown where tenant storefronts do not have ability or space for freestanding signage. I	No change

	Comment	Inspire Response	Staff Comment	Action
			recommended keeping projecting and attached separate here. (GH) (LS) (SM)	
152.	Sec. 12-5-4 (b)(1) states that permanent accessory signs in commercially and industrially zoned districts along certain thoroughfares shall be limited in the manner set forth in the remaining subsections. The section is confusing. (Inspire)	This information should be put in the form of a table, so it is easier to understand.	Agree (CC)(GH) Disagree. (LS)	WS1 (1/29) – Standards to be placed into table format and supplemented with graphics to support and summarize the information contained therein
153.	Sec. 12-5-4 (d)(1) refers to a sign displaying the name of the mall or center. This is a content-based regulation (per Reed v. Town Gibert) (inspire)	Eliminate reference to the name of the center	No comment (LS)	
154.	Sec. 12-5-4(e)(1) refers to the name of the multifamily complex. This is a content-based regulation (per Reed v. Town Gibert) (inspire)	Eliminate reference to the name of the complex	How can we regulate signage within these specific non-commercial districts to ensure they remain on-site signage? (LS)	WS1 (1/29) – Address according to Inspire's recommendation
155.	Sec. 12-5-4(f) includes several references to the content of the sign (e.g., name of subdivision, owner/occupant, address, peddlers, solicitors). These are content-based regulations (per Reed v. Town Gibert) (inspire)	Eliminate content-based references.	What can we do to ensure the signage remains on-site signage? (LS)	It is still ok to refer (and check) on-site vs. off-site. Eliminate content-based provision.
156.	Sec. 12-5-4(g) refers to directional/informational signs with no advertising. This is a content-based regulation. (Inspire)	Change to eliminate the need to read the sign to enforce the provision.	How do we reconcile this to accommodate informational signage and not have visual, advertising clutter? (LS)	Need to eliminate content-based provision.
157.	Sec. 12-5-9 goes into great detail on how sign permits are processed. Being a building permit and not a development order, the detailed language does not belong in the LDC. (Inspire)	Recommend trimming this section.	Agree (LS)	Trim permitting section.
158.	Sec. 12-5-11 states that the sign chapter is administered by the Building Official. There is no need to state that in the LDC as assignments may change (Inspire)	Eliminate section.	Agree (CC) (GH) (LS) (SM)	Eliminate section 12-5-11.
159.	Sec. 12-5-11(2)(a) states that an existing nonconforming sign shall not be changed to another nonconforming sign by modifying the words or symbols used, the message displayed or any other change to the advertising display area of the sign. Not clear why the content of the sign would make it non-conforming. (Inspire)	Need to clarify or delete this section.	Agree (CC) (GH) (LS) That *might* be due to language in Chapter 7 – Adult Entertainment? (SM)	Review language to ensure it is content neutral
160.	Sec. 12-5-12 requires insurance for signs located within the ROW. Private signs should not be allowed to locate within the ROW. (Inspire)	As noted earlier, we recommend prohibiting signs within eh ROW. This section wouldn't be needed.	I think this is more so for signs hanging over the ROW and where a license to use is required. But I agree, clarification is needed. (GH) (LS) (SM)	WS1 (1/29) – Clarify section language regarding the limited types of signs permitted in ROW
161.	We frequently get requests for murals on fences that technically function as advertising/signage and we recently sent a request for what is a de facto "sign" formed in pavers facing a prominent street frontage to our Architectural Review Board (it was approved). Are there more progressive methods other communities use for defining and approving non-traditional (and traditional) signage? (SM)	Recommend using the sign code for typical business signs. Murals should be addressed as a city-run program with criteria to make sure they are done well. Could also create a public art program to accommodate sculptures or any other 3D feature that does not fit the category of sign or structure.	Agree (CC) (GH) (LS) (SM)	No change. Keep murals out of the LDC.
162.	Signage should be addressed in the overlay areas (this was not included in the standards). (VD)	We recommend consolidating all sign standards in the signs chapter. Ok to include some differences for certain districts but makes more sense to have them all in one place.	Ok (VD) Agree (CC) **(GH) (LS) (SM)**	Consolidate all sign provisions in this chapter. Any variations based on overlays should be noted here.
	CH. 12-6 – TREE / LANDSCAPE REGULATIONS			
163.	The interpretation to require street trees on both the right of way and in the front yard for townhomes should be reviewed. (VD)	This should be based on the required front yard setback. For smaller setbacks, just the street trees should be required. However, in places where a street tree cannot be provided, the tree should be placed in the front yard.	Ok. (VD) Another consideration should include FPL-endorsed tree species for planting near OH utilities. (LS)	Preference should be in the ROW, but if there are spatial or utility issues, put it in front yards. Right plants, right place. Allow the ordinance to be flexible enough to plant the right tree and the right place.

	Comment	Inspire Response	Staff Comment	Action
164.	The chapter focuses mainly on trees and parking lot landscaping. Need requirements for shrubs, ground covers, and other landscape materials. (Inspire)	Organize the chapter to include the following general outline: - Tree protection (which trees to protect, removal/replacement requirements) - Landscaping & Buffers (onsite general, vehicular use areas, perimeter landscaping/buffers) - Plant Materials (specs for canopy & understory trees, shrubs, groundcover) - Maintenance responsibility - Irrigation	Agree (LS)	Reorganize based on outline shown
165.	Add landscaping requirements for new development in downtown Pensacola, which is currently exempted. Allow such landscaping to occur in public space in the right of way, including in containers; they can also pay into a city fund for public space landscaping if adequate landscaping cannot be accommodated onsite or in the adjacent right of way (CW)	The downtown districts need to have clear provisions requiring the developer to improve the sidewalk/parkway in front of the site. This includes the provision of landscaping and street trees. But the city needs to have a plan in place, so it is coordinated.	Agree (LS)	Shouldn't be zero landscaping. Need to require urban landscaping (e.g., planter boxes). Perhaps offer a fee in lieu.
166.	Street screen and landscaping standards should be better defined. (VD)	What do you mean by "street screen"? All landscaping standards should be in a single chapter. Some exceptions are ok, but shouldn't vary too much from district to district.	Don't believe it's defined. It's language in the CRA UDOD intended to screen parking lots primarily from the street. (VD) Agree (LS) (SM)	Clarify terminology. Consolidate landscaping requirements in one chapter.
167.	There are landscape regulations in multiple sections within Chapter 12-3 (Inspire).	Recommend consolidating all landscaping requirements in this chapter.	Agree with Inspire. There are multiple sections within Ch. 12-3 which contains landscaping regulations. All should be within the Landscaping chapter. (LS)	
168.	Sec. 12-6-2(c): All single-family and duplex uses are exempt from the provisions of this chapter, except as provided for in section 12-3-56 (buffer yards), subsection (d) (heritage trees), section 12-6-6(4) (new subdivisions) and section 12-6-7(5) (heritage tree removal mitigation). (Inspire)	Create a section for single-family and duplex, rather than exempt from section. Consolidate all landscape requirements. Subsection (d) (heritage trees) cannot apply to single-family. Create distinction.	Agree (LS)	Add landscaping standards for SF and duplex.
169.	Sec. 12-6-2(d) permit required for the removal or pruning of a heritage tree in all zoning districts, and for all land uses, including single-family or duplex. The Florida Statutes exempt single family from tree removal permits if the property owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property (Inspire)	Update provision to reference the statute.	No comment. (LS)	Update Sec. 12-6-2(d) to reference the statute exempting single family from tree removal permits.
170.	Several sections in the chapter talk about when trees are required where overhead utilities exist; also, minimum planting area for trees. (Inspire)	Tree/landscaping standards should be consolidated. Planting areas should be the same for all canopy trees and the same for understory trees – mentioned once and applied citywide	Agree (LS)	Need general section with planting requirements for all canopy and understory trees
171.	Sec. 12-6-3(2)b.3 states "Any adjustment to this requirement [planting islands] must have written approval from the city's designated arborist (Inspire)	Is this a *variance* that gets approved by the arborist?	No comment. (LS)	Should be a variance, with the arborist providing input as needed.
172.	Sec. 12-6-3(2)c prohibits vehicle overhangs in landscape areas. Reconsider requirement. Additional green area may result (does not have to count towards requirement). (Inspire)	Allow overhang but note that the plantings need to account for that (i.e., low ground cover used instead of shrubs).	Agree (LS)	Addressed in parking chapter – include a cross-reference.
173.	Sec. 12-6-4, Landscape and tree protection plan, seems out of place. (Inspire)	This section should be moved to the development review chapter.	Agree (LS)	Move Sec. 12-6-4 to development review chapter.
174.	Sec. 12-6-4(c) requires notices posted on a property where heritage trees, protected trees, or a certain number of trees are proposed for removal. (Inspire)	Is this necessary?	YES. This is a Council ordinance. AT	No change.

	Comment	Inspire Response	Staff Comment	Action
175.	Sec. 12-6-7 the title combines seral different topics (tree removal/pruning in ROW and canopy tree protection zones, and heritage trees on developed property (inspire)	Consider separating or changing the title.	No comment (LS)	Clean up section
176.	Sec. 12-6-10(c). Enforcement/Tree planting trust fund. (Inspire)	Not clear why Tree Planting Trust Fund falls under Enforcement. Consider moving to more logical/intuitive section.	No comment (LS)	Clean up section
177.	Sec. 12-3-56. Contains standards for buffer yards. (Inspire)	Should be moved to this chapter and expanded to address use compatibility	Agree (LS)	Move Sec. 12-3-56 to this chapter
178.	Sec. 12-3-56(c)(1)b contains provisions for buffers within or adjacent to a cumulative zoning district (Inspire)	What is a cumulative zoning district?	The City's zoning districts are cumulative, meaning the uses within the less-intense, more-restrictive zoning districts are allowed within the more-intense, less-restrictive zoning districts. In this section, it refers to the districts which are not "residential". (LS)	Clean up after zoning districts are reorganized and not tied to others.
	CH. 12-7 – SUBDIVISIONS			
179.	Sec. 12-7-4, Design standards, begins with a prohibition (land unsuitable for subdivision shall not be subdivided) (Inspire)	Should begin with the purpose/intent of the section instead of a negative statement.	Discuss further. Staff should be responsible for reviewing for design standards, specifically as it relates to marginal access to existing roads and non-access easements and consistency with the surrounding neighborhood. (LS)	1/30 WS2 – reorganize section so "Prohibition" is not the first sub-section
180.	Sec. 12-7-4(1)(l) contains a table with standards, including alley width. (Inspire)	Consider requiring rear loaded residential units when the lot width is 40 feet or less (all districts, all unit types).	Agree (LS) (SM)	Require rear loaded residential units when the lot width is 40 feet or less (all districts, all unit types).
181.	Sec. 12-7-4(2) states that drainage easements are required along lot lines. Is this still the case? Who decided which lot lines (side, rear?) (Inspire)	Clean up to reflect actual requirements. Are the easements just for drainage?	The LDC reads "Easements along lot lines shall be provided for drainage where necessary and shall be at least 12 feet wide." Surveyor reading of this indicates the drainage easement is optional and can be enforced if city engineering so dictates. AT	Clarify language – leave open for engineer to require easements.
182.	Sec. 12-7-4(3) requires blocks to accommodate two tiers of lots. This works well for residential but may not be relevant to non-residential (a commercial or mixed-use project could occupy an entire block). (Inspire)	Recommend specifying that this provision only applies to residential lots.		1/30 WS2 - clarify that certain provisions only apply to residential vs nonresidential developments
183.	No specific standards are provided for commercial and industrial subdivisions. Add standards to promote connectivity and walkability in such areas. (Inspire)	Should institute a maximum block size/length for blocks to promote vehicular and pedestrian connectivity (e.g., 600 ft. length in urban areas).	State does not require platting for non-residential, but support short blocks for walkability. Need to define block if not defined already. May also want to link it to Context Classification. AT	1/30 WS2 – even though the city does not require platting for non-residential development, add block size maximums to ensure connectivity and improve walkability.
184.	Sec. 12-7-5(a) contains standards for streets. ROW widths are provided in table in Sec. 12-7-4. (Inspire)	Recommend consolidating dimensional and design standards to avoid conflict and confusion	Consolidate how? AT	1/30 WS2 – Proceed with Inspire's recommendation
185.	Sec. 12-7-5(b) contains requirements for connection to public sewer system. This chapter should include standards for connection to city water. (Inspire)	Include a section on requirements to connect to the public water system.	Agree. Change city water reference to public water. Water is provided by ECUA. AT	Include a section on requirements to connect to the public water system.
186.	Sec. 12-7-6(a) states that the Planning Board may require sites for schools. Need thresholds instead. (Inspire)	What threshold has been used in the past to require schools?		1/30 WS2 - amend language to state that "the City may require" (rather than "the Plan Board may require")
187.	Sec. 12-7-6(b) requires the dedication of land (5%) for parks, recreation, and open space. Should add a reference to the adopted LOS. (Inspire)	- Include reference to comp plan LOS. - Does the City differentiate between parks and rec and open space (useable vs. not accessible)? - Should specify that the developer designs and builds the park.	The pay in lieu option is generally taken. (LS)	1/30 WS2 – Parks Director to weigh before making official recommendation

	Comment	Inspire Response	Staff Comment	Action
		- Does the city require dedication or are the parks held in common ownership (through HOA)? - Should specify if ok to split the 5% or if it needs to stay in one piece.		
188.	Appendix A, Design standards, contains some concepts that should be discouraged: marginal access streets, reverse frontage lots. (Inspire)	Revise to modernize standards		1/30 WS2 – Proceed with Inspire's recommendation
189.	The aesthetic of dumpster screening and placement should be addressed. (VD)	Agree. Should be in a single place (Subdivision and site design chapter). Recommend requiring a wall matching the building design.	OK. (VD) Agree (CC) (GH) (LS)	Require a wall matching the building design.
	CH. 12-8 - STORMWATER MANAGEMENT AND CONTROL OF EROSION, SEDIMENTATION AND RUNOFF			
190.	**Sec. 12-8-3. - Activities requiring a stormwater management plan.** No person may subdivide or make any change in the use of land or construct or change the size of a structure except as exempted in section 12-8-4 without first submitting a stormwater management plan to the city engineer and obtaining a stormwater management permit from the building official. **Recommended Change**- change building official to city engineer. (JB) **Comment**- Currently the engineering department administers the permits for site development and the erosion control of commercial projects. This change is necessary to avoid conflicts with current processes. (JB)	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt floodplain section from this change.		WS1 (1/29) – change to "Mayor or Designee".
191.	**Sec. 12-8-5. - Stormwater management plan.** It is the responsibility of the applicant to include in the stormwater management plan sufficient information for the city engineer to evaluate the volume of stormwater runoff. The stormwater management plan shall be prepared by a professional engineer registered in the state. The stormwater management plan shall be subject to the approval of the city engineer and permitted by the city building official. The design standards delineated in section 12-8-6 shall be utilized in the review and approval of each drainage plan. Additional pertinent information that may be requested by the city engineer shall be provided. **Recommended change-** Omit the building official in this section. (JB) **Comment-** The City Engineer provides for the permitting of stormwater management plans and construction sitework permits. (JB)	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt floodplain section from this change.		WS1 (1/29) – change to "Mayor or Designee" or "City Staff"
192.	**12-8-6(C)(3)** No clearing, grading, cutting, filling or alteration to the site of any kind shall be commenced until adequate erosion and sedimentation structural controls have been installed as per plan between the disturbed area and water bodies, watercourses, and wetlands and inspected by the building official. Limited clearing shall be permitted as necessary to allow the installation of the structural controls. (JB) **Recommended Change-** Add "and/or City Engineer" after "Building official". (JB) **Comment-** Both positions are currently sharing this duty. city engineer for Commercial Developments and building official for residential developments. (JB)	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt floodplain section from this change.		WS1 (1/29) – change to "Mayor or Designee" or "City Staff"
193.	**12-8-8 (1) Development other than single-family and two-family lots.** All development other than single-family subdivision and two-family lots is subject to the following provisions: (JB) a. The building official shall be notified by the owner, developer or builder to inspect the installation of the erosion and sedimentation controls prior to any clearing, grading, cutting, filling or alterations of any kind to the site.	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt floodplain section from this change.		WS1 (1/29) – change to "Mayor or Designee".

	Comment	Inspire Response	Staff Comment	Action
	b. The building official shall monitor the installation of temporary stormwater control devices during construction. At the completion of construction, the city engineer shall be notified by the owner, developer or builder to inspect and assure that permanent stormwater control devices are installed as shown and approved on the plan. c. During the construction phase of the project, if the city engineer determines that construction is not in compliance with the approved stormwater management plan, a notice of noncompliance shall be issued, specifying the nature of the noncompliance and the remedial actions necessary to bring the project into compliance within 24 hours. d. If the remedial action specified above is not completed within the time allowed, then the building official or the city engineer may issue a stop-work order immediately. Upon completion of the action set forth in the notice of noncompliance, the building official shall issue a notice of compliance. **Recommended Changes**- 12-8-8 (1)a and 12-8-8(1)b- change building official to city engineer. **Comment**- Currently the engineering department administers the permits for site development and the erosion control of commercial projects. This change is necessary to avoid conflicts with current processes. (JB)			
194.	On-site stormwater requirements are hard to meet, especially for infill and redevelopment. Need solutions (KO)	While requiring LID practices helps, this is a requirement that cannot be waived. The best solution would be a master stormwater system for key redevelopment/ infill districts.	Public Works supports a master stormwater system, however, Public Works wants clear delineation between public and private stormwater. The City does want to maintain unfunded stormwater infrastructure needs that is created by private development. Also, the maintenance of the private stormwater should run with the land, not a third party like an HOA. AT	1/30 WS2 – Allow partial off-site compensatory treatment (50% max.) in addition to establishing a master stormwater system program
195.	Seek conformance with applicable stormwater requirements from Escambia County and/or NWFWMD, and potentially with FDOT's requirements for project parcels abutting a state roadway. (PJ)	Should refer to the WMD requirements.		1/30 WS2 – Review Escambia County and/or NWFWMD, and potentially with FDOT's requirements for project parcels abutting a state roadway and update City standards where applicable.
196.	End much or all of the stormwater grandfathering for areas that have existing impervious surface, and add more flexibility for offsite treatment to allow for more urban density; (CW)	Stormwater is a requirement that cannot be waived. The best solution would be a master stormwater system for key redevelopment/ infill districts.		
197.	SECTION 12-8-4 - Building Inspections cannot issue a permit without approval of a lot grading plan that accounts for both stormwater run-on and run-off (AT)	Please clarify comment.	At present, Building Inspections does not look at any type of lot grading plan nor take into consideration how residential construction affects the neighboring parcels. We'd like to add a layer to permitting of residential homes that requires submittal of a lot grading plan, written narrative describing how this development will neither create nor exacerbate flooding problems…all this to be reviewed by the City Engineer AT	1/30 WS2 – City to require the submittal and approval of a lot grading plan prior to issuing permits for new single-family homes
198.	Stormwater pond placement and size should be addressed with more guiding language as what is an acceptable aesthetic. Ultimately a comprehensive stormwater plan that reduced the necessity for onsite retention would be idea, though. Stormwater is a huge issue here. (VD)	Stormwater is a requirement that cannot be waived. The best solution would be a master stormwater system for key redevelopment/ infill districts.	Public Works has the same comment as #208. Also, requiring stormwater ponds to be aesthetically pleasing would result in an undue financial burden on developers. AT Agree, however, there is language in the UDOD that defines placement. Perhaps item for further discussion? (VD)	1/30 WS2 – Include provisions within the LDC which clarifies how stormwater ponds can be incorporated in an urban setting

	Comment	Inspire Response	Staff Comment	Action
	CH. 12-9 – FLOODPLAIN MANAGEMENT			
199.	Florida has requirements in flood hazard zones which disallow a certain degree maintenance of structures based on the value of the maintenance compared to the value of the home if they don't elevate their homes. This is leading to residents living in substandard conditions. Although we cannot impact, Florida Building code we should consider the equity factor for residents and commercial property owners that just want to maintain or restore their property or rebuild after damage was caused that was out of their control. (VD)	Any suggestions on how to handle this?	Not offhand but perhaps other communities have identified successful methods. (VD). No comment (LS) Would defer to City Building Official/Floodplain Manager. (SM)	1/30 WS2 – Discussed item. No change proposed at this time.
	CH. 12-10 – AIRPORT			
200.	Chapter 333, FS, contains the requirements for adopting airport zoning regulations. (Inspire)	Review the statutes to ensure this chapter addresses all the requirements.		Review the statutes to ensure this chapter addresses all the requirements.
201.	Section 12-10-10 requires an update of the LDC within one year of a master plan update. (Inspire)	Has the airport master plan been updated?		
202.	Sec. 12-3-11(4)a.7 states that any person desiring to erect or increase the height of any structures, or use his or her property not in accordance with the regulations prescribed in this chapter, may apply to the zoning board of adjustment for a variance from such regulations (Inspire)	Do they have to demonstrate hardship or just say they don't' want to meet the regulations? Recommend modifying language to reflect that variances are only recommended in cases where the applicant has no other option. Also, why would the Board make the city pay for the lights?	They must demonstrate a hardship, which is not self-inflicted. (LS)	1/30 WS2 – Keep provision as is
	CH. 12-11 - ADMINISTRATION AND ENFORCEMENT			
203.	**Sec. 12-11-1. - Enforcement. (JB)** (a)Enforcement of the provisions of this title shall be administered by the mayor through the following city officials: (1) Chapters 12-1 through 12-5, 12-9 and 12-10. Enforced by the building official. (2) Chapter 12-6. Enforced by the parks and recreation director. (3) Chapter 12-7. Enforced by the planning services department. (4) Chapter 12-8. Enforced by the city engineer and the building official. (b)These city officials may be provided with assistance of such other officers and employees of the city as may be necessary to enforce the provisions of this title. If the applicable official finds that any of the provisions of this title are being violated, he or she shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He or she shall take any other action authorized by this chapter to ensure compliance with or to prevent violation of its provisions. **Recommended changes**- (JB) Change 12-11-1(a) to the mayor "or the mayor's designee". 12-11-1(a)(1) Delete or modify (Some duties are Planning and some are Building Inspections 12-11-1(a)(2) Delete or modify (Now City Arborist) 12-11-1(a)(3) Delete or modify (Planning Services Department is not a department any more- Planning and Zoning Division)	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt floodplain section from this change [new response – inspire]		1/30 WS2 – change titles throughout the LDC to 'Mayor or designee" unless specificity is needed; however, retain references to City Engineer, City Arborist, and City Building Official

	Comment	Inspire Response	Staff Comment	Action
	12-11-1(a)(4) Delete or modify (the correct officials are named but with a change in Mayor/Administration, this could change) **Comment-** The specific naming of certain officials limits the ability for change as the mayor sees fit. Some of these duties as assigned are not consistent with this section currently.			
204.	Sec. 12-11-1 specifies the various departments responsible for certain sections of the LDC. (Inspire)	Recommend eliminating this section and instead change all references specific to a department or position (throughout the LDC) to "City Administrator or designee." Department functions and titles change and that should not require a code amendment. A designee is whoever the City Administrator assigns the responsibility to.	Discuss further. (SM)	Delete list of responsible departments.
205.	**Sec. 12-11-5. - Building permits. (JB)** This section is established to provide for building permits for review of compliance with the provisions of this land development code. A "building permit" means any building or construction permit required by chapter 14-2. (1)Application. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the standard building code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. All applications for building permit shall be accompanied by the following information and materials: a. Two complete sets of building construction plans shall be required. In addition, a plot plan drawn to scale depicting the following information shall be required for residential and commercial building permits: One copy of the plans shall be returned to the applicant by the building official after he or she has marked such copy either as approved or disapproved and attested same by his or her signature on such copy. The original, similarly marked, shall be retained by the building official. **Recommended Changes**- 12-11-5(1)a- Change "Two complete sets" to "One complete set of digital plans". **Change-** last section to "One digital copy of the plans shall be returned to the applicant by the building official, or the building official's designee. Approved plans shall be digitally stamped "Reviewed for Code Compliance" and signed by the plan reviewer. (JB)	Recommend moving submittal requirements to an administrative procedures manual or to the actual application form (in the form of a checklist) [new comment – inspire]		1/30 WS2 – take application requirement details out of the LDC
206.	Sec. 12-2-7 outlines the public participation procedures that were previously required by the FAC. Is publishing in the newspaper still sufficient public notice or should a different public noticing process be defined? (VD)	Some of this is outdated but other provisions are required by FS. The chapter on development review should be where we specify the notice requirements for the various types of application. Need to make sure they are consistent with current state law.	OK (VD) Would like to discuss further. Outdated provisions should be removed. (GH) (LS)(SM)	Update notification requirements to be consistent with FS.
207.	Evaluate variance process (KO)	There are numerous sections in the LDC that mention variances (12-7-7, 12-9-7, 12-10-3, 12-10-8, 12-11-2, and 12-12-2). Some refer to the P&Z as the approving authority while other sections refer to the BVZA. There should be consistency – "variances" should be reviewed by the BZA and should demonstrate hardship. Allowing the smaller variances to be approved by staff is fine, but	What is the BZA or BVZA? Should this be the ZBA, Zoning Board of Adjustments? .. Administrative variances must meet the same criteria for a Variance which is reviewed by the ZBA per Sec. 12-11-2(a)(2). .. Administrative Variances could be modified to serve an "oops factor" and correct minor field errors. (LS)	1/30 WS2 – The Plan Board should continue to review variances within Special Districts; add the variance flexibility provisions proposed in in Row 229

	Comment	Inspire Response	Staff Comment	Action
		this part may be expanded to include a percentage of all dimensional requirements (except density/intensity and other provisions that shouldn't be changed) Variances should not be based on an appeal.	Appeals are different from variances. They are essentially seeking concurrence from the ZBA that staff was "wrong". (SM)	
208.	Sec. 12-7-7, variances, refers to process. Should move to that chapter. (Inspire)	Move to the development review chapter.		Move all variance provisions to the Development Review chapter.
209.	**Sec. 12-9-7. - Variances and appeals. (JB)** (a)General. The construction board of adjustments and appeals shall hear and decide on requests for appeals and requests for variances from the strict application of this chapter. Pursuant to F.S. § 553.73(5), the construction board of adjustments and appeals shall hear and decide appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to section 3109 of the Florida Building Code, Building. (b)Appeals. The construction board of adjustments and appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this chapter. Any person aggrieved by the decision may appeal such decision by certiorari appeal to the circuit court. **Recommended changes: (JB)** 12-9-7a.- Change "Construction Board of Adjustments and appeals" to zoning board of adjustments in the first sentence. Second sentence- change construction board of adjustments and appeals to "Florida Building Commission" 12-9-7 b.- Change construction board of adjustments and appeals to Zoning Board of Adjustments **Comments-** The city is working to dissolve the Construction Board of appeals and rely on the appeals process through the Florida Building Commission per Florida Statute 553.775. This will provide consistency. (JB)	Will make a note to change		Update language.
	SUBDIVISION PROCESS			
210.	Sections 11-4-69 & 70 include provisions for the vacation of Streets and ROW. (Inspire)	Recommend moving to the LDC section dealing with platting and vacations.	Agree (GH) (LS) (SM)	1/30 WS2 – develop review criteria for vacation requests—one of which should be impacts to area connectivity; disregard fee discussion (addressed internally prior to meeting)
211.	Right to Use and/or Vacation of City right of way – this has become a frequent topic of conversation of late, as the City seeks to balance the value of using the right of way to benefit private development against its intended public purpose. Are there best practices utilized by other Florida communities – including applicable fee structures - that you are aware of that have been successful? (SM)	We typically discourage vacating streets as that has an impact on connectivity. However, you can't prohibit someone from requesting it. Could add language stating that if a street is vacated, the developer will need to ensure connectivity is provided in some other way (through private driveways that are open to the public and are designed like streets. The question regarding fees, it is for application fees?	Discuss further (CC) (LS) Yes – application fees and annual use fees if the ROW is approved for a License to Use vs a vacation.	Include criteria for reviewing street vacation applications.
212.	There is no "major" or "minor" subdivision anymore and that language in 12-3-105(c) is a carryover that probably should be removed (GH)			Update this section
213.	Sec. 12-7-8, Preliminary plat, Sec. 12-7-9, Final plat, and Sec. 12-7-10, Final approval, should all be moved to the development review chapter. (Inspire)	Move to the development review chapter.		Move all platting provisions to the Development Review chapter.

	Comment	Inspire Response	Staff Comment	Action
214.	Chapter 12-7 – Subdivisions – As these typically constitute a more technical review and application of regulations, any streamlining and condensing of approval processes and times (that comply with the minimum state requirements, obviously) would be a positive step. As an example, the City allows for "parcel history" to be applied in areas that originally had a higher number of lots than currently exist when restoring the original number (or fewer) of lots can be achieved with the lots created conforming to the existing lot size requirements of the zoning district. This allows for restoration of historical platting lines without going through the full-blown plat review process. (SM)	See comments under Chapter 12-12. Agree that some approvals can be done administratively. The final plat, however, has to be approved by the governing body (per F.S. 177.071).	Public Works does not support utilization of parcel history, especially for stormwater requirements. AT Agree (CC) (GH) Agree with AT on the elimination of parcel history divisions. Support retaining the "two-lot split" as an administrative approval. (LS) Utilizing parcel history has many benefits and I personally would not support eliminating it, but I agree it should not be exempt from stormwater requirements or internal PWF/Engineering review. (SM)	1/30 WS2 – continue to implement parcel history provisions with two adjustments: (1) development must meet the City's and WMD's stormwater requirements; and (2) clarify language to prevent developers from taking advantage of these provisions (such as using the parcel history process, but asking for adjustments to their boundaries)
215.	Sec. 12-7-2. - Prohibition...nothing in this chapter shall be deemed to require the approval and recording of public acquisition of strips of land or the combination or recombination of portions of previously platted and recorded lots where no new parcels or residual parcels are created which are smaller than minimum restrictions required by this title in the district in which such parcels are located. - Need to eliminate the phrase "previously platted and recorded lots" Elimination of Lot History loophole (stop allowing developers to skip past the platting process and/or stormwater treatment & attenuation) (AT)	The language of this section is confusing. It waives platting for lot consolidation. If two contiguous nonconforming lots are under single ownership and proposed for development, they should be consolidated into a single lot meeting code. Need further discussion with staff.	Public Works staff believes there is misunderstanding. Staff is talking about lot divisions based on historic platted lots, so people are trying to use an old plat to not trigger stormwater issues and surface runoff. This elimination of parcel history loophole would bring us into compliance with Water Management District requirements. AT Agree with AT (CC) (LS) See my comment in 187 above. (SM)	
216.	Sec. 12-7-5(a)(6) and (b) refer to plan submittal requirements. (Inspire)	Both should be moved to the development review chapter.		1/30 WS2 – move procedures to development review chapter and take submittal details out of the LDC.
217.	City's subdivision approval process: My personal opinion is that the process could potentially not need to include both the Planning Board and City Council. Staff should be trusted to ensure compliance of the design versus the LDC. Certainly, a public forum needs to be provided for transparency and opportunity for input from the general public, but potentially not both the Planning Board and Council. I also do not understand the basis of Final Plat approval being required at the same time as Construction Plans. It would be more logical in my opinion to require approval of Construction Plans after or concurrent with Preliminary Plat, then after construction is complete the Final Plat is submitted and approved. I would also request reconsideration of the 365 day maximum timeline between approval of Preliminary Plat and submittal of Final Plat, recognizing the City needs a mechanism to prevent approved plats and construction plans from sitting indefinitely in an 'approved' state. (PJ)	Recommended changes as follows: • Eliminate planning board review of preliminary and final plats. These are administrative items that comply with code and prior approvals. • Require preliminary plats to be approved by the city council. Once the preliminary plat is approved, the applicant can submit subdivision construction plans (final engineering). • Applicant would then have the option of bonding improvements and processing the final plat, or constructing the infrastructure prior to final plat approval. • Final plat would then be reviewed by staff and signed by the Mayor. Recommend updating timelines to require subdivision construction plans to be submitted within one year of preliminary plat approval and approved within two years of PSP approval. Allow ability for City Engineer to grant one-year extensions. If subdivision construction plans aren't submitted or approved within the required timing, the PSP expires.	In regards to removing the Planning Board step - the planning board is being used by the City Council as a "previewer" of said preliminary plat prior to full City Council review. The desire of the role of the "previewer" is to work out all the details prior to full City Council meetings. Per F.S. Chapter 177.071, the final plat must be approved by the appropriate governing body with evidence of such approval on the face of the plat. Approval of the appropriate governing body, i.e. is the City Council and executed by the City Clerk per the City Council's record vote. The execution of the final plat per the City Council's record vote is not a function of the Mayor as suggested by Inspire. AT In regards to the timeline of the Preliminary Plat, Final Plat, and release of construction plans, - Per the LDC 12-7, upon Planning Boards approval of the preliminary plat, the developer has 365 days to submit Final Plat and Release for Construction Plans. Once the City Council approves the Final Plat, the developer has 180 days to record the Final Plat and 365 days to complete construction of infrastructure. The City Surveyor recommends changing the Final Plat submittal days from 180 days to 365 days. This would allow concurrence with the construction timetable. AT Agree with AT.	1/30 WS2 – Staff agree with streamlining the process (Escambia and neighboring counties have a simpler process). Will need input from the Planning Board and City Council. Clarify the process and timeframes as they are confusing for staff and applicants.

	Comment	Inspire Response	Staff Comment	Action
218.	As landowners have rights to subdivide land (as regulated by the LDC), a public forum by either Planning Board or City Council should not be needed to approve a Preliminary Plat; it's my opinion that a public forum for this use should be avoided. Given the large amount of resources necessary for a comprehensive review, Staff should be responsible for determining compliance with the LDC and should review & approve Preliminary Plats accordingly. If additional restrictions are needed to ensure responsible development, these should be made part of the LDC by amendment in order to set an equal playing field. Applying requirements beyond the LDC or denying subdivisions case-by-case, as made possible by Planning Board & City Council hearings, can potentially infringe upon the landowners' rights. A staff-only review would be consistent with Escambia & Santa Rosa County's processes (CG)	See previous comment/recommendation		
219.	Regarding subdivisions, I support Patrick's opinion that the Final Plat process should occur after construction; this includes all infrastructure necessary to support & develop individual lots. The function of the Final Plat review process should be to verify that new lots are acceptable and have adequate access, drainage, utilities & etc. - it makes logical sense for this to occur after construction. This would be consistent with Escambia & Santa Rosa County's processes and would help clear up a lot of confusion. (CG)	After the approval of construction "plans" the developer should be able to build the infrastructure while processing the final plat. They should be required to post a bond or letter of credit. Per FS, the final plat has to be approved by the governing body. However, some communities take the PSP through the Council but not the final plat. It does, however, get signed by the Mayor.	There is currently 2 timetables in the LDC. We recommend moving to one timetable where Final Plat to be concurrent with construction plans with 365 days. AT Agree with AT (LS)	
220.	Sec. 12-7-10(e) states that all subdivision improvements shown on the plat shall be completed within one year from the date the city council grants approval of the final plat. (Inspire)	Final plats typically don't show subdivision improvements. Those details are typically shown on preliminary plats and subdivision plans.	Agree (CC) Agree. The year limit has been problematic for several developments (GH) (LS) (SM)	
221.	Making final plats final at the Planning Board meeting and not require city council approval. (CC)	Final Plats need to be approved by the governing body (per Statutes). But they don't' need to go to the Planning Board.		
222.	Appendix B, Sample preliminary plat, seems outdated. (Inspire)	We don't think this image is necessary, but if frequently used, we recommend replacing it with a modern image and moving it to the development review chapter.		1/30 WS2 – Modernize image and move to the development review chapter
223.	The implementation of a "Development Order" should be considered for site & subdivision developments. There is often confusion about what permits are to be received upon project approval, if they have all been obtained, and what the expiration dates are. Given the coordination required for reviews by multiple departments (planning & zoning, engineering, building, & etc.), it would be beneficial to both the City and Developers to have one document demonstrating project approval with an effective date. This will require an overhaul of the review processes currently outlined in the LDC. (CG)	Planning activities that get approved should get a development order. Each application type should specify expiration dates and extension opportunities.	Further discussion. I don't necessarily disagree with CG to a certain extent. However, Planning has not taken the lead role, except in facilitating Board action. (LS)	1/30 WS2 – Staff decided that Development Orders are not needed within the City. Disregard recommendation.
	CONCURRENCY			
224.	Sec. 12-1-7 contains the concurrency management and monitoring provisions. (Inspire)	Recommend moving to the development review chapter.	Agree. AT (LS)(SM) No comment. **(GH)**	Move concurrency section to the development review chapter.
225.	Sec. 12-1-7(3)(c) in the Concurrency section requires a "realistic, financially feasible funding system based on currently available revenue sources that are adequate to fund the public facilities required to serve the development authorized by the development order and development permit and which public facilities are included in the five-year schedule of capital improvements." Should this define that the funds must be "currently available"? This may be too restrictive to allow the City to respond to a development that it wishes to incentivize. (VD)	The state does not require the comp plan or capital improvements to be financially feasible. There is a difference between "currently available *revenue sources*" and "currently available *funds*." One could say that we have the revenue sources to fund projects in year 5 of the CIP, but we currently don't have the funds available, as they will be budgeted at the end of year 4.	Ok. (VD)	No change needed.
226.	Sec. 12-1-7(3)(b)(1) states that the burden of showing compliance with the adopted levels of service and meeting the concurrency evaluation shall be upon the	Should be Sec. 12-1-7(b)(1). Does the City use checklists for development review applications? This is where that	Defer to planning staff on question (VD)	WS1 (1/29) – decided not to include specific language in the LDC as to what the applicant

	Comment	Inspire Response	Staff Comment	Action
	applicant. The city may require whatever documentation is necessary to make a determination. Could the documentation be defined here (or at least some guidance) to increase the certainty of approval? (VD)	information should go. The form should ask the applicant for the proposed demand and provide a phone number of email where the applicants can get the currently available supply.	City checklists are discipline specific. Planning does not generally assess concurrency. Traffic would be a function of PWF. (LS)(SM)	would need to submit to demonstrate compliance; details could be included in a checklist
227.	GENERAL COMMENT (Need to improve Section 12-1-7): Update LDC to include language about modifications to the City right of way to account for how your proposed development will affect transportation/traffic (trip generation requirements, install turn lanes, right in/right out driveway, traffic studies, etc.)	Section 12-1-7 is about Concurrency. Requirements for easements, paths, streets should go in the Streets, Circulation, and Parking chapter. Language should be added to require an operational analysis and traffic improvements based on impacts from the proposed development. Sec. 12-1-7(a)(3) addresses concurrency and focuses on "roads designated in the comprehensive plan." If there is an issue with a failing roadway within the impact area of the project, it could be mitigated through a proportionate share agreement.	Policy T-1.1.4 in the Comp Plan currently has a transportation concurrency exception area, so a lot of the transportation concurrency requirements in chapter 12 is not applicable. So staff is trying to find ways to ensure transportation impacts are accounted for. Is this why you are recommending putting traffic impact analysis in the streets, circulation, parking chapter? Perhaps in the development review section Inspire mentioned? Because in other areas I've seen detailed concurrency sections in the LDC and not in the streets section. There is a concurrency determination application and usually this will require some type of traffic assessment from the applicant for major projects. Here is an example from St. Johns County: http://www.co.st-johns.fl.us/DevelopmentReview/media/DRM/Section%203.0%20Concurrency.pdf AT Agree with Inspire. (LS)	1/30 WS2 – transportation related analysis and studies for development should be identified in the Development Review Chapter. Additionally, it should include provisions that if the proposed development exceeds so many estimated trips, a traffic study will be required.
228.	Sec. 12-1-7. Reference Level of Service Study, ATP & MUTCD (AT)	These capacity measures are not directly tied to LOS standards. They may be better incorporated into another portion of the code.		1/30 WS2 – Direct applicants to utilize the LOS calculation utilized in the City's LOS Study
229.	Section 12-1-7 Concurrency and capital improvements. Needs to bring attention to this section internally as staff should be reviewing LDC, comp plan, and capital improvement schedule in coordination. This can impact outcomes of any traffic impact analyses we may require. Ex. If a study shows development will impact an intersection, how can we better structure our system to better take this into account and plan for improvements? (AT)	This could be addressed in an internal development review manual. Does not belong In the LDC.	Agree development review manual would be helpful and bring attention to this coordination. Also still believe that we need to have an internal process that is better integrated so comp plan, capital improvements and concurrency stay consistent. I don't believe Chapter 9 Capital Improvements of the comp plan has been updated in some time, but perhaps that's not required any longer. AT	1/30 WS2 – No change to the LDC, but consider creating an administrative procedures manual.
230.	It is not uncommon for staff and/or the customer to wish for more flexibility & additional available options in our administrative (de minimus) variance regulations. (12-11-2(e)) (SM)	Recommend keeping staff modifications at 10% but not just setbacks and allowing >10% up to 30% to be reviewed by the ZBA or PB without having to prove hardship. Anything over 30% should be processed as a variance due to hardship.	I like this. Would like to discuss further. (CC) (GH) Discuss further. (LS) (SM)	1/30 WS2 – Create a system to allow some modifications to be approved administratively.
231.	Section 12-11-2(a)(2)(e) – this Code Section itself should also be looked at in general as this seems to place Administrative Variances at the staff level under the authority of the Zoning Board of Adjustment due to the way it's numbered/organized. (SM)	This section needs to be reorganized. See comment above recommending the consolidation of all variance language in one place. Process/procedures should not be mixed with board duties.	Agree (LS)	Consolidate of all variance language in one place.
232.	Sec. 12-11-2(f) outlines the process for modifications to the CRA Urban Design Overlay District (CRAUDOD) standards. Sec. 12-11-2(f)(2)c states that the applicable redevelopment board chair shall review the final determination. (Inspire)	Recommend that the determination be considered by the whole board and not just the chair.	The CRA District Boards are likely being reorganized. This may provide an opportunity to revisit who is involved. The current process is very collaborative and works well due to the small group. Some of that collaboration might be lost with a larger review committee. (LS) (SM)	Revisit after the CRA Board is reorganized.
233.	Sec. 12-11(4) states that the any person affected by the modification to the CRAUDOD can appeal to the ZBA. (Inspire)	Recommend sending the appeal to the city council.	No comment (LS)	Review and consolidate all appeal procedures to ensure consistency.

	Comment	Inspire Response	Staff Comment	Action
234.	Sec. 12-11-2 is titled appeals, modifications, and variances, but goes on to describe the duties and powers of the zoning board of adjustment. The responsibilities of each board should be in the Boards and Commissions chapter. Also, there are numerous references to variances in the code that are not processed by the ZBA (subdivisions, historic districts, etc.) (Inspire)	Recommend rewriting this section to describe the process not the board duties. There should be a section dedicated to appeals (legislative and quasi-judicial decisions), a separate section for variances, and a different section dedicated to modifications.	Agree (CC) (GH) (LS) (SM)	Reorganize into separate sections for appeals, board duties, and variances.
235.	Chapter 12-11 is not organized and does not include instructions/requirements for all types of development review applications. (Inspire)	Recommend including a section dedicated to general/common procedures for development review (relevant to all application types). Could include the following subsections: - Applicability (specify which activities require a building permit, development order, Certificate of Occupancy) - Table listing all development application types noting who reviews the application and who makes the final decision. Include a cross-reference to the section that explains the application process in detail. - Pre-application meeting requirements - Application submittal - Completeness and sufficiency review general procedures. - Public hearings and notices	Agree (LS) (SM)	Consolidate all procedure sections and organize by type of application.
236.		We recommend having separate sections for the various application types (variances, zoning map amendments, FLUM amendments, Special Exceptions, plats, historic designations, Certificates of Appropriateness, etc.). Each section should include the following subsections: - Purpose of application - Application Requirements - Criteria for review - Review Process - Effect of approval - Expiration/extension		
237.	Adding some language that requires (or strongly recommends) that any applicants going before the planning board hold a pre-app meeting with city staff. (CC)	Recommend requiring pre-apps for certain types of application. Wouldn't prefer not to use "encourage" or "discourage" in the code, as those words don't do anything.	Agree (CC) (GH) (SM) Suggest including language for certain type of projects within historic and redevelopment districts do the same before initiating Board review. (LS)	Require pre-apps for certain types of application.
238.	Per internal discussions it may be prudent to add a required Pre-development meeting of developers with staff to eliminate developers dropping plans for review at the last minute that are new to staff. (VD)		Ok (VD) Agree (CC) (GH) (LS)	
239.	There is a lot of repetition in the notification requirements found in Ch. 12-11 and Ch. 12-12. For example, the notification requirements for each application type are repeated within each section by type of application. (Inspire)	Recommend adding a table to show notification type, notification timing, and notification radius by application type. This would reduce redundancy and provide a single source of information. Recommend reviewing all the notification timing for all applications to ensure compliance with statutes.	Agree. We actually created a table for internal use and this could be referred to as opposed to being in the LDC. There was also a state statute adopted a while back that eliminated the need for municipalities to publish in a local newspaper. We should cite this statute and remove an PNJ requirements. (CC) Further discussion. There are still people who do not rely on web-based forums for their news and current information. (LS)	1/30 WS2 – create unified table listing notification requirements for various applications

	Comment	Inspire Response	Staff Comment	Action
240.	giving staff more administrative approval options vs. having to go before the board which we may or may not want to do (CC)	The more defined the regulations are, the easier it would be to get developments approved administratively. Don't recommend giving too much discretion to staff. Only gets people in trouble, sets precedents.	Agree with Inspire. (LS)	**No action**
241.	Sec. 12-3-07 addresses conditional use permits. Subsection (a) states that these permits require further review by the planning board and city council. However, there is no reference to conditional uses in the planning board section (12-12-2). (Inspire)	Recommend adding language to Sec. 12-12-2 to establish planning board's authority to make recommendations on conditional uses.	Agree (GH) (LS) (SM)	Add language to Sec. 12-12-2 to establish planning board's authority to make recommendations on conditional uses.
242.	Sec. 12-11-2(d) states, "*Any person, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within 30 days after rendition of the decision by the board.*" The wording is not clear and seems to require city council approval to appeal. (Inspire)	Reword to clarify.	Agree (LS)	Reword Sec. 12-11-2(d) and Sec. 12-12-2(6)f.4 to clarify that city council approval is not needed to appeal.
243.	Sec. 12-12-2(6)f.4 states, "*Any person, jointly or severally, aggrieved by any quasi-judicial decision of the planning board on an application for a variance under subsection (6)f of this section, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within 30 days after rendition of the decision by the planning board.*" The wording is not clear and seems to require city council approval to appeal. (Inspire)	Reword to clarify		
244.	Sec. 12-11-3 is titled Amendments, but it seems to apply to all rezonings and FLUM amendments (Inspire)	Change title and separate into two sections (rezonings and FLUM amendments).	Agree (LS) It also applies to LDC amendments. (SM)	Change the title of Sec. 12-11-3 and separate into two sections (rezonings, FLUM amendments, and LDC Amendments).
245.	Sec. 12-11-3(3)a states that applications for zoning or FLUM amendments must be submitted to the planning services department 30 days prior to the regularly scheduled meeting of the planning board. (Inspire)	Recommend moving timelines out of the LDC and into a development review manual or the actual application forms. Also, this does not allow adequate time to process. Staff will need to do a sufficiency review, potentially a request for additional information, prepare and send notices, prepare and run an advertisement, and write a staff report in what is essentially a two-week period.	Disagree. This timeline was increased from 21 days to 30 days to provide enough time for staff to assess the application and route for comments. (LS)	1/30 WS2 – Move timelines out of LDC and into Development Review Manual, which should be adopted by reference (therefore keeping timelines enforceable)
246.	Sec. 12-11-3(3)c.2.ii references proof of ownership. (Inspire)	Recommend adding an option for a notarized agent authorization form for third-party applicants acting on behalf of owners.	Disagree (LS)	1/30 WS2 – clarify that if an agent is submitting the application on behalf of a property owner, they must have their written consent
247.	Sec. 12-11-3(5) speaks to city council review of the planning board's action on rezonings and FLUM amendments (as covered in Sec. 12-11-3(4)). However, Sec. 12-11-3(5) only references zoning amendments and not FLUM amendments. (Inspire)	This should be fixed if separate sections are created for each type of application. Does the City allow FLUM amendments and rezonings to be processed concurrently? Needs to be stated.	Agree. Yes, we allow them to be processed concurrently. (GH) (LS) (SM)	Rewrite Sec. 12-11-3(5) to clarify that the City allows FLUM amendments and rezonings to be processed concurrently.
248.	Sec. 12-11-13 has many references to the Department of Community Affairs and the Department of Economic Opportunity. (Inspire)	Recommend revising all to Florida Department of Commerce and updating all timelines to refer to the statute (30 days for State Expedited Review).	No comment (LS)	Update change to Florida Department of Commerce and plan amendment timelines.
249.	Sec. 12-11-3(6)a.12 encourages applicants to hold informational community meetings for zoning and/or FLUM amendments; however it is under the zoning amendments section and not the FLUM section. (Inspire)	This should be fixed if separate sections are created for each type of application.	No comment (LS)	Create separate sections for rezonings and FLUM amendments.
250.	Sec. 12-11-3(6)a.13 requires two advertised public hearings for rezonings of 10 contiguous acres or more. However, the bottom of the section states that if the city council approves at the first public hearing, the adoption ordinance will be read two times following the first public hearing. (Inspire)	Recommend clarifying if the first reading occurs at the first public hearing or if there need to be two additional readings after that. Need to clarify if the planning board meeting is a public hearing. Is it one public hearing at planning board, one public hearing / ordinance reading at		Clarify Sec. 12-11-3(6)a.13 to reflect current practice.

	Comment	Inspire Response	Staff Comment	Action
		city council, and then one final ordinance reading that is not a public hearing?		
251.	Sec. 12-11-3(6)b addresses the process for small scale FLUM amendments. (Inspire)	Recommend updating for consistency with state statutes. There is no maximum annual acreage threshold.	Agree (LS) (SM)	Update Sec. 12-11-3(6)b for consistency with state statutes.
252.	Sec. 12-11-3(6)b refers back to steps for rezoning (subsection (6)a.1 through 12) for small scale amendments. However, the small scale threshold was increased from 10 acres to 50 acres. Sec. 12-11-3.a.13 includes a separate process for rezonings of 10 acres or more. (Inspire)	Recommend referring to Sec. 12-11-3.a.13 for small scale amendments above 10 acres or increasing cap in Sec. 12-11-3.a.13 to 50 acres, depending on intent.	Agree (LS) (SM)	
253.	Sec. 12-11-3(6)c only allows two cycles per year for regular cycle FLUM amendments. This cap is no longer in the statutes. (Inspire)	Recommend reconsideration of twice per year cap. Some jurisdictions are going monthly, and some are going quarterly. Some maintain the twice per year cycles. This may not be as important since the small scale cap has been raised to 50 acres.	Agree (LS) (SM)	
254.	Sec. 12-11-3(6)c includes references for rezonings. These are FLUM amendments. (Inspire)	This should be fixed if separate sections are created for each type of application.	No comment (LS)	Clean up language in Sec. 12-11-3(6)c
255.	Sec. 12-11-3(6)c.8 references a 60-day state review period. (Inspire)	Recommend updating to 30-day review period for expedited state review and 60-days for state coordinated review.	No comment (LS)	Update Sec. 12-11-3(6)c.8 for consistency with state statutes.
256.	Sec. 12-11-4(2) and Sec. 12-11-4(3)b have repetitive language regarding ADA accessibility to the public. (Inspire)	Recommend noting only once.	Agree (LS)	Duplicative language to be addressed in reorganization.
257.	Sec. 12-11-8. Regulation of patrons' dogs at permitted food service establishments. (Inspire)	Move to Code of Ordinances (possibly Title IV – Health and Sanitation)	Further discussion (LS) (SM)	1/30 WS2 – Move to Code of Ordinances (possibly Title IV – Health and Sanitation)
	CH 12-12 - BOARDS AND COMMISSIONS			
258.	Sec. 12-12-2(6)c requires the planning board to submit recommendations to the city council on proposed subdivision plats. (Inspire)	Recommend reconsidering whether these applications need to be handled by the planning board. Preliminary subdivision plats should be administrative in nature. Staff can review for code requirements and make a recommendation directly to the city council.	Yes, this should be removed from Planning Board's processes and handled administratively. (GH) (SM) Agree (CC) (LS)	1/30 WS2 – Staff agree with streamlining the process (Escambia and neighboring counties have a simpler process). Will need input from the Planning Board and City Council.
259.	Sec. 12-12-2(6)f allows for the planning board to grant zoning variances for the waterfront redevelopment district and the gateway redevelopment district. (Inspire)	This may be more appropriately handled by the ZBA, as the board that typically reviews variances for dimensional standards.	The City granted authority for Variance approval to the Board which would review/approve the aesthetic/site designs. This streamlines the review process. (LS) (SM)	1/30 WS2 – Keep LDC current provisions
260.	Sec. 12-12-2(12) is a procedure for city council review of planning board decisions. (Inspire)	Should this apply to the ZBA too?	No. Historically, appeals of ZBA have gone to first judicial court of FL since ZBA hearings are quasijudicial. (GH) (SM) Agree with GH. (LS)	1/30 WS2 –No changes needed.
	CH. 12-13 - DEFINITIONS			
261.	Sec. 12-1-8 addresses the interpretation of certain terms (Inspire)	Recommend moving to the Definitions chapter	Agreed. (LS)(SM)	Move Sec. 12-1-8 to definitions chapter
262.	Sec. 12-1-8 addresses potential conflicts between text and support graphics or tables in the LDC and states that figures, tables and illustrations specifically designated as such shall be deemed to be a part of the text. It may be useful to simplify this language as it feels like it is conflicting in terms of "table and figure". (VD)	Agree. Too many similar terms used.	Ok. (VD) Disagree, all 3 are used within the LDC. (LS)	WS1 (1/29) – Update terminology for consistency and simplicity as needed

	Comment	Inspire Response	Staff Comment	Action
263.	Affordable housing needs to be defined as to what this means and what would constitute acceptable documentation to prove that the property will actually be used as an affordable unit and what the consequence would be if it's not. Coordinate with the Housing Office and CRA Office. (VD)	Agree. Many communities have adopted definitions. Would recommend targeting incomes at or below 80% of the median household income of the region. Also need timeframe (30 or 50 years) within which the unit needs to remain affordable. A Land Use Agreement should be required. The City should have a system for certifying units affordable.	Ok (VD) Agree (CC) (GH) (LS) (SM) Discuss further. 80% is preferred, but some LLA and other City incentives reference 120% AMI. (MR)	WS (2/2) – Move forward with 120% AMI to be consistent with recent state legislation (note: density bonus system could be more specific)
264.	Provide a definition for 'affordable' consistent with Florida Statutes to assist with local housing market affordability analyses and policymaking			WS (2/2) – Proceed with Inspire's recommendation
265.	Redefine Impervious Area – The challenge has been when we have had other materials type that still produce a high runoff coefficient. (Example stone/rock). Possibly anything with a Curve Number (SCS method) higher than 30. (AT)	Recommend keeping the definition simple or providing a list of materials that the city does not consider pervious.	Public Works believes defining impervious area anything with a Curve Number (SCS method) higher than 30 is very simple. This definitely would eliminate all subjectivity. AT Agree (LS) (SM)	WS (2/2) - Expand current definition with list of potential materials and refer to SCS method for further determinations
266.	There should be a better definition as to what would be considered a "storefront" and what would not. The storefront standards appear to apply to a highly urbanized area and may not be appropriate along all streets. (VD)	There are some areas where storefronts should be required. Where that is the case, the standards should specifically state what constitutes a storefront (display windows, bulkheads, glass doors, awning or canopy, etc.). In other areas, maybe ground floor retail is all that is needed.	Ok (VD) Agree (LS) (SM)	Proceed with Inspire's recommendation (no discussion)
267.	Primary and secondary frontage definitions should be reviewed (VD)	Agree. Should specify which streets would be primary at intersections or double frontage lots.	Ok (VD) Disagree. It is customary to defer to the "tier of the lots" to determine the primary and secondary frontages. Additionally, absent a definition, staff can be flexible in applying the standards based upon the development type and surrounding area. (LS)	WS (2/2) – Keep the definitions as is, as Staff is happy with the flexible language provided therein
268.	Provide a definition for 'compatibility' consistent with Florida Statutes to provide further guidance and consideration criteria for local boards and staff. (Inspire)			WS (2/2) – Proceed with Inspire's recommendation

PJ – Patrick Jehle
AW – Adrianne Walker
AT – Amy Toole (also Public Works & Facilities)
CW – Christian Wagley
CC – Cynthia Cannon
CG – Clint Geci
GH – Gregg Harding
LS – Leslie Statler
SM- Sherry Morris
VD – Victoria Dangelo
KO – Comments gathered during the kick-off meeting
Inspire - Consultant

COMPREHENSIVE PLAN

Policy	Inspire Comment	Staff Response	Action
Policy FLU-1.2.2: Land uses which are potentially incompatible due to type of use and/or intensity of use, shall be buffered from one another through the use of physical and/or natural vegetative barriers within required yards established in the adopted Land Development Code. Policy FLU-1.2.2: Land uses which are potentially incompatible due to type of use and/or intensity of use, shall be buffered from one another through the use of physical and/or natural vegetative barriers within required yards established in the adopted Land Development Code.	The buffer requirements are in the Zoning chapter, but also sprinkled throughout the Zoning chapter. We recommend consolidating them in the Landscape chapter and using a table specifying width, landscaping materials, and screening requirements (wall, hedge, or none).	Agree (SM)	Consolidate buffer requirements in the Landscape chapter and using a table specifying width, landscaping materials, and screening requirements
Policy FLU-1.1.6: The following uses shall be allowed in all future land use districts, except for Conservation and Interstate Corridor, subject to regulations set forth in the adopted Land Development Code, and Chapter 333 of the Florida Statutes: Community residential homes, schools with curriculum the same as public schools, libraries, churches, home occupations and accessory structures incidental to any permitted use. Parks and playgrounds and utility structures shall be allowed in every district.	Need to make sure the table of uses addresses this policy. Community Residential Homes of more than 6 residents, however, do not have to be permitted in all districts.		Verify that the uses are allowed as noted.
Policy FLU-1.1.7: Adaptive reuse of vacant public, semipublic, institutional or historically significant structures within the Medium and High Density Residential Land Use Districts and the Residential Neighborhood Commercial Land Use District shall be allowed subject to issuance of a conditional use permit. Applicants for a conditional use permit must submit development plans, undergo site review process through the Planning Board, provide for public notification of property owners within an established radius and obtain approval from the City Council. To ensure the compatibility of the conditional use development with the surrounding residential neighborhood the City Council may prescribe appropriate conditions and safeguards as follows: • Limit or otherwise designate the following: the manner in which the use is conducted; the height, size or location of a building or other structure; the number, size, location, height or lighting of signs; the location and intensity of outdoor lighting or require its shielding. • Establish special or more stringent buffer, yard or other open space requirements. • Designate the size, number, location or nature of vehicle access points. • Require berming, screening, landscaping or similar methods to protect adjacent or nearby property and designate standards for installation or maintenance of the facility. • Designate the size, height, location or materials for a fence or wall.	This is a Comp Plan directive. Need to maintain consistency (or amend the policy).	Agree (SM)	Verify consistency of LDC with this policy.
Policy FLU-1.2.1: Expansion or replacement of land uses, which are incompatible with the Future Land Use Plan, shall be prohibited. Existing nonconforming uses will be permitted as provided in the City's Land Development Code.	The LDC (Section 12-1-6(d)) does not have a reference to this policy and it allows replacement under certain circumstances.	Agree - Language should be cleaned up in both areas. (SM)	Compare Policy and LDC language and ensure consistency.
Policy FLU-1.3.4: Regulate the location of hazardous waste disposal, storage, and treatment facilities within the City through enforcement of land development regulations.	No mention in the LDC about this policy. Are any of those uses currently allowed within the city limits?	No, but M-2 (Heavy Industrial) allows for any use approved by Council not listed in M-1. (SM)	Cross-reference policy in M-2.
Policy FLU-1.4.2: Public access to the waterfront shall be encouraged in all developments utilizing City funds except for industrial developments.	Sec. 12-3-69 addresses the use of ROW terminus at the waterfront. Recommend adding waterfront access to one of the development bonus incentives. The developer may get additional density or intensity, or reduced parking if they provide on-site public access to the water.		List access to the waterfront as a desired element in the bonus/incentives section.
Policy FLU-1.4.3: Future residential land use developments in the CHHA shall be limited to the following densities by location: • Low density - along Escambia Bay north of Hyde Park Road and south of Gadsden Street, and along both shores of Bayou Texar. • Medium density - along Pensacola Bay (except for the Historic District), and along Bayou Chico. • High density - Historic District.	Need to implement in the LDC.		Verify consistency.

Policy	Inspire Comment	Staff Response	Action
Policy FLU-1.4.4: Future residential land use developments in the dense business area constructed in the CHHA shall be limited to medium density (18 or fewer residential dwelling units per acre). Allowable density above the medium density limit established by future land use category may be transferred to portions of the development site outside the CHHA.	Need to implement in the LDC.	Discuss further (SM)	Address during LDC update. Need to ensure consistency with policy of change it.
Policy FLU-1.8.2: Land development regulations shall allow flexibility, within some zoning districts to provide for affordable housing and other redevelopment opportunities. Policy FLU-1.8.3: Land development regulations shall include standards for residential density bonuses and density transfers above the limit otherwise established by future land use category in exchange for the construction of affordable housing and as an incentive to achieve superior building and site design, preserve environmentally sensitive lands and open space, and provide public benefit uses including access to the waterfront.	Recommend establishing incentives for the provision of affordable housing	Agree – SM	LDC to establish a bonus system to promote the development of affordable housing.
Policy FLU-1.9.1: Promote infill development of vacant and underutilized parcels within City limits through use of appropriate land development regulations, and provision of effective urban services.	Those areas should have the most flexibility	Agree – SM	LDC already offers flexibility in the core.
Policy FLU-1.9.2: Encourage mixed-use development as a means to increase density in the designated urban core and inner-city redevelopment areas of the City in accordance with adopted redevelopment area plans through EAR-based amendments of the Comprehensive Plan and revisions of the Land Development Code. Policy FLU-1.9.4: Continue to encourage mixed use development through the use of innovative land development techniques such as planned unit developments, cluster housing, mixed-uses on individual parcels and other approaches as provided in the land development code. Policy FLU-1.9.5: Promote innovative arrangements of development types and promote a complimentary mix of residential/commercial/recreation uses along primary vehicular corridors of neighborhoods so as to minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another. Policy FLU-1.9.6: Allow development of a mixture of residential, commercial and office land uses in the mixed residential/office/commercial zoning districts along primary vehicular corridors of the Urban Core and inner-city Community Redevelopment Areas, through review and revision of the Land Development Code. Policy FLU-1.11.3: Review land use regulations in the Land Development Code and revise where necessary to encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non- residential uses that address the needs of families and other household types living in downtown neighborhoods. Policy FLU-1.12.5: Promote redevelopment of existing automobile-oriented corridors and the upgrading of existing commercial development to create vibrant, mixed-use boulevards that balance efficient movement of motor vehicles with the creation of attractive pedestrian-friendly districts that serve the adjoining neighborhoods as well as passing motorists pursuant to adopted redevelopment plans.	Recommend providing incentives to achieve this character/form. May offer additional density, intensity, height, and/or reduced parking in exchange for mixed-use. Should discourage the use of PUD for any type of development.	Agree- SM	Recommend providing incentives to achieve this character/form.
Policy FLU-1.9.3: Support increased density in proximity to existing and proposed urban elementary schools, and seek to use such schools as neighborhood focal points by collocating public facilities such as parks and community centers with schools to the extent possible.	This policy should be amended as colocation is no longer recommended (due to safety issues)	Discuss further (SM)	Recommend amending policy as colocation is no longer recommended (due to safety issues)
Policy FLU-1.10.3: Explore Neighborhood Conservation Overlay Districts to ensure compatible infill development in existing traditional neighborhoods.	Is this still an option to consider? We recommend against creating more districts, especially overlays.	This was in conjunction with the desire to allow neighborhoods to adopt specific regulations/plans, which was never approved by Council. SM	No change to LDC. May want to eliminate policy.
Policy FLU-1.11.2: Review land use regulations in the Land Development Code and revise where necessary to support walkability and pedestrian activity, arts, and entertainment uses in the City's downtown. Policy T-3.2.2: The City will continue to include requirements for provision of sidewalks by developers around future commercial developments to aid in pedestrian transportation needs.	The Off-Street parking chapter needs to be expanded to address streets and circulation (vehicular and pedestrian). Recommend moving relevant sections from Title XI to the LDC.	Agree - SM	Moving relevant pedestrian circulation provisions from Title XI to the LDC.

Policy	Inspire Comment	Staff Response	Action
Policy T-1.1.2: The City of Pensacola shall continue to examine traffic impacts associated with development on roadways within the City to ensure that adopted Level of Service standards are not degraded.	Didn't see any requirements for traffic studies. Are they not required? Recommend adding to the development review chapter.	Public Works and Engineering does not currently have any requirements for traffic studies and would like to implement this process.	Incorporate thresholds in LDC for traffic studies.
Policy T-1.3.1: The City will use the following definitions from the Land Development Code section 12-14-1 to classify streets within City limits. The City will identify the classification of local streets on the Roadway Functional Classification Map which shall be contained in the City's Land Development Code, and updated periodically to reflect current roadway function.	This policy should be amended. Should not repeat text from the LDC. There should be less reliance on functional classification; should use context classification instead (FDOT uses it now too).	The active transportation plan has information on level of stress and also roadway design based on context classification and type of road (arterial, collector, local).	Policy should be updated for consistency with the active transportation plan.
Policy T-1.4.3: The City shall work to reduce excess surface parking along new and existing development through revisions to the Land Development Code where appropriate.	See Parking chapter recommendations related to restricting parking to a maximum.	Agree- SM	LDC already has maximum parking provisions. Need to explore other options.

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Table 1A - Residential Land Use Districts Table (Original)	R-1AAAAA, R-1AAAA, & R-1AAA	R-1AA	R-1A	R-1B	R-ZL	R-2A [1]	R-2B [1]
Single-family detached dwellings.	P						
Accessory residential units subject to regulations in section 12-3-81.	P						
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. If it is proposed to be within 1,000 feet of another such home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.	P						
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.	P						
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.	P						
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.	P						
Home occupations subject to regulations in section 12-3-57.	P						
Municipally owned and operated parks and playgrounds.	P						
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.	P						
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.	P						
Family day care homes licensed by the state department of children and family services as defined in state statutes.	P						
Single-family detached dwellings.		P					
Accessory residential units subject to regulations in section 12-3-81.		P					
Single-family attached dwellings (townhouse construction, maximum two units).		P					
Two-family attached dwellings (duplex).		P					
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P					
Cemeteries, when: 1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and 2. The provisions of section 12-3-85 have been met.		P					
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.		P					
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.		P					
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.		P					
Home occupations subject to regulations in section 12-3-57.		P					
Municipally owned and operated parks and playgrounds.		P					
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.		P					
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.		P					
Family day care homes licensed by the state department of children and family services as defined in state statutes.		P					
Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-3-91.		C					
Bed and breakfast subject to regulations in section 12-3-84.		C					
Child care facilities subject to regulations in section 12-3-87.		C					
Accessory office units subject to regulations in section 12-3-80.		C					
Single-family detached dwellings.			P				
Accessory residential units subject to regulations in section 12-3-81.			P				
Single-family attached dwellings (townhouse construction, maximum two units).			P				
Two-family attached dwellings (duplex).			P				
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.			P				
Cemeteries, when: 1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and 2. The provisions of section 12-3-85 have been met.			P				
Residential design manufactured homes are permitted in the R-1A district, with a maximum density of 12.4 units per acre subject to regulations in section 12-3-91.			P				
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.			P				
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.			P				
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.			P				
Home occupations subject to regulations in section 12-3-57.			P				
Municipally owned and operated parks and playgrounds.			P				
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.			P				
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.			P				

Table 1A - Residential Land Use Districts Table (Original)	R-1AAAAA, R-1AAAA, & R-1AAA	R-1AA	R-1A	R-1B	R-ZL	R-2A [1]	R-2B [1]
Family day care homes licensed by the state department of children and family services as defined in state statutes.			P				
Bed and breakfast subject to regulations in section 12-3-84.			C				
Child care facilities subject to regulations in section 12-3-87.			C				
Accessory office units subject to regulations in section 12-3-80.			C				
Single-family detached dwellings.				P			
Accessory residential units subject to regulations in section 12-3-81.				P			
Single-family attached dwellings (townhouse construction, maximum two units).				P			
Two-family attached dwellings (duplex).				P			
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.				P			
Cemeteries, when: 1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and 2. The provisions of section 12-3-85 have been met.				P			
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.				P			
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.				P			
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.				P			
Home occupations subject to regulations in section 12-3-57.				P			
Municipally owned and operated parks and playgrounds.				P			
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.				P			
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.				P			
Family day care homes licensed by the state department of children and family services as defined in state statutes.				P			
Bed and breakfast subject to regulations in section 12-3-84.				C			
Child care facilities subject to regulations in section 12-3-87.				C			
Accessory office units subject to regulations in section 12-3-80.				C			
Single-family detached (zero-lot-line development)					P		
Single-family attached (townhouse and quadraplex)					P		
[STAFF, CHILD CARE FACILITIES ARE IDENTIFIED AS A CONDITIONAL USE FOR R-ZL PER SEC. 12-3-87]					C		
Single-family detached dwellings with a maximum density of 12.8 units per acre. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Community residential homes licensed by the state department of health and rehabilitative services with: (a) Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. (b) Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Residential design manufactured homes at a density of up to 12.8 units per acre subject to regulations in section 12-3-91. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Bed and breakfast subject to regulations in section 12-3-84. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Child care facilities subject to regulations in section 12-3-87. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	
Single-family attached (townhouse and quadraplex construction) and detached zero-lot-line dwellings with a maximum density of 21.8 units per acre. Development must comply with the minimum standards established for the R-ZL zoning district in subsection (1) of this section.						P	
Two-family attached dwellings (duplexes) with a maximum density of 17.4 units per acre. Development must comply with the minimum standards established for the R-1A zoning district for duplex dwellings in section 12-3-4(5).						P	
Multiple-family attached dwellings, at a maximum gross density of 35 units per acre, when in compliance with the minimum standards established in Table 12-3.4.						P	
Manufactured home park subject to regulations in section 12-3-91(e).						P	
Home occupations subject to regulations in section 12-3-57.						P	

Table 1A - Residential Land Use Districts Table (Original)	R-1AAAAA, R-1AAAA, & R-1AAA	R-1AA	R-1A	R-1B	R-ZL	R-2A [1]	R-2B [1]
Municipally owned and operated parks and playgrounds.						P	
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.						P	
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.						P	
Single-family detached dwellings with a maximum density of 12.8 units per acre. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Community residential homes licensed by the state department of health and rehabilitative services with: (a) Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. (b) Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Residential design manufactured homes at a density of up to 12.8 units per acre subject to regulations in section 12-3-91. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Bed and breakfast subject to regulations in section 12-3-84. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Child care facilities subject to regulations in section 12-3-87. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]							P
Single-family attached (townhouse and quadraplex construction) and detached zero-lot-line dwellings with a maximum density of 21.8 units per acre. Development must comply with the minimum standards established for the R-ZL zoning district in subsection (1) of this section.							P
Two-family attached dwellings (duplexes) with a maximum density of 17.4 units per acre. Development must comply with the minimum standards established for the R-1A zoning district for duplex dwellings in section 12-3-4(5).							P
Multiple-family attached dwellings, at a maximum gross density of 35 units per acre, when in compliance with the minimum standards established in Table 12-3.5.							P
Manufactured home park subject to regulations in section 12-3-91(e).							P
Home occupations subject to regulations in section 12-3-57.							P
Municipally owned and operated parks and playgrounds.							P
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.							P
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.							P

[1] Where any use other than a single-family, duplex or zero-lot-line development abuts an R-1AAAAA through R-ZL zoning district, there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

Table 1B - Residential Land Use Districts Table (Sorted & Condensed)	R-1AAAAA, R-1AAAA, & R-1AAA	R-1AA	R-1A	R-1B	R-ZL	R-2A [1]	R-2B [1]
Accessory office units subject to regulations in section 12-3-80.		C	C	C			
Accessory residential units subject to regulations in section 12-3-81.	P	P	P	P			
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.	P	P	P	P		P	P
Bed and breakfast subject to regulations in section 12-3-84.		C	C	C			
Bed and breakfast subject to regulations in section 12-3-84. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Cemeteries, when: 1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and 2. The provisions of section 12-3-85 have been met.		P	P	P			
Child care facilities subject to regulations in section 12-3-87. [STAFF, CHILD CARE FACILITIES ARE IDENTIFIED AS A CONDITIONAL USE FOR R-ZL PER SEC. 12-3-87]		C	C	C	C		
Child care facilities subject to regulations in section 12-3-87. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.	P	P	P	P			
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. If it is proposed to be within 1,000 feet of another such home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.	P						
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P	P	P			
Community residential homes licensed by the state department of health and rehabilitative services with: (a) Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. (b) Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Family day care homes licensed by the state department of children and family services as defined in state statutes.	P	P	P	P			
Home occupations subject to regulations in section 12-3-57.	P	P	P	P		P	P
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.	P	P	P	P			
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Manufactured home park subject to regulations in section 12-3-91(e).						P	P
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.	P	P	P	P		P	P
Multiple-family attached dwellings, at a maximum gross density of 35 units per acre, when in compliance with the minimum standards established in Table 12-3.4.						P	
Multiple-family attached dwellings, at a maximum gross density of 35 units per acre, when in compliance with the minimum standards established in Table 12-3.5.							P
Municipally owned and operated parks and playgrounds.	P	P	P	P		P	P
Residential design manufactured homes are permitted in the R-1A district, with a maximum density of 12.4 units per acre subject to regulations in section 12-3-91.			P				
Residential design manufactured homes at a density of up to 12.8 units per acre subject to regulations in section 12-3-91. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-3-91.		C					
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.	P	P	P	P			
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Single-family attached (townhouse and quadraplex construction) and detached zero-lot-line dwellings with a maximum density of 21.8 units per acre. Development must comply with the minimum standards established for the R-ZL zoning district in subsection (1) of this section.						P	P
Single-family attached (townhouse and quadraplex)					P		
Single-family attached dwellings (townhouse construction, maximum two units).		P	P	P			
Single-family detached (zero-lot-line development)					P		
Single-family detached dwellings with a maximum density of 12.8 units per acre. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P
Single-family detached dwellings.	P	P	P	P			
Two-family attached dwellings (duplex).		P	P	P			
Two-family attached dwellings (duplexes) with a maximum density of 17.4 units per acre. Development must comply with the minimum standards established for the R-1A zoning district for duplex dwellings in section 12-3-4(5).						P	P

[1] Where any use other than a single-family, duplex or zero-lot-line development abuts an R-1AAAAA through R-ZL zoning district, there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Single-family detached dwellings	P								
Two-family attached dwellings (duplexes)	P								
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).	P								
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).	P								
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.	P								
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.	P								
Cemeteries, subject to regulations in section 12-3-85.	P								
Home occupations, subject to regulations in section 12-3-57.	P								
Municipally owned and operated parks and playgrounds.	P								
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.	P								
Child care facilities subject to regulations in section 12-3-87.	P								
Private clubs and lodges, except those operated as commercial enterprises.	P								
Boarding and lodging houses.	P								
Bed and breakfast subject to regulations in section 12-3-84.	P								
Dormitories.	P								
Office buildings.	P								
Hospitals, clinics (except animal hospitals and clinics).	P								
Nursing homes, rest homes, convalescent homes.	P								
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.	P								
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.	P								
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.	P								
Social services homes/centers.	P								
Banks and financial institutions.	P								
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.	P								
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.	P								
Studios as defined in section 12-13-1.	P								
Any use permitted in the R-2 district.		P							
Single-family detached dwellings		P							
Two-family attached dwellings (duplexes)		P							
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).		P							
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).		P							
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.		P							
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P							
Cemeteries, subject to regulations in section 12-3-85.		P							
Home occupations, subject to regulations in section 12-3-57.		P							
Municipally owned and operated parks and playgrounds.		P							
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.		P							
Child care facilities subject to regulations in section 12-3-87.		P							
Private clubs and lodges, except those operated as commercial enterprises.		P							
Boarding and lodging houses.		P							
Bed and breakfast subject to regulations in section 12-3-84.		P							

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Dormitories.		P							
Office buildings.		P							
Hospitals, clinics (except animal hospitals and clinics).		P							
Nursing homes, rest homes, convalescent homes.		P							
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.		P							
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.		P							
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.		P							
Social services homes/centers.		P							
Banks and financial institutions.		P							
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.		P							
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.		P							
Studios as defined in section 12-13-1.		P							
Residential design manufactured homes subject to regulations in section 12-3-91.		P							
Manufactured home parks subject to regulations in section 12-3-91(d).		P							
Retail food and drugstore (including medical marijuana dispensaries and liquor package store). [no outside storage or work permitted]		P							
Personal service shops as defined in section 12-13-1. [no outside storage or work permitted]		P							
Clothing and fabric stores. [no outside storage or work permitted]		P							
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]		P							
Specialty shops. [no outside storage or work permitted]		P							
Bakeries, whose products are sold at retail and only on the premises. [no outside storage or work permitted]		P							
Consignment and vintage clothing shops. [no outside storage or work permitted]		P							
Floral shops. [no outside storage or work permitted]		P							
Health clubs, spas, and exercise centers. [no outside storage or work permitted]		P							
Martial arts studios. [no outside storage or work permitted]		P							
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater. [no outside storage or work permitted]		P							
Laundry and dry-cleaning pick-up stations. [no outside storage or work permitted]		P							
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.		P							
Restaurants. [no outside storage or work permitted]		P							
Studios as defined in section 12-13-1. [no outside storage or work permitted]		P							
Mortuary and funeral parlors. [no outside storage or work permitted]		P							
Appliance repair shops. [no outside storage or work permitted]		P							
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building. [no outside storage or work permitted]		P							
Tattoo parlor/studio. [no outside storage or work permitted]		P							
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]		P							
Any use permitted in the R-2 district with the exception of cemeteries.			P						
Single-family detached dwellings			P						
Two-family attached dwellings (duplexes)			P						
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).			P						
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).			P						
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.			P						
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.			P						
Home occupations, subject to regulations in section 12-3-57.			P						
Municipally owned and operated parks and playgrounds.			P						
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.			P						
Child care facilities subject to regulations in section 12-3-87.			P						

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Private clubs and lodges, except those operated as commercial enterprises.			P						
Boarding and lodging houses.			P						
Bed and breakfast subject to regulations in section 12-3-84.			P						
Dormitories.			P						
Office buildings.			P						
Hospitals, clinics (except animal hospitals and clinics).			P						
Nursing homes, rest homes, convalescent homes.			P						
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.			P						
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.			P						
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.			P						
Social services homes/centers.			P						
Banks and financial institutions.			P						
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.			P						
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.			P						
Studios as defined in section 12-13-1.			P						
Retail food and drugstore (including medical marijuana dispensaries but excluding liquor package store). [no outside storage or work permitted]			P						
Personal service shops as defined in section 12-13-1. [no outside storage or work permitted]			P						
Clothing and fabric stores. [no outside storage or work permitted]			P						
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]			P						
Specialty shops. [no outside storage or work permitted]			P						
Bakeries, whose products are sold at retail and only on the premises. [no outside storage or work permitted]			P						
Consignment and vintage clothing shops. [no outside storage or work permitted]			P						
Floral shops. [no outside storage or work permitted]			P						
Health clubs, spas, and exercise centers. [no outside storage or work permitted]			P						
Martial arts studios. [no outside storage or work permitted]			P						
Laundry and dry-cleaning pick-up stations. [no outside storage or work permitted]			P						
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.			P						
Restaurants. [no outside storage or work permitted]			P						
Studios as defined in section 12-13-1. [no outside storage or work permitted]			P						
Appliance repair shops. [no outside storage or work permitted]			P						
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]			P						
Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:				P					
Single-family detached dwellings				P					
Two-family attached dwellings (duplexes)				P					
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).				P					
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).				P					
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.				P					
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.				P					
Cemeteries, subject to regulations in section 12-3-85.				P					
Home occupations, subject to regulations in section 12-3-57.				P					
Municipally owned and operated parks and playgrounds.				P					
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.				P					
Child care facilities subject to regulations in section 12-3-87.				P					
Private clubs and lodges, except those operated as commercial enterprises.				P					
Boarding and lodging houses.				P					
Bed and breakfast subject to regulations in section 12-3-84.				P					

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Dormitories.				P					
Office buildings.				P					
Hospitals, clinics (except animal hospitals and clinics).				P					
Nursing homes, rest homes, convalescent homes.				P					
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.				P					
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.				P					
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.				P					
Social services homes/centers.				P					
Banks and financial institutions.				P					
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.				P					
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.				P					
Studios as defined in section 12-13-1.				P					
Residential design manufactured homes subject to regulations in section 12-3-91.				P					
Manufactured home parks subject to regulations in section 12-3-91(d).				P					
Retail food and drugstore (including medical marijuana dispensaries and liquor package store). [no outside storage or work permitted]				P					
Personal service shops as defined in section 12-13-1. [no outside storage or work permitted]				P					
Clothing and fabric stores. [no outside storage or work permitted]				P					
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]				P					
Specialty shops. [no outside storage or work permitted]				P					
Bakeries, whose products are sold at retail and only on the premises. [no outside storage or work permitted]				P					
Consignment and vintage clothing shops. [no outside storage or work permitted]				P					
Floral shops. [no outside storage or work permitted]				P					
Health clubs, spas, and exercise centers. [no outside storage or work permitted]				P					
Martial arts studios. [no outside storage or work permitted]				P					
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater. [no outside storage or work permitted]				P					
Laundry and dry-cleaning pick-up stations. [no outside storage or work permitted]				P					
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.				P					
Restaurants. [no outside storage or work permitted]				P					
Studios as defined in section 12-13-1. [no outside storage or work permitted]				P					
Mortuary and funeral parlors. [no outside storage or work permitted]				P					
Appliance repair shops. [no outside storage or work permitted]				P					
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building. [no outside storage or work permitted]				P					
Tattoo parlor/studio. [no outside storage or work permitted]				P					
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]				P					
Retail sales and services. [no outside storage or repair work permitted]				P					
Motels/hotels. [no outside storage or repair work permitted]				P					
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business. [no outside storage or repair work permitted]				P					
Car washes. [no outside storage or repair work permitted]				P					
Movie theaters, except drive-in theaters. [no outside storage or repair work permitted]				P					
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site. [no outside storage or repair work permitted]				P					
Pet shops with all uses inside the principal building. [no outside storage or repair work permitted]				P					
Parking lots and parking garages. [no outside storage or repair work permitted]				P					
Pest extermination services. [no outside storage or repair work permitted]				P					
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas. [no outside storage or repair work permitted]				P					
Business schools. [no outside storage or repair work permitted]				P					
Trade schools. [no outside storage or repair work permitted]				P					
Medical marijuana dispensary. [no outside storage or repair work permitted]				P					
Recreation or amusement places operated for profit. [no outside storage or repair work permitted]				P					

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]				P					
Any use permitted in the C-1 district with the exception of manufactured home parks, and conditional uses.					P				
Single-family detached dwellings					P				
Two-family attached dwellings (duplexes)					P				
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).					P				
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).					P				
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.					P				
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.					P				
Cemeteries, subject to regulations in section 12-3-85.					P				
Home occupations, subject to regulations in section 12-3-57.					P				
Municipally owned and operated parks and playgrounds.					P				
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.					P				
Child care facilities subject to regulations in section 12-3-87.					P				
Private clubs and lodges, except those operated as commercial enterprises.					P				
Boarding and lodging houses.					P				
Bed and breakfast subject to regulations in section 12-3-84.					P				
Dormitories.					P				
Office buildings.					P				
Hospitals, clinics (except animal hospitals and clinics).					P				
Nursing homes, rest homes, convalescent homes.					P				
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.					P				
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.					P				
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.					P				
Social services homes/centers.					P				
Banks and financial institutions.					P				
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.					P				
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.					P				
Studios as defined in section 12-13-1.					P				
Residential design manufactured homes subject to regulations in section 12-3-91.					P				
Retail food and drugstore (including medical marijuana dispensaries and liquor package store). [no outside storage or work permitted]					P				
Personal service shops as defined in section 12-13-1. [no outside storage or work permitted]					P				
Clothing and fabric stores. [no outside storage or work permitted]					P				
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]					P				
Specialty shops. [no outside storage or work permitted]					P				
Bakeries, whose products are sold at retail and only on the premises. [no outside storage or work permitted]					P				
Consignment and vintage clothing shops. [no outside storage or work permitted]					P				
Floral shops. [no outside storage or work permitted]					P				
Health clubs, spas, and exercise centers. [no outside storage or work permitted]					P				
Martial arts studios. [no outside storage or work permitted]					P				
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater. [no outside storage or work permitted]					P				
Laundry and dry-cleaning pick-up stations. [no outside storage or work permitted]					P				
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.					P				
Restaurants. [no outside storage or work permitted]					P				
Studios as defined in section 12-13-1. [no outside storage or work permitted]					P				
Mortuary and funeral parlors. [no outside storage or work permitted]					P				
Appliance repair shops. [no outside storage or work permitted]					P				

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building. [no outside storage or work permitted]					P				
Tattoo parlor/studio. [no outside storage or work permitted]					P				
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]					P				
Retail sales and services. [no outside storage or repair work permitted]					P				
Motels/hotels. [no outside storage or repair work permitted]					P				
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business. [no outside storage or repair work permitted]					P				
Car washes. [no outside storage or repair work permitted]					P				
Movie theaters, except drive-in theaters. [no outside storage or repair work permitted]					P				
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site. [no outside storage or repair work permitted]					P				
Pet shops with all uses inside the principal building. [no outside storage or repair work permitted]					P				
Parking lots and parking garages. [no outside storage or repair work permitted]					P				
Pest extermination services. [no outside storage or repair work permitted]					P				
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas. [no outside storage or repair work permitted]					P				
Business schools. [no outside storage or repair work permitted]					P				
Trade schools. [no outside storage or repair work permitted]					P				
Medical marijuana dispensary. [no outside storage or repair work permitted]					P				
Recreation or amusement places operated for profit. [no outside storage or repair work permitted]					P				
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]					P				
Bars. [no outside storage or repair work permitted]					P				
Pool halls. [no outside storage or repair work permitted]					P				
Newspaper offices and printing firms. [no outside storage or repair work permitted]					P				
Marinas. [no outside storage or repair work permitted]					P				
Major public utility buildings and structures including radio and television broadcasting station. [no outside storage or repair work permitted]					P				
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]					P				
Any use permitted in the C-2A district						P			
Single-family detached dwellings						P			
Two-family attached dwellings (duplexes)						P			
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).						P			
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).						P			
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.						P			
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.						P			
Cemeteries, subject to regulations in section 12-3-85.						P			
Home occupations, subject to regulations in section 12-3-57.						P			
Municipally owned and operated parks and playgrounds.						P			
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.						P			
Child care facilities subject to regulations in section 12-3-87.						P			
Private clubs and lodges, except those operated as commercial enterprises.						P			
Boarding and lodging houses.						P			
Bed and breakfast subject to regulations in section 12-3-84.						P			
Dormitories.						P			
Office buildings.						P			
Hospitals, clinics (except animal hospitals and clinics).						P			
Nursing homes, rest homes, convalescent homes.						P			
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.						P			
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.						P			
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.						P			
Social services homes/centers.						P			

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Banks and financial institutions.						P			
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.						P			
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.						P			
Studios as defined in section 12-13-1.						P			
Residential design manufactured homes subject to regulations in section 12-3-91.						P			
Retail food and drugstore (including medical marijuana dispensaries and liquor package store). [no outside storage or work permitted]						P			
Personal service shops as defined in section 12-13-1. [no outside storage or work permitted]						P			
Clothing and fabric stores. [no outside storage or work permitted]						P			
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]						P			
Specialty shops. [no outside storage or work permitted]						P			
Bakeries, whose products are sold at retail and only on the premises. [no outside storage or work permitted]						P			
Consignment and vintage clothing shops. [no outside storage or work permitted]						P			
Floral shops. [no outside storage or work permitted]						P			
Health clubs, spas, and exercise centers. [no outside storage or work permitted]						P			
Martial arts studios. [no outside storage or work permitted]						P			
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater. [no outside storage or work permitted]						P			
Laundry and dry-cleaning pick-up stations. [no outside storage or work permitted]						P			
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.						P			
Restaurants. [no outside storage or work permitted]						P			
Studios as defined in section 12-13-1. [no outside storage or work permitted]						P			
Mortuary and funeral parlors. [no outside storage or work permitted]						P			
Appliance repair shops. [no outside storage or work permitted]						P			
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building. [no outside storage or work permitted]						P			
Tattoo parlor/studio. [no outside storage or work permitted]						P			
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]						P			
Retail sales and services. [no outside storage or repair work permitted]						P			
Motels/hotels. [no outside storage or repair work permitted]						P			
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business. [no outside storage or repair work permitted]						P			
Car washes. [no outside storage or repair work permitted]						P			
Movie theaters, except drive-in theaters. [no outside storage or repair work permitted]						P			
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site. [no outside storage or repair work permitted]						P			
Pet shops with all uses inside the principal building. [no outside storage or repair work permitted]						P			
Parking lots and parking garages. [no outside storage or repair work permitted]						P			
Pest extermination services. [no outside storage or repair work permitted]						P			
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas. [no outside storage or repair work permitted]						P			
Business schools. [no outside storage or repair work permitted]						P			
Trade schools. [no outside storage or repair work permitted]						P			
Medical marijuana dispensary. [no outside storage or repair work permitted]						P			
Recreation or amusement places operated for profit. [no outside storage or repair work permitted]						P			
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]						P			
Bars. [no outside storage or repair work permitted]						P			
Pool halls. [no outside storage or repair work permitted]						P			
Newspaper offices and printing firms. [no outside storage or repair work permitted]						P			
Marinas. [no outside storage or repair work permitted]						P			
Major public utility buildings and structures including radio and television broadcasting station. [no outside storage or repair work permitted]						P			
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]						P			
Cabinet shops and upholstery shops. [no outside storage or repair work permitted]						P			
Electric motor repair and rebuilding. [no outside storage or repair work permitted]						P			

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Garages for the repair and overhauling of automobiles. [no outside storage or repair work permitted]						P			
Sign shop. [no outside storage or repair work permitted]						P			
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]						P			
Any use permitted in the C-2 district.							P		
Single-family detached dwellings							P		
Two-family attached dwellings (duplexes)							P		
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).							P		
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).							P		
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.							P		
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.							P		
Cemeteries, subject to regulations in section 12-3-85.							P		
Home occupations, subject to regulations in section 12-3-57.							P		
Municipally owned and operated parks and playgrounds.							P		
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.							P		
Child care facilities subject to regulations in section 12-3-87.							P		
Private clubs and lodges, except those operated as commercial enterprises.							P		
Boarding and lodging houses.							P		
Bed and breakfast subject to regulations in section 12-3-84.							P		
Dormitories.							P		
Office buildings.							P		
Hospitals, clinics (except animal hospitals and clinics).							P		
Nursing homes, rest homes, convalescent homes.							P		
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.							P		
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.							P		
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.							P		
Social services homes/centers.							P		
Banks and financial institutions.							P		
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.							P		
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.							P		
Studios as defined in section 12-13-1.							P		
Residential design manufactured homes subject to regulations in section 12-3-91.									
Retail food and drugstore (including medical marijuana dispensaries and liquor package store).							P		
Personal service shops as defined in section 12-13-1.							P		
Clothing and fabric stores.							P		
Home furnishing, hardware and appliance stores.							P		
Specialty shops.							P		
Bakeries, whose products are sold at retail and only on the premises.							P		
Consignment and vintage clothing shops.							P		
Floral shops.							P		
Health clubs, spas, and exercise centers.							P		
Martial arts studios.							P		
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater.							P		
Laundry and dry-cleaning pick-up stations.							P		
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.							P		
Restaurants.							P		
Studios as defined in section 12-13-1.							P		

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Mortuary and funeral parlors.							P		
Appliance repair shops.							P		
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building.							P		
Tattoo parlor/studio.							P		
Accessory buildings and uses customarily incidental to the above uses.							P		
Retail sales and services.							P		
Motels/hotels.							P		
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.							P		
Car washes.							P		
Movie theaters, except drive-in theaters.							P		
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.							P		
Pet shops with all uses inside the principal building.							P		
Parking lots and parking garages.							P		
Pest extermination services.							P		
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.							P		
Business schools.							P		
Trade schools.							P		
Medical marijuana dispensary.							P		
Recreation or amusement places operated for profit.							P		
Accessory buildings and uses customarily incidental to the above uses.							P		
Bars.							P		
Pool halls.							P		
Newspaper offices and printing firms.							P		
Marinas.							P		
Major public utility buildings and structures including radio and television broadcasting station.							P		
Accessory buildings and uses customarily incidental to the above uses.							P		
Cabinet shops and upholstery shops.							P		
Electric motor repair and rebuilding.							P		
Garages for the repair and overhauling of automobiles.							P		
Sign shop.							P		
Accessory buildings and uses customarily incidental to the above uses.							P		
Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.							P		
Growing and wholesale of retail sales of trees, shrubs and plants.							P		
Bakeries, wholesale.							P		
Ice cream factories and dairies.							P		
Quick-freeze plants and frozen food lockers.							P		
Boat sales and repair.							P		
Outdoor theaters.							P		
Industrial research laboratories and pharmaceutical companies.							P		
Truck sales and repair.							P		
Light metal fabrication and assembly.							P		
Contractors shops.							P		
Adult entertainment establishments subject to the requirements of chapter 7-3.							P		
Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.							P		
Retail lumber and building materials.							P		
Warehouses.							P		
Plumbing and electrical shops.							P		
New car and used car lots, including trucks which do not exceed 5,000 pounds.							P		
Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.							P		

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Pawnshops and secondhand stores.							P		
Mini-storage warehouses.							P		
Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.							P		
Accessory buildings and uses customarily incidental to the above uses.							P		
Any use permitted in the C-3 district								P	
Single-family detached dwellings								P	
Two-family attached dwellings (duplexes)								P	
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).								P	
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).								P	
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.								P	
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.								P	
Cemeteries, subject to regulations in section 12-3-85.								P	
Home occupations, subject to regulations in section 12-3-57.								P	
Municipally owned and operated parks and playgrounds.								P	
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.								P	
Child care facilities subject to regulations in section 12-3-87.								P	
Private clubs and lodges, except those operated as commercial enterprises.								P	
Boarding and lodging houses.								P	
Bed and breakfast subject to regulations in section 12-3-84.								P	
Dormitories.								P	
Office buildings.								P	
Hospitals, clinics (except animal hospitals and clinics).								P	
Nursing homes, rest homes, convalescent homes.								P	
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.								P	
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.								P	
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.								P	
Social services homes/centers.								P	
Banks and financial institutions.								P	
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.								P	
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.								P	
Studios as defined in section 12-13-1.								P	
Residential design manufactured homes subject to regulations in section 12-3-91.									
Retail food and drugstore (including medical marijuana dispensaries and liquor package store).								P	
Personal service shops as defined in section 12-13-1.								P	
Clothing and fabric stores.								P	
Home furnishing, hardware and appliance stores.								P	
Specialty shops.								P	
Bakeries, whose products are sold at retail and only on the premises.								P	
Consignment and vintage clothing shops.								P	
Floral shops.								P	
Health clubs, spas, and exercise centers.								P	
Martial arts studios.								P	
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater.								P	
Laundry and dry-cleaning pick-up stations.								P	
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.								P	
Restaurants.								P	

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Studios as defined in section 12-13-1.								P	
Mortuary and funeral parlors.								P	
Appliance repair shops.								P	
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building.								P	
Tattoo parlor/studio.								P	
Accessory buildings and uses customarily incidental to the above uses.								P	
Retail sales and services.								P	
Motels/hotels.								P	
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.								P	
Car washes.								P	
Movie theaters, except drive-in theaters.								P	
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.								P	
Pet shops with all uses inside the principal building.								P	
Parking lots and parking garages.								P	
Pest extermination services.								P	
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.								P	
Business schools.								P	
Trade schools.								P	
Medical marijuana dispensary.								P	
Recreation or amusement places operated for profit.								P	
Accessory buildings and uses customarily incidental to the above uses.								P	
Bars.								P	
Accessory buildings and uses customarily incidental to the above uses.								P	
Pool halls.								P	
Newspaper offices and printing firms.								P	
Marinas.								P	
Major public utility buildings and structures including radio and television broadcasting station.								P	
Accessory buildings and uses customarily incidental to the above uses.								P	
Cabinet shops and upholstery shops.								P	
Electric motor repair and rebuilding.								P	
Garages for the repair and overhauling of automobiles.								P	
Sign shop.								P	
Accessory buildings and uses customarily incidental to the above uses.								P	
Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.								P	
Growing and wholesale of retail sales of trees, shrubs and plants.								P	
Bakeries, wholesale.								P	
Ice cream factories and dairies.								P	
Quick-freeze plants and frozen food lockers.								P	
Boat sales and repair.								P	
Outdoor theaters.								P	
Industrial research laboratories and pharmaceutical companies.								P	
Truck sales and repair.								P	
Light metal fabrication and assembly.								P	
Contractors shops.								P	
Adult entertainment establishments subject to the requirements of chapter 7-3.								P	
Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.								P	
Retail lumber and building materials.								P	
Warehouses.								P	
Plumbing and electrical shops.								P	
New car and used car lots, including trucks which do not exceed 5,000 pounds.								P	

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.								P	
Pawnshops and secondhand stores.								P	
Mini-storage warehouses.								P	
Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.								P	
Accessory buildings and uses customarily incidental to the above uses.								P	
Outdoor storage and work, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence, and shall be subject to the regulations contained in chapter 12-6.								P	
Wholesale business.								P	
Lumber, building material yards.								P	
Furniture manufacture/repair.								P	
Assembly of electrical appliances, instruments, etc.								P	
Welding and metal fabrication, except the fabrication of iron and steel or other metal for structural purposes, such as bridges, buildings, radio and television towers, oil derricks, and sections for ships, boats and barges								P	
Processing/packaging/distribution.								P	
Canning plants.								P	
Ice plant/storage buildings.								P	
Bottling plants.								P	
Stone yard or monument works.								P	
Manufacturing uses of a scale and intensity likely to be capable of producing sound, vibration, odor, etc., that is incompatible with the general commercial districts.								P	
Residential and nonresidential community correction centers, probation offices, and parole offices provided that no such site shall be located any closer than one-quarter mile, 1,320 feet, from a school for children in grade 12 or lower, licensed day care center facility, park, playground, nursing home, convalescent center, hospital, association for disabled population, mental health center, youth center, group home for disabled population or youth, or other place where children or a population especially vulnerable to crime due to age or physical or mental disability regularly congregates.								C	
[STAFF, MANUFACTURED HOMES ARE PERMITTED IN M-1 PER SEC. 12-3-91]								P	
Any use permitted in the M-1 district									P
Single-family detached dwellings									P
Two-family attached dwellings (duplexes)									P
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).									P
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).									P
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.									P
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.									P
Cemeteries, subject to regulations in section 12-3-85.									P
Home occupations, subject to regulations in section 12-3-57.									P
Municipally owned and operated parks and playgrounds.									P
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.									P
Child care facilities subject to regulations in section 12-3-87.									P
Private clubs and lodges, except those operated as commercial enterprises.									P
Boarding and lodging houses.									P
Bed and breakfast subject to regulations in section 12-3-84.									P
Dormitories.									P
Office buildings.									P
Hospitals, clinics (except animal hospitals and clinics).									P
Nursing homes, rest homes, convalescent homes.									P
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.									P
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.									P
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.									P
Social services homes/centers.									P
Banks and financial institutions.									P

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.									P
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.									P
Studios as defined in section 12-13-1.									P
Residential design manufactured homes subject to regulations in section 12-3-91.									
Retail food and drugstore (including medical marijuana dispensaries and liquor package store).									P
Personal service shops as defined in section 12-13-1.									P
Clothing and fabric stores.									P
Home furnishing, hardware and appliance stores.									P
Specialty shops.									P
Bakeries, whose products are sold at retail and only on the premises.									P
Consignment and vintage clothing shops.									P
Floral shops.									P
Health clubs, spas, and exercise centers.									P
Martial arts studios.									P
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater.									P
Laundry and dry-cleaning pick-up stations.									P
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.									P
Restaurants.									P
Studios as defined in section 12-13-1.									P
Mortuary and funeral parlors.									P
Appliance repair shops.									P
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building.									P
Tattoo parlor/studio.									P
Accessory buildings and uses customarily incidental to the above uses.									P
Retail sales and services.									P
Motels/hotels.									P
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.									P
Car washes.									P
Movie theaters, except drive-in theaters.									P
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.									P
Pet shops with all uses inside the principal building.									P
Parking lots and parking garages.									P
Pest extermination services.									P
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.									P
Business schools.									P
Trade schools.									P
Medical marijuana dispensary.									P
Recreation or amusement places operated for profit.									P
Accessory buildings and uses customarily incidental to the above uses.									P
Bars.									P
Pool halls.									P
Newspaper offices and printing firms.									P
Marinas.									P
Major public utility buildings and structures including radio and television broadcasting station.									P
Accessory buildings and uses customarily incidental to the above uses.									P
Cabinet shops and upholstery shops.									P
Electric motor repair and rebuilding.									P
Garages for the repair and overhauling of automobiles.									P

Table 2A - Office, Commercial, & Industrial Land Use Districts Table (Original)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Sign shop.									P
Accessory buildings and uses customarily incidental to the above uses.									P
Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.									P
Growing and wholesale of retail sales of trees, shrubs and plants.									P
Bakeries, wholesale.									P
Ice cream factories and dairies.									P
Quick-freeze plants and frozen food lockers.									P
Boat sales and repair.									P
Outdoor theaters.									P
Industrial research laboratories and pharmaceutical companies.									P
Truck sales and repair.									P
Light metal fabrication and assembly.									P
Contractors shops.									P
Adult entertainment establishments subject to the requirements of chapter 7-3.									P
Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.									P
Retail lumber and building materials.									P
Warehouses.									P
Plumbing and electrical shops.									P
New car and used car lots, including trucks which do not exceed 5,000 pounds.									P
Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.									P
Pawnshops and secondhand stores.									P
Mini-storage warehouses.									P
Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.									P
Accessory buildings and uses customarily incidental to the above uses.									P
Outdoor storage and work, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence, and shall be subject to the regulations contained in chapter 12-6.									P
Wholesale business.									P
Lumber, building material yards.									P
Furniture manufacture/repair.									P
Assembly of electrical appliances, instruments, etc.									P
Welding and metal fabrication, except the fabrication of iron and steel or other metal for structural purposes, such as bridges, buildings, radio and television towers, oil derricks, and sections for ships, boats and barges									P
Processing/packaging/distribution.									P
Canning plants.									P
Ice plant/storage buildings.									P
Bottling plants.									P
Stone yard or monument works.									P
Manufacturing uses of a scale and intensity likely to be capable of producing sound, vibration, odor, etc., that is incompatible with the general commercial districts.									P
Residential and nonresidential community correction centers, probation offices, and parole offices provided that no such site shall be located any closer than one-quarter mile, 1,320 feet, from a school for children in grade 12 or lower, licensed day care center facility, park, playground, nursing home, convalescent center, hospital, association for disabled population, mental health center, youth center, group home for disabled population or youth, or other place where children or a population especially vulnerable to crime due to age or physical or mental disability regularly congregates.									C
Any use or the expansion of any use or building not permitted in the preceding district may be permitted upon development plan review by the planning board and city council approval subject to regulations in section 12-3-120.									P
[STAFF, MANUFACTURED HOMES ARE PERMITTED IN M-2 PER SEC. 12-3-91]									p
[STAFF, SEC. 12-3-89 STATES THAT JUNKYARDS ARE PERMITTED IN M-2]									P

[1] Outside storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence.

[2] New residential uses are prohibited in the M-2 zoning district.

Table 2B - Office, Commercial, & Industrial Land Use Districts Table (Sorted & Condensed)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]		P	P	P	P	P			
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]				P	P	P			
Accessory buildings and uses customarily incidental to the above uses.							P	P	P
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.	P	P	P	P	P	P	P	P	P
Adult entertainment establishments subject to the requirements of chapter 7-3.							P	P	P
Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.							P	P	P
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas. [no outside storage or repair work permitted]				P	P	P			
Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.							P	P	P
Any use or the expansion of any use or building not permitted in the preceding district may be permitted upon development plan review by the planning board and city council approval subject to regulations in section 12-3-120.									P
Any use permitted in the C-1 district with the exception of manufactured home parks, and conditional uses.					P				
Any use permitted in the C-2 district.							P		
Any use permitted in the C-2A district						P			
Any use permitted in the C-3 district								P	
Any use permitted in the M-1 district									P
Any use permitted in the R-2 district with the exception of cemeteries.			P						
Any use permitted in the R-2 district.		P							
Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:				P					
Appliance repair shops.							P	P	P
Appliance repair shops. [no outside storage or work permitted]		P	P	P	P	P			
Assembly of electrical appliances, instruments, etc.								P	P
Bakeries, wholesale.							P	P	P
Bakeries, whose products are sold at retail and only on the premises. [no outside storage or work permitted]		P	P	P	P	P			
Bakeries, whose products are sold at retail and only on the premises.							P	P	P
Banks and financial institutions.	P	P	P	P	P	P	P	P	P
Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.	P	P	P	P	P	P	P	P	P
Bars.							P	P	P
Bars. [no outside storage or repair work permitted]					P	P			
Bed and breakfast subject to regulations in section 12-3-84.	P	P	P	P	P	P	P	P	P
Boarding and lodging houses.	P	P	P	P	P	P	P	P	P
Boat sales and repair.							P	P	P
Bottling plants.								P	P
Business schools.							P	P	P
Business schools. [no outside storage or repair work permitted]				P	P	P			
Cabinet shops and upholstery shops.							P	P	P
Cabinet shops and upholstery shops. [no outside storage or repair work permitted]						P			
Canning plants.								P	P
Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.							P	P	P
Car washes.							P	P	P
Car washes. [no outside storage or repair work permitted]				P	P	P			
Cemeteries, subject to regulations in section 12-3-85.	P	P		P	P	P	P	P	P
Child care facilities subject to regulations in section 12-3-87.	P	P	P	P	P	P	P	P	P
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.	P	P	P	P	P	P	P	P	P
Clothing and fabric stores.							P	P	P
Clothing and fabric stores. [no outside storage or work permitted]		P	P	P	P	P			

Table 2B - Office, Commercial, & Industrial Land Use Districts Table (Sorted & Condensed)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Community residential homes licensed by the state department of health and rehabilitative services with: 1. Six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. 2. Seven to 14 residents providing such home is not within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.	P	P	P	P	P	P	P	P	P
Consignment and vintage clothing shops.							P	P	P
Consignment and vintage clothing shops. [no outside storage or work permitted]		P	P	P	P	P			
Contractors shops.							P	P	P
Detached zero-lot-line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).	P	P	P	P	P	P	P	P	P
Dormitories.	P	P	P	P	P	P	P	P	P
Electric motor repair and rebuilding.							P	P	P
Electric motor repair and rebuilding. [no outside storage or repair work permitted]						P			
Floral shops.							P	P	P
Floral shops. [no outside storage or work permitted]		P	P	P	P	P			
Furniture manufacture/repair.								P	P
Garages for the repair and overhauling of automobiles.							P	P	P
Garages for the repair and overhauling of automobiles. [no outside storage or repair work permitted]						P			
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building. [no outside storage or work permitted]		P		P	P	P			
Gasoline and service stations with up to three wreckers. Minor repair work not involving major motor or drive train repairs, straightening of body parts, painting, welding, or other major mechanical and body work involving noise, glare, fumes, or smoke, is permitted within a building.							P	P	P
Growing and wholesale of retail sales of trees, shrubs and plants.							P	P	P
Health clubs, spas, and exercise centers.							P	P	P
Health clubs, spas, and exercise centers. [no outside storage or work permitted]		P	P	P	P	P			
Home furnishing, hardware and appliance stores.							P	P	P
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]		P	P	P	P	P			
Home occupations, subject to regulations in section 12-3-57.	P	P	P	P	P	P	P	P	P
Hospitals, clinics (except animal hospitals and clinics).	P	P	P	P	P	P	P	P	P
Ice cream factories and dairies.							P	P	P
Ice plant/storage buildings.								P	P
Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.							P	P	P
Industrial research laboratories and pharmaceutical companies.							P	P	P
[STAFF, SEC. 12-3-89 STATES THAT **JUNKYARDS** ARE PERMITTED IN M-2]									P
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater. [no outside storage or work permitted]		P		P	P	P			
Laundromats and dry cleaners using combustible or flammable liquids of solvents with a flash point of 190 degrees Fahrenheit or greater.							P	P	P
Laundry and dry-cleaning pick-up stations.							P	P	P
Laundry and dry-cleaning pick-up stations. [no outside storage or work permitted]		P	P	P	P	P			
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.	P	P	P	P	P	P	P	P	P
Light metal fabrication and assembly.							P	P	P
Lumber, building material yards.								P	P
Major public utility buildings and structures including radio and television broadcasting station. [no outside storage or repair work permitted]					P	P			
Major public utility buildings and structures including radio and television broadcasting station.							P	P	P
[STAFF, **MANUFACTURED HOMES** ARE PERMITTED IN M-1 and M-2 PER SEC. 12-3-91]								P	P
Manufactured home parks subject to regulations in section 12-3-91(d).		P		P					
Manufacturing uses of a scale and intensity likely to be capable of producing sound, vibration, odor, etc., that is incompatible with the general commercial districts.								P	P
Marinas.							P	P	P
Marinas. [no outside storage or repair work permitted]					P	P			
Martial arts studios.							P	P	P
Martial arts studios. [no outside storage or work permitted]		P	P	P	P	P			
Medical marijuana dispensary.							P	P	P
Medical marijuana dispensary. [no outside storage or repair work permitted]				P	P	P			

Table 2B - Office, Commercial, & Industrial Land Use Districts Table (Sorted & Condensed)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Mini-storage warehouses.							P	P	P
Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.	P	P	P	P	P	P	P	P	P
Mortuary and funeral parlors.							P	P	P
Mortuary and funeral parlors. [no outside storage or work permitted]		P		P	P	P			
Motels/hotels.							P	P	P
Motels/hotels. [no outside storage or repair work permitted]				P	P	P			
Movie theaters, except drive-in theaters.							P	P	P
Movie theaters, except drive-in theaters. [no outside storage or repair work permitted]				P	P	P			
Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of 35 units per acre.	P	P	P	P	P	P	P	P	P
Municipally owned and operated parks and playgrounds.	P	P	P	P	P	P	P	P	P
New car and used car lots, including trucks which do not exceed 5,000 pounds.							P	P	P
Newspaper offices and printing firms.							P	P	P
Newspaper offices and printing firms. [no outside storage or repair work permitted]					P	P			
Nursing homes, rest homes, convalescent homes.	P	P	P	P	P	P	P	P	P
Office buildings.	P	P	P	P	P	P	P	P	P
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site. [no outside storage or repair work permitted]				P	P	P			
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.							P	P	P
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.		P	P	P	P	P	P	P	P
Outdoor storage and work, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence, and shall be subject to the regulations contained in chapter 12-6.								P	P
Outdoor theaters.							P	P	P
Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.							P	P	P
Parking lots and parking garages.							P	P	P
Parking lots and parking garages. [no outside storage or repair work permitted]				P	P	P			
Pawnshops and secondhand stores.							P	P	P
Personal service shops as defined in section 12-13-1.							P	P	P
Personal service shops as defined in section 12-13-1. [no outside storage or work permitted]		P	P	P	P	P			
Pest extermination services.							P	P	P
Pest extermination services. [no outside storage or repair work permitted]				P	P	P			
Pet shops with all uses inside the principal building.							P	P	P
Pet shops with all uses inside the principal building. [no outside storage or repair work permitted]				P	P	P			
Plumbing and electrical shops.							P	P	P
Pool halls.							P	P	P
Pool halls. [no outside storage or repair work permitted]					P	P			
Private clubs and lodges, except those operated as commercial enterprises.	P	P	P	P	P	P	P	P	P
Processing/packaging/distribution.								P	P
Quick-freeze plants and frozen food lockers.							P	P	P
Recreation or amusement places operated for profit.							P	P	P
Recreation or amusement places operated for profit. [no outside storage or repair work permitted]				P	P	P			
Residential and nonresidential community correction centers, probation offices, and parole offices provided that no such site shall be located any closer than one-quarter mile, 1,320 feet, from a school for children in grade 12 or lower, licensed day care center facility, park, playground, nursing home, convalescent center, hospital, association for disabled population, mental health center, youth center, group home for disabled population or youth, or other place where children or a population especially vulnerable to crime due to age or physical or mental disability regularly congregates.								C	C
Residential design manufactured homes subject to regulations in section 12-3-91.		P		P	P	P	P	P	P
Restaurants.							P	P	P
Restaurants. [no outside storage or work permitted]		P	P	P	P	P			
Retail food and drugstore (including medical marijuana dispensaries and liquor package store). [no outside storage or work permitted]		P		P	P	P			
Retail food and drugstore (including medical marijuana dispensaries but excluding liquor package store). [no outside storage or work permitted]			P						
Retail food and drugstore (including medical marijuana dispensaries and liquor package store).							P	P	P
Retail lumber and building materials.							P	P	P
Retail sales and services.							P	P	P

Table 2B - Office, Commercial, & Industrial Land Use Districts Table (Sorted & Condensed)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 [1]	M-1	M-2 [2]
Retail sales and services. [no outside storage or repair work permitted]				P	P	P			
Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.	P	P	P	P	P	P	P	P	P
Sign shop.							P	P	P
Sign shop. [no outside storage or repair work permitted]						P			
Single-family attached (townhouse and quadruplex construction) The development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).	P	P	P	P	P	P	P	P	P
Single-family detached dwellings	P	P	P	P	P	P	P	P	P
Social services homes/centers.	P	P	P	P	P	P	P	P	P
Specialty shops.							P	P	P
Specialty shops. [no outside storage or work permitted]		P	P	P	P	P			
Stone yard or monument works.								P	P
Studios as defined in section 12-13-1.	P	P	P	P	P	P	P	P	P
Studios as defined in section 12-13-1. [no outside storage or work permitted]		P	P	P	P	P			
Tattoo parlor/studio.							P	P	P
Tattoo parlor/studio. [no outside storage or work permitted]		P		P	P	P			
Trade schools.							P	P	P
Trade schools. [no outside storage or repair work permitted]				P	P	P			
Truck sales and repair.							P	P	P
Two-family attached dwellings (duplexes)	P	P	P	P	P	P	P	P	P
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business. [no outside storage or repair work permitted]				P	P	P			
Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.							P	P	P
Warehouses.							P	P	P
Welding and metal fabrication, except the fabrication of iron and steel or other metal for structural purposes, such as bridges, buildings, radio and television towers, oil derricks, and sections for ships, boats and barges								P	P
Wholesale business.								P	P

[1] Outside storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence.

[2] New residential uses are prohibited in the M-2 zoning district.

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Single-family and two-family (duplex) dwellings.	P											
Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public purposes.	P											
Churches, Sunday school buildings and parish houses.	P											
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed, limited to uses listed as conditional uses in subsection (1)c.2.vi of this section; two nonfamily members shall be allowed as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.	P											
Publicly owned or operated parks and playgrounds.	P											
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.	P											
Bed and breakfast subject to regulations in section 12-3-84.	P											
Single-family attached dwellings (townhouses).	C											
Multiple-family dwellings.	C											
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.	P											
Family day care homes licensed by the state department of children and family Services as defined in state statutes.	P											
Any use permitted in the HR-1 district, including conditional uses.		P										
Single-family and two-family (duplex) dwellings.		P										
Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public purposes.		P										
Churches, Sunday school buildings and parish houses.		P										
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed, limited to uses listed as conditional uses in subsection (1)c.2.vi of this section; two nonfamily members shall be allowed as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.		P										
Publicly owned or operated parks and playgrounds.		P										
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P										
Bed and breakfast subject to regulations in section 12-3-84.		P										
Single-family attached dwellings (townhouses).		C										
Multiple-family dwellings.		C										
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.		P										
Family day care homes licensed by the state department of children and family Services as defined in state statutes.		P										
Boarding and lodging houses.		P										
Offices under 5,000 square feet.		P										
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district, measured from property line to property line, and/or within 500 feet of a single-family zoning district, measured from property line to district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P										
Child care facilities subject to regulations in section 12-3-87.		P										
Antique shops. [limited to a maximum area of 3,000 square feet]		C										
Bakeries whose products are sold at retail and only on the premises. [limited to a maximum area of 3,000 square feet]		C										
Grocery stores. [limited to a maximum area of 3,000 square feet]		C										
Barbershops and beauty parlors. [limited to a maximum area of 3,000 square feet]		C										
Laundromats, including dry-cleaning pick-up stations. [limited to a maximum area of 3,000 square feet]		C										

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Clothing and fabric shops. [limited to a maximum area of 3,000 square feet]		C										
Studios. [limited to a maximum area of 3,000 square feet]		C										
Vending machines when an accessory to a business establishment and located in the same building as the business. [limited to a maximum area of 3,000 square feet]		C										
Small appliance repair shops. [limited to a maximum area of 3,000 square feet]		C										
Floral gardens and shops. [limited to a maximum area of 3,000 square feet]		C										
Hand craft shops for custom work or making custom items not involving noise, odor, or chemical waste. [limited to a maximum area of 3,000 square feet]		C										
Secondhand stores. [limited to a maximum area of 3,000 square feet]		C										
Specialty shops. [limited to a maximum area of 3,000 square feet]		C										
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.		P										
Any use permitted in the HR-2 district, including the conditional uses, with no size limitations			P									
Single-family and two-family (duplex) dwellings.			P									
Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public purposes.			P									
Churches, Sunday school buildings and parish houses.			P									
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed, limited to uses listed as conditional uses in subsection (1)c.2.vi of this section; two nonfamily members shall be allowed as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.			P									
Publicly owned or operated parks and playgrounds.			P									
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.			P									
Bed and breakfast subject to regulations in section 12-3-84.			P									
Single-family attached dwellings (townhouses).			C									
Multiple-family dwellings.			C									
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.			P									
Family day care homes licensed by the state department of children and family Services as defined in state statutes.			P									
Boarding and lodging houses.			P									
Offices under 5,000 square feet.			P									
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district, measured from property line to property line, and/or within 500 feet of a single-family zoning district, measured from property line to district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.			P									
Child care facilities subject to regulations in section 12-3-87.			P									
Antique shops.			C									
Bakeries whose products are sold at retail and only on the premises.			C									
Grocery stores.			C									
Barbershops and beauty parlors.			C									
Laundromats, including dry-cleaning pick-up stations.			C									
Clothing and fabric shops.			C									
Studios.			C									
Vending machines when an accessory to a business establishment and located in the same building as the business.			C									
Small appliance repair shops.			C									
Floral gardens and shops.			C									
Hand craft shops for custom work or making custom items not involving noise, odor, or chemical waste.			C									
Secondhand stores.			C									
Specialty shops.			C									

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.			P									
Small appliance repair shops.			P									
Marinas.			P									
Restaurants (except drive-ins).			P									
Motels.			P									
Commercial parking lots.			P									
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.			P									
Any use permitted in the HC-1 district.				P								
Single-family and two-family (duplex) dwellings.				P								
Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public purposes.				P								
Churches, Sunday school buildings and parish houses.				P								
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed, limited to uses listed as conditional uses in subsection (1)c.2.vi of this section; two nonfamily members shall be allowed as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.				P								
Publicly owned or operated parks and playgrounds.				P								
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.				P								
Bed and breakfast subject to regulations in section 12-3-84.				P								
Single-family attached dwellings (townhouses).				C								
Multiple-family dwellings.				C								
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.				P								
Family day care homes licensed by the state department of children and family Services as defined in state statutes.				P								
Boarding and lodging houses.				P								
Offices under 5,000 square feet.				P								
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district, measured from property line to property line, and/or within 500 feet of a single-family zoning district, measured from property line to district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.				P								
Child care facilities subject to regulations in section 12-3-87.				P								
Antique shops.				C								
Bakeries whose products are sold at retail and only on the premises.				C								
Grocery stores.				C								
Barbershops and beauty parlors.				C								
Laundromats, including dry-cleaning pick-up stations.				C								
Clothing and fabric shops.				C								
Studios.				C								
Vending machines when an accessory to a business establishment and located in the same building as the business.				C								
Small appliance repair shops.				C								
Floral gardens and shops.				C								
Hand craft shops for custom work or making custom items not involving noise, odor, or chemical waste.				C								
Secondhand stores.				C								
Specialty shops.				C								
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.				P								
Small appliance repair shops.				P								

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Marinas.				P								
Restaurants (except drive-ins).				P								
Motels.				P								
Commercial parking lots.				P								
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.				P								
Private clubs and lodges except those operated as commercial enterprises.				P								
Health clubs, spas and exercise centers.				P								
Tavern, lounges, nightclubs, cocktail bars.				P								
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.				P								
Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.				P								
Single-family dwellings at a maximum density of 4.8 units per acre.					P							
Home occupations, as regulated in section 12-3-57.					P							
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.					P							
Municipally owned or operated parks or playgrounds.					P							
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges.					P							
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes.					P							
Churches, Sunday school buildings and parish houses.					P							
two-family dwellings (duplex) at a maximum density of 9.6 units per acre.					C							
Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.					P							
Family day care homes licensed by the state department of children and family services as defined in state statutes.					P							
Any use permitted in the PR-1AAA district.						P						
Single-family dwellings at a maximum density of 4.8 units per acre.						P						
Home occupations, as regulated in section 12-3-57.						P						
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.						P						
Municipally owned or operated parks or playgrounds.						P						
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges.						P						
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes.						P						
Churches, Sunday school buildings and parish houses.						P						
two-family dwellings (duplex) at a maximum density of 9.6 units per acre.						C						
Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.						P						
Family day care homes licensed by the state department of children and family services as defined in state statutes.						P						
Single-family, two-family and multifamily residential attached or detached units with a maximum density of 35 dwelling units per acre.						P						
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.						P						
Bed and breakfast subject to regulations in section 12-3-84.						P						
Private clubs and lodges except those operated primarily as commercial enterprises.						C						
Office buildings (under 5,000 square feet).						C						
Antique shops—No outside displays.						C						
Art galleries—No outside displays.						C						
Social services homes/centers.						C						
Boarding and lodging houses.						C						

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Child care facilities subject to regulations in section 12-3-87.						C						
Accessory buildings. Buildings and uses customarily incidental to any of the above uses, including storage garages when located on the same lot not involving the conduct of a business.						P						
Any use permitted in the PR-2 district, including conditional uses.							P					
Single-family dwellings at a maximum density of 4.8 units per acre.							P					
Home occupations, as regulated in section 12-3-57.							P					
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.							P					
Municipally owned or operated parks or playgrounds.							P					
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges.							P					
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes.							P					
Churches, Sunday school buildings and parish houses.							P					
two-family dwellings (duplex) at a maximum density of 9.6 units per acre.							C					
Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.							P					
Family day care homes licensed by the state department of children and family services as defined in state statutes.							P					
Single-family, two-family and multifamily residential attached or detached units with a maximum density of 35 dwelling units per acre.							P					
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.							P					
Bed and breakfast subject to regulations in section 12-3-84.							P					
Private clubs and lodges except those operated primarily as commercial enterprises.							C					
Office buildings (under 5,000 square feet).							C					
Antique shops—No outside displays.							C					
Art galleries—No outside displays.							C					
Social services homes/centers.							C					
Boarding and lodging houses.							C					
Child care facilities subject to regulations in section 12-3-87. [STAFF, SEC. 12-3-87 STATES THAT CHILD CARE FACILITIES ARE PERMITTED IN PC-1]							C / P					
Accessory buildings. Buildings and uses customarily incidental to any of the above uses, including storage garages when located on the same lot not involving the conduct of a business.							P					
Hand craft shops for custom work or making custom items not involving unreasonable noise, odor or chemical waste.							P					
Office buildings (under 7,000 square feet).							P					
Barbershops and beauty parlors.							P					
Florists.							P					
Studios.							P					
Vending machines when an accessory to a business establishment and located inside the same building as the business.							P					
Gas stations.							C					
Other retail shops.							C					
Office buildings (over 7,000 square feet).							C					
Restaurants, with the exception of drive-in restaurants.							C					
Accessory buildings and uses customarily incidental to the above uses.							P					
Single-family detached dwellings.								P				
Single-family attached (townhouse or quadraplex type construction) and detached zero-lot-line dwellings. Development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).								P				
Two-family attached dwellings (duplex).								P				
Multiple-family attached dwellings (three or more dwelling units).								P				

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius								P				
Home occupations subject to regulations in subsection (1)c.1.iv of this section.								P				
Bed and breakfast subject to regulations in section 12-3-84.								P				
Boarding and lodging houses.								P				
Office buildings.								P				
Studios.								P				
Municipally owned or operated parks or playgrounds.								P				
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.								P				
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes subject to regulations in section 12-3-90.								P				
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.								P				
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pumpstations, electrical substations and telephone substations subject to regulations in section 12-3-88.								P				
Accessory structures, buildings and uses customarily incidental to the above uses subject to regulations in section 12-3-55, except that the following shall apply: Accessory structures shall not exceed one-story in height for a maximum height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure. The wall of an accessory structure shall not be located any closer than six feet to the wall of the main residential structure.								P				
Family day care homes licensed by the state department of children and family services as defined in state statutes.								P				
Any use permitted in the OEHR-2 district.									P			
Single-family detached dwellings.									P			
Single-family attached (townhouse or quadraplex type construction) and detached zero-lot-line dwellings. Development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).									P			
Two-family attached dwellings (duplex).									P			
Multiple-family attached dwellings (three or more dwelling units).									P			
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius									P			
Home occupations subject to regulations in subsection (1)c.1.iv of this section.									P			
Bed and breakfast subject to regulations in section 12-3-84.									P			
Boarding and lodging houses.									P			
Office buildings.									P			
Studios.									P			
Municipally owned or operated parks or playgrounds.									P			
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.									P			
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes subject to regulations in section 12-3-90.									P			
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.									P			
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pumpstations, electrical substations and telephone substations subject to regulations in section 12-3-88.									P			

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Accessory structures, buildings and uses customarily incidental to the above uses subject to regulations in section 12-3-55, except that the following shall apply: Accessory structures shall not exceed one-story in height for a maximum height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure. The wall of an accessory structure shall not be located any closer than six feet to the wall of the main residential structure.									P			
Family day care homes licensed by the state department of children and family services as defined in state statutes.									P			
Child care facilities subject to regulations in section 12-3-87.									P			
Nursing homes, rest homes, convalescent homes.									P			
Parking lots.									P			
Food and drugstore. [no outside storage or work permitted]									P			
Personal service shops. [no outside storage or work permitted]									P			
Clothing and fabric stores. [no outside storage or work permitted]									P			
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]									P			
Craft and specialty shops. [no outside storage or work permitted]									P			
Banks. [no outside storage or work permitted]									P			
Bakeries. [no outside storage or work permitted]									P			
Secondhand stores. [no outside storage or work permitted]									P			
Floral shops. [no outside storage or work permitted]									P			
Martial arts studios. [no outside storage or work permitted]									P			
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.									P			
Restaurants. [no outside storage or work permitted]									P			
Mortuary and funeral parlors. [no outside storage or work permitted]									P			
Pet shops with all uses inside the principal building. [no outside storage or work permitted]									P			
Printing firms. [no outside storage or work permitted]									P			
Business schools. [no outside storage or work permitted]									P			
Upholstery shops. [no outside storage or work permitted]									P			
Animal hospitals, veterinary clinics and pet resorts with fully enclosed kennels and no outside runs. Outside exercise areas permitted only if supervised and limited to five or fewer animals.									C			
Any use permitted in the OEHC-1 district												
Single-family detached dwellings.										P		
Single-family attached (townhouse or quadraplex type construction) and detached zero-lot-line dwellings. Development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).										P		
Two-family attached dwellings (duplex).										P		
Multiple-family attached dwellings (three or more dwelling units).										P		
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius										P		
Home occupations subject to regulations in subsection (1)c.1.iv of this section.										P		
Bed and breakfast subject to regulations in section 12-3-84.										P		
Boarding and lodging houses.										P		
Office buildings.										P		
Studios.										P		
Municipally owned or operated parks or playgrounds.										P		
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.										P		

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes subject to regulations in section 12-3-90.										P		
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.										P		
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pumpstations, electrical substations and telephone substations subject to regulations in section 12-3-88.										P		
Accessory structures, buildings and uses customarily incidental to the above uses subject to regulations in section 12-3-55, except that the following shall apply: Accessory structures shall not exceed one-story in height for a maximum height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure. The wall of an accessory structure shall not be located any closer than six feet to the wall of the main residential structure.										P		
Family day care homes licensed by the state department of children and family services as defined in state statutes.										P		
Child care facilities subject to regulations in section 12-3-87.										P		
Nursing homes, rest homes, convalescent homes.										P		
Parking lots.										P		
Food and drugstore. [no outside storage or work permitted]										P		
Personal service shops. [no outside storage or work permitted]										P		
Clothing and fabric stores. [no outside storage or work permitted]										P		
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]										P		
Craft and specialty shops. [no outside storage or work permitted]										P		
Banks. [no outside storage or work permitted]										P		
Bakeries. [no outside storage or work permitted]										P		
Secondhand stores. [no outside storage or work permitted]										P		
Floral shops. [no outside storage or work permitted]										P		
Martial arts studios. [no outside storage or work permitted]										P		
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.										P		
Restaurants. [no outside storage or work permitted]										P		
Mortuary and funeral parlors. [no outside storage or work permitted]										P		
Pet shops with all uses inside the principal building. [no outside storage or work permitted]										P		
Printing firms. [no outside storage or work permitted]										P		
Business schools. [no outside storage or work permitted]										P		
Upholstery shops. [no outside storage or work permitted]										P		
Animal hospitals, veterinary clinics and pet resorts with fully enclosed kennels and no outside runs. Outside exercise areas permitted only if supervised and limited to five or fewer animals.										C		
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.										P		
Hospitals, clinics.										P		
Private clubs and lodges, except those operated as commercial enterprises.										P		
Electric motor repair and rebuilding.										P		
Appliance repair shop.										P		
Garages for the repair and overhauling of automobiles.										P		
Sign shop.										P		
Photo shop.										P		
Plumbing and electrical shop.										P		
Pest extermination services.										P		
Any use permitted in the OEHC-2 district											P	
Single-family detached dwellings.											P	

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Single-family attached (townhouse or quadraplex type construction) and detached zero-lot-line dwellings. Development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).											P	
Two-family attached dwellings (duplex).											P	
Multiple-family attached dwellings (three or more dwelling units).											P	
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius											P	
Home occupations subject to regulations in subsection (1)c.1.iv of this section.											P	
Bed and breakfast subject to regulations in section 12-3-84.											P	
Boarding and lodging houses.											P	
Office buildings.											P	
Studios.											P	
Municipally owned or operated parks or playgrounds.											P	
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.											P	
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes subject to regulations in section 12-3-90.											P	
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.											P	
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pumpstations, electrical substations and telephone substations subject to regulations in section 12-3-88.											P	
Accessory structures, buildings and uses customarily incidental to the above uses subject to regulations in section 12-3-55, except that the following shall apply: Accessory structures shall not exceed one-story in height for a maximum height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure. The wall of an accessory structure shall not be located any closer than six feet to the wall of the main residential structure.											P	
Family day care homes licensed by the state department of children and family services as defined in state statutes.											P	
Child care facilities subject to regulations in section 12-3-87.											P	
Nursing homes, rest homes, convalescent homes.											P	
Parking lots.											P	
Food and drugstore. [no outside storage or work permitted]											P	
Personal service shops. [no outside storage or work permitted]											P	
Clothing and fabric stores. [no outside storage or work permitted]											P	
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]											P	
Craft and specialty shops. [no outside storage or work permitted]											P	
Banks. [no outside storage or work permitted]											P	
Bakeries. [no outside storage or work permitted]											P	
Secondhand stores. [no outside storage or work permitted]											P	
Floral shops. [no outside storage or work permitted]											P	
Martial arts studios. [no outside storage or work permitted]											P	
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.											P	
Restaurants. [no outside storage or work permitted]											P	
Mortuary and funeral parlors. [no outside storage or work permitted]											P	
Pet shops with all uses inside the principal building. [no outside storage or work permitted]											P	
Printing firms. [no outside storage or work permitted]											P	
Business schools. [no outside storage or work permitted]											P	

Table 3A - Historic Preservation Land Use Table (Original)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Upholstery shops. [no outside storage or work permitted]											P	
Animal hospitals, veterinary clinics and pet resorts with fully enclosed kennels and no outside runs. Outside exercise areas permitted only if supervised and limited to five or fewer animals.											C	
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.											P	
Hospitals, clinics.											P	
Private clubs and lodges, except those operated as commercial enterprises.											P	
Electric motor repair and rebuilding.											P	
Appliance repair shop.											P	
Garages for the repair and overhauling of automobiles.											P	
Sign shop.											P	
Photo shop.											P	
Plumbing and electrical shop.											P	
Pest extermination services.											P	
Dive shop.											P	
Fitness center.											P	
Theater, except for drive-in.											P	
Taverns, lounges, nightclubs, cocktail bars.											P	
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 108 dwelling units per acre												P
Home occupations, subject to regulations in section 12-3-57.												P
Offices.												P
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.												P
Hotels/motels.												P
Marinas.												P
Parking garages.												P
Retail food and drug stores (including medical marijuana dispensaries and liquor package store). [no outside storage or major repair work permitted]												P
Personal service shops. [no outside storage or major repair work permitted]												P
Clothing stores. [no outside storage or major repair work permitted]												P
Specialty shops. [no outside storage or major repair work permitted]												P
Banks. [no outside storage or major repair work permitted]												P
Bakeries, whose products are sold at retail on the premises. [no outside storage or major repair work permitted]												P
Antique shops. [no outside storage or major repair work permitted]												P
Floral shops. [no outside storage or major repair work permitted]												P
Health clubs, spas and exercise centers. [no outside storage or major repair work permitted]												P
Laundromats and dry cleaners. [no outside storage or major repair work permitted]												P
Restaurants. [no outside storage or major repair work permitted]												P
Studios. [no outside storage or major repair work permitted]												P
Art galleries. [no outside storage or major repair work permitted]												P
Bars. [no outside storage or major repair work permitted]												P
Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving. [outside storage or major repair work permitted]												P
Boat sales/rentals. [outside storage or major repair work permitted]												P
Boat fueling. [outside storage or major repair work permitted]												P
Commercial fishing. [outside storage or major repair work permitted]												P
Accessory buildings and uses customarily incidental to the above uses.												P
Family day care homes licensed by the state department of children and family services as defined in state statutes.												P

Table 3B - Historic Preservation Land Use Table (Sorted & Condensed)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.	P	P	P	P		P	P					
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.		P	P	P								
Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.					P	P	P					
Accessory buildings and uses customarily incidental to the above uses.							P					P
Accessory structures, buildings and uses customarily incidental to the above uses subject to regulations in section 12-3-55, except that the following shall apply: Accessory structures shall not exceed one-story in height for a maximum height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure. The wall of an accessory structure shall not be located any closer than six feet to the wall of the main residential structure.								P	P	P	P	
Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.				P								
Animal hospitals, veterinary clinics and pet resorts with fully enclosed kennels and no outside runs. Outside exercise areas permitted only if supervised and limited to five or fewer animals.									C	C	C	
Antique shops.			C	C								
Antique shops. [limited to a maximum area of 3,000 square feet]		C										
Antique shops. [no outside storage or major repair work permitted]												P
Antique shops—No outside displays.						C	C					
Any use permitted in the HC-1 district.				P								
Any use permitted in the HR-1 district, including conditional uses.		P										
Any use permitted in the HR-2 district, including the conditional uses, with no size limitations			P									
Any use permitted in the OEHC-1 district												
Any use permitted in the OEHC-2 district											P	
Any use permitted in the OEHC-1 district												
Any use permitted in the OEHC-2 district											P	
Any use permitted in the OEHR-2 district.									P			
Any use permitted in the PR-1AAA district.						P						
Any use permitted in the PR-2 district, including conditional uses.							P					
Appliance repair shop.										P	P	
Art galleries. [no outside storage or major repair work permitted]												P
Art galleries—No outside displays.						C	C					
Bakeries whose products are sold at retail and only on the premises. [limited to a maximum area of 3,000 square feet]		C										
Bakeries whose products are sold at retail and only on the premises.			C	C								
Bakeries, whose products are sold at retail on the premises. [no outside storage or major repair work permitted]												P
Bakeries. [no outside storage or work permitted]									P	P	P	
Banks. [no outside storage or major repair work permitted]												P
Banks. [no outside storage or work permitted]									P	P	P	
Barbershops and beauty parlors.			C	C			P					
Barbershops and beauty parlors. [limited to a maximum area of 3,000 square feet]		C										
Bars. [no outside storage or major repair work permitted]												P
Bed and breakfast subject to regulations in section 12-3-84.	P	P	P	P		P	P	P	P	P	P	
Boarding and lodging houses.		P	P	P		C	C	P	P	P	P	
Boat fueling. [outside storage or major repair work permitted]												P
Boat sales/rentals. [outside storage or major repair work permitted]												P
Business schools. [no outside storage or work permitted]									P	P	P	
Child care facilities subject to regulations in section 12-3-87. [STAFF, SEC. 12-3-87 STATES THAT CHILD CARE FACILITIES ARE PERMITTED IN PC-1]		P	P	P		C	C / P		P	P	P	
Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.								P	P	P	P	
Churches, Sunday school buildings and parish houses.	P	P	P	P	P	P	P					
Clothing and fabric shops.			C	C								

Table 3B - Historic Preservation Land Use Table (Sorted & Condensed)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Clothing and fabric shops. [limited to a maximum area of 3,000 square feet]		C										
Clothing and fabric stores. [no outside storage or work permitted]									P	P	P	
Clothing stores. [no outside storage or major repair work permitted]												P
Commercial fishing. [outside storage or major repair work permitted]												P
Commercial parking lots.			P	P								
Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.	P	P	P	P	P	P	P					
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district, measured from property line to property line, and/or within 500 feet of a single-family zoning district, measured from property line to district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P	P	P								
Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.						P	P	P	P	P		
Craft and specialty shops. [no outside storage or work permitted]									P	P	P	
Dive shop.											P	
Electric motor repair and rebuilding.										P	P	
Family day care homes licensed by the state department of children and family Services as defined in state statutes.	P	P	P	P	P	P	P	P	P	P	P	P
Fitness center.											P	
Floral gardens and shops.			C	C								
Floral gardens and shops. [limited to a maximum area of 3,000 square feet]		C										
Floral shops. [no outside storage or major repair work permitted]												P
Floral shops. [no outside storage or work permitted]									P	P	P	
Florists.							P					
Food and drugstore. [no outside storage or work permitted]									P	P	P	
Garages for the repair and overhauling of automobiles.										P	P	
Gas stations.							C					
Grocery stores.			C	C								
Grocery stores. [limited to a maximum area of 3,000 square feet]		C										
Hand craft shops for custom work or making custom items not involving noise, odor, or chemical waste. [limited to a maximum area of 3,000 square feet]		C										
Hand craft shops for custom work or making custom items not involving noise, odor, or chemical waste.			C	C								
Hand craft shops for custom work or making custom items not involving unreasonable noise, odor or chemical waste.							P					
Health clubs, spas and exercise centers.				P								
Health clubs, spas and exercise centers. [no outside storage or major repair work permitted]												P
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]									P	P	P	
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]										P		
Home furnishing, hardware and appliance stores. [no outside storage or work permitted]											P	
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed, limited to uses listed as conditional uses in subsection (1)c.2.vi of this section; two nonfamily members shall be allowed as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.	P	P	P	P								
Home occupations subject to regulations in subsection (1)c.1.iv of this section.								P	P	P	P	
Home occupations, as regulated in section 12-3-57.					P	P	P					P
Hospitals, clinics.										P	P	
Hotels/motels.												P

Table 3B - Historic Preservation Land Use Table (Sorted & Condensed)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Laundromats and dry cleaners. [no outside storage or major repair work permitted]												P
Laundromats, including dry-cleaning pick-up stations.			C	C								
Laundromats, including dry-cleaning pick-up stations. [limited to a maximum area of 3,000 square feet]		C										
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.												P
Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public purposes.	P	P	P	P								
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes.					P	P	P					
Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes subject to regulations in section 12-3-90.								P	P	P	P	
Marinas.			P	P								P
Martial arts studios. [no outside storage or work permitted]									P	P	P	
Minor structures for the following utilities: unoccupied gas, water and sewer substations or pumpstations, electrical substations and telephone substations subject to regulations in section 12-3-88.								P	P	P	P	
Mortuary and funeral parlors. [no outside storage or work permitted]									P	P	P	
Motels.			P	P								
Multiple-family attached dwellings (three or more dwelling units).								P	P	P	P	
Multiple-family dwellings.	C	C	C	C								
Municipally owned or operated parks or playgrounds.					P	P	P	P	P	P	P	
Nursing homes, rest homes, convalescent homes.									P	P	P	
Office buildings (over 7,000 square feet).							C					
Office buildings (under 5,000 square feet).						C	C					
Office buildings (under 7,000 square feet).							P	P	P	P	P	
Offices under 5,000 square feet.		P	P	P								
Offices.												P
Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.										P	P	
Other retail shops.							C					
Outdoor sales of trees, shrubs, plants and related landscaping materials as an accessory to indoor retail sales uses permitted by this section, provided that the area is enclosed within a fence attached to the rear or side of the main building, and provided that the outdoor area does not exceed 20 percent of the total area of the main building.									P	P	P	
Parking garages.												P
Parking lots.									P	P	P	
Personal service shops. [no outside storage or major repair work permitted]												P
Personal service shops. [no outside storage or work permitted]									P	P	P	
Pest extermination services.										P	P	
Pet shops with all uses inside the principal building. [no outside storage or work permitted]									P	P	P	
Photo shop.										P	P	
Plumbing and electrical shop.										P	P	
Printing firms. [no outside storage or work permitted]									P	P	P	
Private clubs and lodges except those operated as commercial enterprises.				P						P	P	
Private clubs and lodges except those operated primarily as commercial enterprises.						C	C					
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges.					P	P	P					
Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.								P	P	P	P	
Publicly owned or operated parks and playgrounds.	P	P	P	P								
Restaurants (except drive-ins).			P	P			C					
Restaurants. [no outside storage or major repair work permitted]												P
Restaurants. [no outside storage or work permitted]									P	P	P	
Retail food and drug stores (including medical marijuana dispensaries and liquor package store). [no outside storage or major repair work permitted]												P

Table 3B - Historic Preservation Land Use Table (Sorted & Condensed)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving. [outside storage or major repair work permitted]												P
Secondhand stores.			C	C								
Secondhand stores. [limited to a maximum area of 3,000 square feet]		C										
Secondhand stores. [no outside storage or work permitted]									P	P	P	
Sign shop.										P	P	
Single-family and two-family (duplex) dwellings.	P	P	P	P								
Single-family attached (townhouse or quadraplex type construction) and detached zero-lot-line dwellings. Development must comply with the minimum standards established for the R-ZL zoning district in section 12-3-5(1).								P	P	P	P	
Single-family attached dwellings (townhouses).	C	C	C	C								
Single-family detached dwellings.								P	P	P	P	
Single-family dwellings at a maximum density of 4.8 units per acre.					P	P	P					
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 108 dwelling units per acre												P
Single-family, two-family and multifamily residential attached or detached units with a maximum density of 35 dwelling units per acre.						P	P					
Small appliance repair shops.			P	P								
Small appliance repair shops. [limited to a maximum area of 3,000 square feet]		C										
Social services homes/centers.						C	C					
Specialty shops.			C	C								
Specialty shops. [limited to a maximum area of 3,000 square feet]		C										
Specialty shops. [no outside storage or major repair work permitted]												P
Studios.			C	C			P	P	P	P	P	
Studios. [limited to a maximum area of 3,000 square feet]		C										
Studios. [no outside storage or major repair work permitted]												P
Tavern, lounges, nightclubs, cocktail bars.				P							P	
Theater, except for drive-in.											P	
Two-family attached dwellings (duplex).								P	P	P	P	
two-family dwellings (duplex) at a maximum density of 9.6 units per acre.					C	C						
Upholstery shops. [no outside storage or work permitted]									P	P	P	
Vending machines when an accessory to a business establishment and located in the same building as the business. [limited to a maximum area of 3,000 square feet]		C										
Vending machines when an accessory to a business establishment and located in the same building as the business.			C	C								
Vending machines when an accessory to a business establishment and located inside the same building as the business.							P					

Table 4A - Redevelopment Land Use Districts (Original)	GRD	GRD-1	WRD	WRD-1
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.	P			
Home occupations, subject to regulations in section 12-3-13.	P			
Offices.	P			
Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.	P			
All commercial uses permitted in the C-2A zone [LET'S DISCUSS WHAT USES PERMITTED WITHIN C-2A STAFF CONSIDERS TO BE 'COMMERCIAL' BEFORE WE LIST THEM BELOW] with no outside storage or repair work allowed, with the exception of": i. Mortuaries and funeral parlors. ii. Appliance and repair shops. iii. Public parking lots and parking garages. iv. New car lots or used car lots. v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations. vi. Car or truck rental agencies or storage facilities.	P			
Family day care homes licensed by the state department of children and family services as defined in state statutes.	P			
Single-family and multifamily residential (attached or detached) at a maximum overall density of 17.4 units per acre.		P		
Bed and breakfast (subject to section 12-3-84).		P		
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed limited to uses listed as conditional uses in subsection (2)c.3.i of this section; two nonfamily members as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.		P		
Community residential homes licensed by the state department of children and family services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P		
Limited office space allowed only with residential use occupying a minimum of 50 percent of total building square footage of principal and outbuildings.		P		
Family day care homes licensed by the state department of children and family services as defined in state statutes.		P		
Meeting hall, U.S. Post Office pavilion, buildings used for community purposes, not to exceed 5,000 square feet.		P		
Publicly owned or operated parks and playgrounds.		P		
Churches, Sunday school buildings and parish houses.		P		
Antique shops. [limited to a maximum area of 5,000 square feet]		P		
Art galleries. [limited to a maximum area of 5,000 square feet]		P		
Bakeries whose products are sold at retail and only on the premises. [limited to a maximum area of 5,000 square feet]		P		
Banks (except drive-through). [limited to a maximum area of 5,000 square feet]		P		
Barbershops and beauty shops. [limited to a maximum area of 5,000 square feet]		P		
Child care facilities (subject to section 12-3-87). [limited to a maximum area of 5,000 square feet]		P		
Health clubs, spas, and exercise centers. [limited to a maximum area of 5,000 square feet]		P		
Jewelers. [limited to a maximum area of 5,000 square feet]		P		
Laundry and dry-cleaning pick-up stations. [limited to a maximum area of 5,000 square feet]		P		
Office buildings. [limited to a maximum area of 5,000 square feet]		P		
Restaurants (except drive-ins). [limited to a maximum area of 5,000 square feet]		P		
Retail sales and services. [limited to a maximum area of 5,000 square feet]		P		
Retail food and drugstore. [limited to a maximum area of 5,000 square feet]		P		
Specialty shops. [limited to a maximum area of 5,000 square feet]		P		
Studios. [limited to a maximum area of 5,000 square feet]		P		
Garage apartments.		P		
Carriage houses.		P		
Studios.		P		
Granny flats.		P		
Storage buildings.		P		
Garages.		P		
Swimming pools.		P		
Hot tubs.		P		
Offices.		P		
Minor structures for utilities (gas, water, sewer, electric, telephone).		P		
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 60 dwelling units per acre.			P	
Home occupations, subject to regulations in section 12-3-57.			P	

Table 4A - Redevelopment Land Use Districts (Original)	GRD	GRD-1	WRD	WRD-1
Offices.			P	
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.			P	
Hotels/motels.			P	
Marinas.			P	
Parking garages.			P	
Retail food and drug stores (including medical marijuana dispensaries and package liquor store).			P	
Personal service shops.			P	
Clothing stores.			P	
Specialty shops.			P	
Banks.			P	
Bakeries whose products are sold at retail on the premises.			P	
Antique shops.			P	
Floral shops.			P	
Health clubs, spa and exercise centers.			P	
Laundromats.			P	
Laundry and dry-cleaning pick-up stations.			P	
Restaurants.			P	
Studios.			P	
Art galleries.			P	
Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.			P	
Boat rentals waterside only with limited upland storage.			P	
Bars.			P	
Commercial fishing.			P	
Ferry and passenger terminals.			P	
Cruise ship operations.			P	
Family day care homes licensed by the state department of children and family services as defined in state statutes.			P	
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 60 dwelling units per acre.				P
Home occupations, subject to regulations in section 12-3-57.				P
Offices.				P
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.				P
Hotels/motels.				P
Marinas.				P
Parking garages.				P
Retail food and drug stores (including medical marijuana dispensaries and package liquor store).				P
Personal service shops.				P
Clothing stores.				P
Specialty shops.				P
Banks.				P
Bakeries whose products are sold at retail on the premises.				P
Antique shops.				P
Floral shops.				P
Health clubs, spa and exercise centers.				P
Laundromats.				P
Laundry and dry-cleaning pick-up stations.				P
Restaurants.				P
Studios.				P
Art galleries.				P

Table 4A - Redevelopment Land Use Districts (Original)	GRD	GRD-1	WRD	WRD-1
Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.				P
Boat rentals waterside only with limited upland storage.				P
Bars.				P
Commercial fishing.				P
Ferry and passenger terminals.				P
Cruise ship operations.				P
Family day care homes licensed by the state department of children and family services as defined in state statutes.				P

Table 4B - Redevelopment Land Use Districts (Sorted & Condensed)	GRD	GRD-1	WRD	WRD-1
Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.	P			
All commercial uses permitted in the C-2A zone [LET'S DISCUSS WHAT USES PERMITTED WITHIN C-2A STAFF CONSIDERS TO BE 'COMMERCIAL' BEFORE WE LIST THEM BELOW] with no outside storage or repair work allowed, with the exception of": i. Mortuaries and funeral parlors. ii. Appliance and repair shops. iii. Public parking lots and parking garages. iv. New car lots or used car lots. v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations. vi. Car or truck rental agencies or storage facilities.	P			
Antique shops.			P	P
Antique shops. [limited to a maximum area of 5,000 square feet]		P		
Art galleries.			P	P
Art galleries. [limited to a maximum area of 5,000 square feet]		P		
Bakeries whose products are sold at retail and only on the premises. [limited to a maximum area of 5,000 square feet]		P		
Bakeries whose products are sold at retail on the premises.			P	P
Banks (except drive-through). [limited to a maximum area of 5,000 square feet]		P		
Banks.			P	P
Barbershops and beauty shops. [limited to a maximum area of 5,000 square feet]		P		
Bars.			P	P
Bed and breakfast (subject to section 12-3-84).		P		
Boat rentals waterside only with limited upland storage.			P	P
Carriage houses.		P		
Child care facilities (subject to section 12-3-87). [limited to a maximum area of 5,000 square feet]		P		
Churches, Sunday school buildings and parish houses.		P		
Clothing stores.			P	P
Commercial fishing.			P	P
Community residential homes licensed by the state department of children and family services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.		P		
Cruise ship operations.			P	P
Family day care homes licensed by the state department of children and family services as defined in state statutes.	P	P	P	P
Ferry and passenger terminals.			P	P
Floral shops.			P	P
Garage apartments.		P		
Garages.		P		
Granny flats.		P		
Health clubs, spa and exercise centers.			P	P
Health clubs, spas, and exercise centers. [limited to a maximum area of 5,000 square feet]		P		
Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed limited to uses listed as conditional uses in subsection (2)c.3.i of this section; two nonfamily members as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.		P		
Home occupations, subject to regulations in section 12-3-13.	P		P	
Home occupations, subject to regulations in section 12-3-57.			P	P
Hot tubs.		P		
Hotels/motels.			P	P
Jewelers. [limited to a maximum area of 5,000 square feet]		P		
Laundromats.			P	P
Laundry and dry-cleaning pick-up stations.			P	P
Laundry and dry-cleaning pick-up stations. [limited to a maximum area of 5,000 square feet]		P		
Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.			P	P
Limited office space allowed only with residential use occupying a minimum of 50 percent of total building square footage of principal and outbuildings.		P		
Marinas.			P	P
Meeting hall, U.S. Post Office pavilion, buildings used for community purposes, not to exceed 5,000 square feet.		P		

Table 4B - Redevelopment Land Use Districts (Sorted & Condensed)	GRD	GRD-1	WRD	WRD-1
Minor structures for utilities (gas, water, sewer, electric, telephone).		P		
Office buildings. [limited to a maximum area of 5,000 square feet]		P		
Offices.	P	P	P	P
Parking garages.			P	P
Personal service shops.			P	P
Publicly owned or operated parks and playgrounds.		P		
Restaurants (except drive-ins). [limited to a maximum area of 5,000 square feet]		P		
Restaurants.			P	P
Retail food and drug stores (including medical marijuana dispensaries and package liquor store).			P	P
Retail food and drugstore. [limited to a maximum area of 5,000 square feet]		P		
Retail sales and services. [limited to a maximum area of 5,000 square feet]		P		
Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.			P	P
Single-family and multifamily residential (attached or detached) at a maximum overall density of 17.4 units per acre.		P		
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.	P			
Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 60 dwelling units per acre.			P	P
Specialty shops.			P	P
Specialty shops. [limited to a maximum area of 5,000 square feet]		P		
Storage buildings.		P		
Studios.		P	P	P
Studios. [limited to a maximum area of 5,000 square feet]		P		
Swimming pools.		P		

Special Land Use Districts Table (Original)	CO	ARZ [1]	ATZ-1	ATZ-2	IC
Wildlife refuge, nature trails and related facilities.	P				
Passive recreation.	P				
Bike trails.	P				
Jogging trails.	P				
Other similar and compatible conservation and recreational uses: Boat moorings, fishing piers, drainage areas, etc.	P				
Airport, airport terminal, air cargo facilities, and uses customarily related to airport operations and expansions.		P			
Golf course, tennis court, driving range, par three course, outdoor recreational facilities, provided that no such uses shall include seating or structures to accommodate more than 100 spectators or occupants.		P			
Service establishments such as auto rental and travel agencies, commercial parking lots and garages, automobile service station and similar service facilities.		P			
Warehousing and storage facilities.		P			
Industrial uses compatible with airport operations.		P			
Commercial uses to include hotels, motels, extended stay facilities, pharmacy, restaurant and drive through facilities, banks, office, post secondary education facilities, meeting facilities, dry cleaner, health club, exercise center, martial arts facility, bakery, floral shop, day care/child care facility, medical clinic, doctor and dentist offices, and retail services to include specialty shops and studios; or other similar or compatible uses.		P			
Other uses that the city council may deem compatible with airport operations and surrounding land uses pursuant to the city's comprehensive plan and the airport master plan and as such uses that meet the FAA's requirements for airport activities.		P			
Single-family residential, attached or detached, 0—5 units per acre.			P		
Home occupations, subject to regulations in section 12-3-57.			P		
Offices.			P		
Family day care homes licensed by the state department of children and family services as defined in state statutes.			P		
Recreational facilities - Not for profit.			P		
Communications towers in accordance with section 12-3-67.			C		
Rooftop-mounted antennas in accordance with section 12-3-68.			C		
Any use allowed in the ATZ-1				P	
Single-family residential, attached or detached, 0—5 units per acre.				P	
Home occupations, subject to regulations in section 12-3-57.				P	
Offices.				P	
Family day care homes licensed by the state department of children and family services as defined in state statutes.				P	
Recreational facilities - Not for profit.				P	
Communications towers in accordance with section 12-3-67.				C	
Rooftop-mounted antennas in accordance with section 12-3-68.				C	
Retail and service commercial;				P	
Aviation related facilities; and				P	
Communications towers in accordance with section 12-3-67.				C	
Rooftop-mounted antennas in accordance with section 12-3-68.				C	
Recreation and open space facilities, and community centers owned and operated by the city.					P
Public utilities and city government buildings and facilities.					P
Service commercial and light industrial uses with site plan approval from city council.					P
Public transportation facilities.					P
Tourist commercial.					P
Community commercial.					P

[1] The following three sections of the airport restricted zone are limited to specific uses as defined below: i. ARZ-1. The parcel of land located north of Summit Boulevard between two airport transition zones (includes the Scott Tennis Center and airport drainage system). Uses within this zone will be limited to those uses described below in subsections (2)a.2 and 3 of this section. ii. ARZ east of runway 8/26. The parcel of land on the eastern end of runway 8/26, located between Avenida Marina and Gaberonne Subdivision and between Spanish Trail and Scenic Highway. All land within this zone outside of the 15 acres required for clear zone at the eastern end of runway 8/26 will be retained as open space. iii. ARZ south of runway 17/35. The parcel of land at the southern end of runway 17/35, located north of Heyward Drive and east of Firestone Boulevard. All land within this zone outside of the 28.5 acres required for clear zone at the southern end of runway 17/35 will be retained as open space.

Special Land Use Districts Table (Sorted & Condensed)	CO	ARZ [1]	ATZ-1	ATZ-2	IC
Airport, airport terminal, air cargo facilities, and uses customarily related to airport operations and expansions.		P			
Any use allowed in the ATZ-1				P	
Aviation related facilities; and				P	
Bike trails.	P				
Commercial uses to include hotels, motels, extended stay facilities, pharmacy, restaurant and drive through facilities, banks, office, post secondary education facilities, meeting facilities, dry cleaner, health club, exercise center, martial arts facility, bakery, floral shop, day care/child care facility, medical clinic, doctor and dentist offices, and retail services to include specialty shops and studios; or other similar or compatible uses.		P			
Communications towers in accordance with section 12-3-67.			C	C	
Community commercial.					P
Family day care homes licensed by the state department of children and family services as defined in state statutes.			P	P	
Golf course, tennis court, driving range, par three course, outdoor recreational facilities, provided that no such uses shall include seating or structures to accommodate more than 100 spectators or occupants.		P			
Home occupations, subject to regulations in section 12-3-57.			P	P	
Industrial uses compatible with airport operations.		P			
Jogging trails.	P				
Offices.			P	P	
Other similar and compatible conservation and recreational uses: Boat moorings, fishing piers, drainage areas, etc.	P				
Other uses that the city council may deem compatible with airport operations and surrounding land uses pursuant to the city's comprehensive plan and the airport master plan and as such uses that meet the FAA's requirements for airport activities.		P			
Passive recreation.	P				
Public transportation facilities.					P
Public utilities and city government buildings and facilities.					P
Recreation and open space facilities, and community centers owned and operated by the city.					P
Recreational facilities - Not for profit.			P	P	
Retail and service commercial;				P	
Rooftop-mounted antennas in accordance with section 12-3-68.			C	C	
Service commercial and light industrial uses with site plan approval from city council.					P
Service establishments such as auto rental and travel agencies, commercial parking lots and garages, automobile service station and similar service facilities.		P			
Single-family residential, attached or detached, 0—5 units per acre.			P	P	
Tourist commercial.					P
Warehousing and storage facilities.		P			
Wildlife refuge, nature trails and related facilities.	P				

[1] The following three sections of the airport restricted zone are limited to specific uses as defined below: i. ARZ-1. The parcel of land located north of Summit Boulevard between two airport transition zones (includes the Scott Tennis Center and airport drainage system). Uses within this zone will be limited to those uses described below in subsections (2)a.2 and 3 of this section. ii. ARZ east of runway 8/26. The parcel of land on the eastern end of runway 8/26, located between Avenida Marina and Gaberonne Subdivision and between Spanish Trail and Scenic Highway. All land within this zone outside of the 15 acres required for clear zone at the eastern end of runway 8/26 will be retained as open space. iii. ARZ south of runway 17/35. The parcel of land at the southern end of runway 17/35, located north of Heyward Drive and east of Firestone Boulevard. All land within this zone outside of the 28.5 acres required for clear zone at the southern end of runway 17/35 will be retained as open space.

DIMENSIONAL STANDARDS

Table 1 – Residential Districts

		Density	Lot Area	Lot Width	Setbacks Front	Setbacks Side	Setbacks Rear	Height	Lot Coverage	Building Coverage	Landscape Area	Recreation Open Space	Inspire Comments
CO													
R-1AAAAA		2.2 u/a	20,000 s.f.	100	60	10	60	35 feet					The section does not address the fact that 12-3-62 allows for height exceptions for public, semipublic, church and school uses.
R-1AAAA		3.6 u/a	12,000 s.f.	80	30	8	30	35 feet					Same comment
R-IAAA		4.8 u/a	9,000 s.f.	75	30	7.5	30	35 feet					Same comment
R-1AA	Ranges based on use	8.7 - 11.6 u/a	3,750 - 5,000 s.f.	30-60	30	6	30	35 feet*					Same comment
R-1A	Ranges based on use	12.4 - 17.4 u/a	2,500 s.f. - 3,500 s.f.	25-50	20	5	25	35 feet*					Same comment
R-1B	Ranges based on use	8.7 - 17.4 u/a			10	5	10	45 feet*	50%	20-30%			This district is not listed in the chapter
R-ZL	Ranges based on use	17.4 - 21.8 u/a	2,000- 2,500 s.f.	20-40	20-30	8-10	N/A - 20	35 feet*	50%				The section does not address the fact that 12-3-62 allows for height exceptions for public, semipublic, church and school uses.
R-2A	Building Within 100 Feet of a Single-Family or Zero-Lot-Line Zoning District	12.8-21.8 u/a	20,000 s.f.	100	20	5	25	35 feet	75%	5-30%	25%	5%	The difference between “within 100” and “over 100” are minor. Combine?
	Building Over 100 Feet From a Single-Family or Zero-Lot-Line Zoning District	12.8-21.8 u/a	20,000 s.f.	100	15	5	20	36 feet	75%	5-30%	25%		
R-2B	Building Within 70 Feet of a Single-Family or Zero-Lot-Line Zoning District	12.8-35 u/a	20,000 s.f.	100	20	5	25	45 feet/ 3 stories	75%	30%	25%	5%	
	Building Over 70 Feet From a Single-Family or Zero-Lot-Line Zoning District	12.8-35 u/a	20,000 s.f.	100	15-30	5-20	20-30	70 feet/ 6 stories	75%	25-30%	25%	5%	

*Except as provided in section 12-3-62

Table 2 – Mixed and Non-Residential Districts

		Density	Setbacks			Maximum Setback	Height	Lot Coverage		Building Coverage	Maximum Floor Area	Inspire Comments
			Front	Side	Rear			SF, Dup, TH, Zero-lot line	All other development			
R-2	Within 100 ft of residential zoning district		15ft [1,2]	5ft	15ft		45ft	50% [4]	See building coverage	1-4 stories: 30% 5-7 stories: 25% [4] 8-9 stories: 20%		The lot/building coverage standards are confusing. Not sure if what is shown here is correct.
	More than 100 ft from residential zoning district		10ft [1,2]	5ft	10ft		45ft [3]	50%	See building coverage			
R-NC	Within 100 ft of residential zoning district		15 ft [1,2]	5 ft	15 ft		35 ft	50% [4]	See building coverage	1-4 stories: 30% 5-7 stories: 25% 8-9 stories: 20% [4]	4,000 SF [5]	
	More than 100 ft from residential zoning district		10 ft [1,2]	5 ft	10 ft		45 ft [3]	50% [4]	See building coverage	20-30%		
R-NCB	Within 100 ft of residential zoning district		15 ft [1,2]	5 ft	15 ft		35 ft	50%	See building coverage	20-30%	4,000 SF [5]	Not on zoning district list
	More than 100 ft from residential zoning district		10 ft [1,2]	5 ft	10 ft		45 ft [3]	50% [4]	See building coverage	20-30%		
C-1		35 u/a	0 ft., Except, contiguous to a residential zoning district: 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.				45 ft [6]	Buildings up to 100ft: 75%	Buildings over 100ft: 65%			
C-2A		135 u/a				10 ft	100 ft [6]	Buildings up to 100ft: 100%	Buildings over 100 ft: 90%			
C-2	Inside the dense business area	135 u/a				10 ft	100 ft	Buildings up to 100ft: 100%	Buildings over 100 ft: 90%			
	Outside the dense business area	35 u/a						Buildings up to 100ft: 75%	Buildings over 100ft: 65%			
C-3	Inside the dense business area	135 u/a				10 ft	100 ft	Buildings up to 100ft: 100%	Buildings over 100 ft: 90%			
	Outside the dense business area	35 u/a						Buildings up to 100ft: 75%	Buildings over 100ft: 65%			
M-1		na	0 ft., Except, contiguous to a residential zoning district, for non-residential use: 20-foot yard; or for industrial use: 40-foot yard, unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.				Contiguous to a residential district: 45 ft. Additional 3 feet for every foot setback from property line, up to a max of 100 ft. Not contiguous to a residential zoning: 100 ft.	75%				
M-2		na										

[1] *Front yard depths in the R-2 district shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirements; in case there are no other structures on the block the front yard depth shall not be less than footages noted.

[2] Note 1: Where any use other than a single-family, duplex or zero lot-line development abuts an R-1AAAAA through R-ZL zoning district, there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

[3] Note 2: Above the height permitted at the building setback lines three feet may be added to the height of the building for each foot the building is set back from the building setback lines up to a maximum height of 100 feet. All buildings exceeding 45 feet in height must submit a preliminary development plan that must be reviewed by the planning board and city council pursuant to section 12-3-120.

[4] Note 3: When a mixed residential/nonresidential development is proposed, the lot coverage requirements shall be the most restrictive of the proposed uses.

[5] Note 3: An exception to the 4,000 square feet area may be granted upon submittal of a preliminary development plan (refer to section 12-3-120(a)(3)) to the planning board for review.

[6] Note 1: Three feet may be added to the height of the building for each foot the building elevation is stair-stepped or recessed back from the property or setback lines beginning at the height permitted up to a maximum height of 150 feet.

Table 3 – Historic and Preservation Districts

	Lot Area for Residential Uses	Lot With	Setbacks			Maximum Setback	Height	Lot Coverage		Building Coverage	Minimum Floor Area	Street frontage	Note
			Front	Side	Rear			SF, Duplex, Townhouse, Zero-lot line	All other development				
HR-1													
HR-2													
HC-1													
HC-2													
PR-1AAA	9,000 s.f.	50-75 ft	30 ft	9 ft	25 ft		35 ft				None		*Front yard depths in the North Hill Preservation zoning district shall not be less than the average depths of the front yards located on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depths shall be no less than the footages noted.
PR-2	5,000 s.f. for single-family 10,000 s.f. for multifamily	50 ft	15 ft	7.5 ft	25 ft		35 ft				None		
PC-1	None	None	None	5 feet for dwellings or wood frame structures only	15 ft		45 ft				600 s.f. per dwelling unit for multifamily		
OEHR-2	3,500 s.f. - 9,000 s.f.	30 ft	15 ft	5 ft	15 ft		Residential: 2 story Non-Residential: 35 ft Additional 3 feet for every foot setback from property line, up to a max of 45 ft.	N/A			600 s.f. per dwelling unit for multifamily		*Front yard depths in the Old East Hill preservation zoning district shall not be less than the average depths of all of the front yards facing the street on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depth shall be no less than the footage noted.
OEHC-1	None	None	None	5 ft	None			50%					
OEHC-2	None	None	None	5 ft	None								
OEHC-3	None	None	None	None	None			None					

HISTORIC AND PRESERVATION LAND USE DISTRICT. LAND USE DISTRICTS

It is important to make it very clear if these are zoning districts or overlays. The Zoning map should clearly identify that. There is some overlap.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
a**. Purpose.** The historic zoning districts are established to ***preserve the development pattern and distinctive architectural character*** of the district through the restoration of existing buildings and construction of compatible new buildings. The official listing of the Pensacola historic district (which includes all areas designated as historic zoning districts) on the National Register of Historic Places and the authority of the architectural review board reinforce this special character. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the districts.	a. **Purpose.** The North Hill preservation zoning districts are established to ***preserve the unique architecture and landscape character*** of the North Hill area, and to promote orderly redevelopment that complements and enhances the architecture of this area of the city.	a. **Purpose.** The Old East Hill preservation zoning districts are established to ***preserve the existing residential and commercial development pattern and distinctive architectural character*** of the structures within the district. The regulations are intended to preserve, through the restoration of existing buildings and construction of compatible new buildings, the scale of the existing structures and the diversity of original architectural styles.	Is there a distinction between "historic" and preservation? Why are the intents of the North Hill and Old Hill districts different?
b. **Character of the district.** The historic district is characterized by lots with narrow street frontage (based on the original British city plan, c. 1765), and the concentration of Frame Vernacular, Folk Victorian and Creole homes which date from the early 19th Century and form a consistent architectural edge along the street grid. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. The district is an established business area, residential neighborhood and tourist attraction, containing historic sites and museums, a variety of specialty retail shops, restaurants, small offices, and residences.	b. **Character of the district.** The North Hill preservation district is characterized by mostly residential structures built between 1870 and the 1930s. Queen Anne, Neoclassical, Tudor Revival, Craftsman Bungalow, Art Moderne and Mediterranean Revival are among the architectural styles found in North Hill. North Hill is listed on the National Register of Historic Places.	b. **Character of the district. The** Old East Hill neighborhood was developed over a 50-year period, from 1870 to the 1920's. The architecture of the district is primarily vernacular, but there are also a few properties that display influences of the major architectural styles of the time, such as Craftsman, Mission and Queen Anne styles.	
		c. **Boundaries and zoning classifications.** The boundaries of the Old East Hill preservation district shall be identified as per a map and legal description, and the zoning classifications of properties within the district shall be identified as per a map, filed in the office of the city clerk.	True for every district and addressed in general section. Remove.
d. **Procedure for review.** 1.**Review and approval by the architectural review board**. All activities regulated by this subsection shall be subject to review and approval by the architectural review board as established in section 12-12-3. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall require review by the staff of West Florida Historic Preservation, Inc. If agreement cannot be reached as it pertains to such request for abbreviated review by the board designee and West Florida Historic Preservation, Inc. staff, then the matter will be referred to the entire board for a decision.	d. **Procedure for review.** 1.**Review and approval.** All activities regulated by this subsection shall be subject to review and approval by the architectural review board as established in section 12-12-3. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall require review by the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to such request for abbreviated review by the board designee and Historic Pensacola Preservation Board staff, then the matter will be referred to the entire board for a decision.	e. **Procedure for review of plans**. 2.**Review and approval**. All such plans shall be subject to review and approval by the architectural review board established in section 12-12-3. The board shall adopt written rules and procedures for abbreviated review for minor repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review by the entire board; provided, however, such abbreviated review process shall require review by the staff of West Florida Historic Preservation, Inc. If agreement cannot be reached as it pertains to such request for abbreviated review by the board designee and West Florida Historic Preservation, Inc. staff, then the matter will be referred to the entire board for a decision.	Consider consolidating and streamlining process. Are minor differences in text intentional?
2.Decisions. **i.General consideration.** The board shall consider plans for existing buildings based on their classification as contributing, non-contributing or modern infill as depicted on the map entitled "Pensacola Historic District" adopted herein, and shall review these plans based on regulations described herein for each of these building classifications. In their review of plans for both existing buildings and new construction, the board shall consider exterior	**2.Decisions**. **i.General consideration**. The board shall consider plans for existing buildings based on its classification as contributing, non-contributing or modern infill as depicted on the map entitled "North Hill Preservation District" adopted herein, and shall review these plans based on regulations described herein for each of these building classifications. In its review of plans for both existing buildings and new construction, the board shall consider exterior	**3.Decisions.** **i.General consideration.** The board shall consider plans for existing buildings based on its classification as contributing, non-contributing or modern infill as depicted on the map entitled "Old East Hill Preservation District" adopted herein, and shall review these plans based on regulations described herein for each of these building classifications. In its review of plans for both existing buildings and new construction, the board shall consider exterior	Same.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, including painting, and is not restricted to those exteriors visible from a public street or place. The board shall consider requests for design materials, alterations or additions, construction methods, paint colors or any other elements regulated herein, which do not meet the regulations as established in this subsection, when documentary proof in the form of photographs, property surveys, indication of structural foundations, drawings, descriptive essays and similar evidence can be provided. The board shall not consider interior design or plan. The board shall not exercise any control over land use or construction standards such as are controlled by this chapter.	design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, and is not restricted to those exteriors visible from a public street or place. The board shall consider requests for design materials, alterations or additions, construction methods, paint colors or any other elements regulated herein, which do not meet the regulations as established in this subsection, when documentary proof in the form of photographs, property surveys, indication of structural foundations, drawings, descriptive essays and similar evidence can be provided. The board shall not consider interior design or plan. The board shall not exercise any control over land use or construction standards such as are controlled by this chapter.	design and appearance of the building, including the front, sides, rear and roof; materials and textures; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, and is not restricted to those exteriors visible from a public street or place. The board shall consider requests for design materials, alterations or additions, construction methods or any other elements regulated herein, which do not meet the regulations as established in this subsection, when documentary proof in the form of photographs, property surveys, indication of structural foundations, drawings, descriptive essays and similar evidence can be provided. The board shall not consider interior design or plan. The board shall not exercise any control over land use or construction standards such as are controlled by this chapter.	
ii.Rules governing decisions. Before approving the plans for any proposed building located or to be located in a district, the board shall find:(a)In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building.(b)In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.	ii.**Rules governing decisions.** Before approving the plans for any proposed building located or to be located in a district, the board shall find:(a)In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building.(b)In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.	ii.**Rules governing decisions.** Before approving the plans for any proposed building located or to be located in a district, the board shall find:(a)In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building.(b)In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style and materials.	Same.
iii.No provision of this section shall be interpreted to prevent the restoration or reconstruction of any historic building or feature (as listed by the Historic Pensacola Preservation Board) in its original style, dimensions or position on its original structural foundation.	iii.No provision of this section shall be interpreted to prevent the restoration or reconstruction of any historic building or feature (as listed by the Historic Pensacola Preservation Board) in its original style, dimensions or position on its original structural foundation.	iii.No provision of this section shall be interpreted to prevent the restoration or reconstruction of any historic building or feature (as listed by West Florida Historic Preservation, Inc.) in its original style, dimensions or position on its original structural foundation.	Same.
		iv.No provision of this section shall be interpreted to require a property owner to make modifications, repairs or improvements to property when the owner does not otherwise intend to make any modifications, repairs or improvements to the property, unless required elsewhere in this Code.	Why is it only in one district? Should it be applicable to all?
3.**Plan submission**. Every activity that requires plans in order to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work, located or to be located in the historic zoning districts shall be accompanied with drawings or sketches. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 30'0"; the minimum scale for floor plans is 1/8" = 1'0"; and the minimum scale for exterior elevations is 1/8" = 1'0". The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above for ease of presentation.	3.**Plan submission.** Every application for a building permit to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work (i.e., paving and landscaping), located or to be located in the North Hill preservation district, shall be accompanied with plans for the proposed work pursuant to subsections (1)d.3 through 5 of this section, applicable to the historic district.	1.**Plan submission.** Every application for a building permit to erect, construct, demolish, renovate or alter an exterior of a building or sign, located or to be located in the Old East Hill preservation district, shall be accompanied with plans as necessary to describe the scope of the proposed work pursuant to subsections (1)d.3 through 5 of this section.	Streamline, consolidate and move to development review chapter.
i.**Site plan.(**a)Indicate overall property dimensions and building size and location on the property.(b)Indicate relationship of adjacent buildings, if any.(c)Indicate layout of all driveways and parking on the site.(d)Indicate all			Are submission requirements different?

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
fences, and signs with dimensions as required to show exact locations.(e)Indicate existing trees and existing and new landscaping.			Streamline, consolidate and move.
ii.**Floor plan**.(a)Indicate locations and sizes of all exterior doors and windows.(b)Indicate all porches, steps, ramps and handrails.(c)For renovations or additions to existing buildings, indicate all existing conditions and features as well as the revised conditions and features and the relationship of both.			Same
iii.**Exterior elevations**.(a)Indicate all four elevations of the exterior of the building.(b)Indicate the relationship of this project to adjacent structures, if any.(c)Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.(d)Indicate exterior wall materials, including type of materials, dimensions, architectural elements and color.(e)Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.(f)Indicate all porches, steps, and ramps, including type of materials, dimensions, architectural elements and color.(g)Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, trim, and color.(h)Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashing, and color.(i)Indicate all signs, whether they are built mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.			Are submission requirements different? Streamline, consolidate and move.
iv.**Miscellaneou**s.(a)Show enlarged details of any special features of either the building or the site that cannot be clearly depicted in any of the above-referenced drawings.			Same
4.**Submission of photographs**.i.Renovations/additions to existing buildings.(a)Provide at least four overall photographs per building so that all sides are clearly shown. In addition, photographs depicting the "streetscape" — that is, the immediate vicinity and all adjacent buildings — should be supplied.(b)If doors and/or windows are to be modified, provide a photograph of each door to be changed and at least one representative photograph of the type of window to be altered and replaced.(c)Provide any additional photographs as required to show specific details of any site or building conditions that will be altered or modified in any way by the proposed construction.ii.New construction.(a)Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.(b)Provide photographs of the adjoining "streetscape," including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.			Same
5.**Submission of descriptive product literature/brochures**.i.Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.ii.Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and			Same

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
color.iii.Provide samples or descriptive literature on roofing material and trip to augment the information on the drawings. The information must indicate dimensions, details, material, color and style.iv.Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing and color.			
6.**Conceptual approval** is permitted by the board only when the applicant specifies on their application that is the approval they are seeking. Conceptual approval applications shall be complete with the exception of final details such as material and color selections. Conceptual approval by the board does not permit the issuance of a building permit.			Is this applicable to all? Streamline, consolidate and move.
e. **Regulations and guidelines for any development within the historic zoning districts.** These regulations and guidelines are intended to address the design and construction of elements common to any development within the historic district that requires review and approval by the architectural review board. Regulations and guidelines which relate specifically to new construction and/or structural rehabilitation and repair to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established in subsections (1)f through h of this section. Illustrations, photographs and descriptive examples of many of the design elements described in this subsection can be found in the document prepared by the Florida Northwest Chapter of the American Institute of Architects entitled "Seville Historic District Guideline Study."	e.**Regulations and guidelines for any development within the preservation district**. These regulations and guidelines are intended to address the design and construction of elements common to any development within the North Hill preservation district which requires review and approval by the architectural review board. Regulations and guidelines that relate specifically to new construction and/or structural rehabilitation and repair to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established in subsections (2)f through h of this section.	f.**Regulations and guidelines for any development within the Old East Hill preservation district**. These regulations and guidelines are intended to address the design and construction of elements common to any development within the Old East Hill preservation district which requires review and approval by the architectural review board. Regulations and guidelines that relate specifically to new construction and/or structural rehabilitation and repair to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established in subsections (3)f through h of this section.	Consolidate.
1.**Building height limit.** No building shall exceed the following height limit established by zone: HR-1 (one- and two-family), HR-2 (multiple-family), HC-1 (historic commercial), HC-2 (historic commercial)— 35 feet.			Create table for all dimensional requirements/ allowances.
i.**Bayfront Parkway setback/height requirement.** The following height/setback requirement shall be observed along Bayfront Parkway between Tarragona Street and 9th Avenue (setback distance measured from northern right-of-way line) to create a scenic open space image along the parkway. Building Height — Building Setback 20 feet — 20 feet 25 feet — 25 feet 30 feet — 30 feet 35 feet (maximum height) — 35 feet			Table of dimensional requirements/ allowances.
2.**Protection of trees**. It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the historic zoning districts and to ensure the preservation of such trees as described below: i.Any of the following "specimen tree" species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak, Water Oak, Pecan, and Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and ii.Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle.	3.**Protection of trees.** The purpose of this subsection is to establish protective regulations for specified trees within the North Hill preservation zoning districts. It is the intent of this subsection to recognize the contribution of shade trees and certain flowering trees to the overall character of the preservation district and to ensure the preservation of such trees as described below. i.Any of the following species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak and Water Oak; Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and any of the following flowering trees with a minimum trunk diameter of		Remove language that duplicates landscape chapter. Should it be applicable to all? Consolidate.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.	four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle. ii.Tree removal. No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, remove, or effectively destroy through damaging, any specimen tree, whether it be on private property or right-of-way within the defined limits of the preservation district of the city, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for application procedures and guidelines for a tree removal permit. iii.In addition to the specific tree preservation provisions outlined in this subsection, the provisions of chapter 12-6 shall be applicable in this district.		
3.**Fences**. The majority of original fences in the historic district were constructed of wood with a paint finish in many varying ornamental designs. To a lesser extent, fences may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property. All developments in the historic zoning districts shall comply with fence regulations as established in section 12-3-63(a) through (d), applicable to maximum heights permitted. In addition, the following provisions apply: i.Chain-link, concrete block and barbed wire are prohibited fence materials in the historic district. Approved materials will include, but not necessarily be limited to, wood, brick, stone and wrought iron.ii.All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of "picket" designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction.	4.**Fences.** All developments in the North Hill preservation zoning districts shall comply with fence regulations as established in section 12-3-63. Fences are subject to approval by the architectural review board. Approved materials will include but not necessarily be limited to wood, brick, stone or wrought iron. No concrete block or barbed wire will be permitted. Chain-link fences shall be permitted in side and rear yard only with board approval.	4.**Fences.** All developments in the Old East Hill preservation zoning districts shall comply with fence regulations as established in section 12-3-63. Fences are subject to approval by the architectural review board. Approved materials will include but not necessarily be limited to wood, brick, stone or wrought iron. No concrete block or barbed wire fences will be permitted. Chain-link fences shall be permitted in side and rear yard only.	Some similarities to redevelopment districts standards. Consolidate.
4.**Signs.** Those few signs that may have originally been used in the historic district, including those which were used in the commercial areas, were typically smaller in scale than many signs in current use. Ordinarily, their style was complementary to the style of the building on the property. The support structure and trim work on a sign was typically ornamental, as well as functional. Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the historic district. The design, color scheme and materials of all signs shall be subject to approval by the architectural review board. All official signs within the district will be authorized, created, erected and maintained by the city or the Historic Pensacola Preservation Board using as their guide the document entitled "A Uniform System for Official Signs in the Seville Square Historical District." This document also includes recommendations for and descriptive drawings of commercial signs appropriate to the district.	**2.Signs**. Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. The location, design and materials of all accessory signs, historical markers and other signs of general public interest shall be subject to the review and approval of the architectural review board. Only the following signs shall be permitted in the North Hill preservation district:	3.**Signs.** Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. The location, design and materials of all accessory signs, historical markers and other signs of general public interest shall be subject to the review and approval of the architectural review board. Only the following signs shall be permitted in the Old East Hill preservation district:	Move to sign chapter. Assess need for variation of standards. Ensure content-neutral language.
i.**Permitted signs.** (a)**Temporary accessory signs.** **(**1)One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding six square feet in area.	i.**Temporary accessory signs.** **(**a)One non-illuminated sign advertising the sale, lease or rental of the lot or building, said sign not exceeding six square feet of area. (b)One non-illuminated sign not more than 50 square feet in area in connection with new construction work, and displayed only during such time as the actual construction work is in progress.	**i.Temporary accessory signs.** (a)One non-illuminated sign advertising the sale, lease or rental of the lot or building, said sign not exceeding six square feet of area. (b)One non-illuminated sign not more than 50 square feet in area in connection with new construction work, and displayed only during such time as the actual construction work is in progress.	Compare to citywide. Assess need for variation of standards.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
(2)One non-illuminated sign not more than 50 square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.			
(b)**Permanent accessory signs**. (1)One sign per lot per street frontage for churches, schools, apartment buildings, boarding or lodging houses, libraries, community centers, commercial buildings (including retail and office buildings) or historic sites serving as identification and/or bulletin boards not to exceed 12 square feet in area and having a maximum height of eight feet; provided, however, that signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not exceed a height of 12 feet six inches. The sign may be mounted to the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, hung from other ornamental elements on the building, or may be freestanding. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located. (2)One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building. (3)Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.	**ii.Permanent accessory signs.** (a)One sign per street frontage for churches, schools, boarding and lodging houses, libraries, and community centers, multiple-family dwellings and historic sites serving as identification and/or bulletin boards not to exceed 12 square feet in area. The signs shall be placed flat against the wall of the building, perpendicular or may be freestanding. Such signs may be illuminated provided that the source of light shall not be visible beyond the property line of the lot on which the sign is located. (b)Commercial establishments may have one attached or one freestanding sign per street frontage not to exceed 12 square feet provided that the freestanding sign be no closer to any property line than five feet. The attached or wall signs may be placed on the front or one side of the building. As used herein, "commercial establishments" shall mean an establishment wherein products are available for purchase. Such signs may be illuminated provided the source of light shall not be visible beyond the property line of the lot on which the sign is located. Office complexes may have one freestanding sign per street frontage not to exceed 12 square feet. (c)One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than 100 square inches and may be attached to the dwelling. This section shall be applicable to occupants and home occupations. (d)Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board. (e)The maximum height for freestanding signs shall be eight feet. No attached sign shall extend above the eave line of a building to which it is attached.	**ii.Permanent accessory signs**. (a)North 9th Avenue, Wright Street, Alcaniz Street and Davis Street. For churches, schools, apartment buildings, boarding or lodging houses, libraries, community centers, commercial buildings (including office and retail buildings) or historic sites serving as identification and/or bulletin boards, one freestanding or projecting sign and one attached wall sign or combination of wall signs placed on the front or one side of the building not to exceed 50 square feet in area. The signs may be painted on the building, mounted to the face of the wall of the building, hung from a bracket that is mounted to a wall of a building, hung from other ornamental elements on the building, or may be freestanding. Signs projecting from a building or extending over public property shall maintain a clear height of nine feet, six inches above the public property and shall not exceed a height of 12 feet. Freestanding signs shall not exceed a height of 12 feet. (b)All other streets in the district. One sign per lot per street frontage for churches, schools, apartment buildings, boarding or lodging houses, libraries, community centers, commercial buildings (including office and retail buildings) or historic sites serving as identification and/or bulletin boards not to exceed 12 square feet in area and eight feet in height; provided, however, that signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not exceed a height of 12 feet six inches. The sign may be mounted to the face of the wall of the building, hung from a bracket that is mounted to a wall of a building, hung from other ornamental elements on the building, or may be freestanding. The sign may be illuminated provided that the source of light is not visible beyond the property line of the lot on which the sign is located. (c)One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached to the dwelling. This section shall be applicable to occupants and home occupations. (d)Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the board.	Remove references to specific uses. Use general categories instead to ensure signs are equitable for the various uses (commercial vs. institutional).
ii.**Prohibited signs**.(a)Any sign using plastic materials for lettering or background.(b)Internally illuminated signs.(c)Portable signs.(d)Nonaccessory signs.			Move to sign chapter.
5.**Screening.** The following uses must be screened from adjoining property and from public view with fencing and/or landscaping or a combination of the two approved by the board:i.Parking lots.ii.Dumpsters or trash handling areas.iii.Service entrances or utility facilities.iv.Loading docks or spaces.			Move to landscape chapter.
6.**Landscaping.** Within the original historic district development, the majority of each site not covered by a building was typically planted in trees, shrubbery or ground cover. No formal landscape style has been found to predominate in the district. The following regulations apply for landscaping:i.Within the front yard setback the use of grass, ground cover or shrubs is required and trees are encouraged in all areas not covered by a		2.**Landscaping.** Landscape area requirements and landscape requirements for parking lots within the OEHR-2, OEHC-1 and OEHC-2 districts shall comply with regulations established in section 12-6-3 for the R-2, C-1 and C-2 zoning districts.	Assess differences. Move to design chapter or landscaping chapter.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
drive or walkway.ii.The use of brick or concrete pavers set on sand may be allowed in the front yard in addition to drives or walkways, with board approval based on the need and suitability of such pavement.			
7.**Driveways, sidewalks and off-street parking**. Original driveways in the historic district were probably unimproved or sidewalks were typically constructed of brick, cobblestones or small concrete pavers using two different colors laid at diagonals in an alternating fashion. Parking lots were not a common facility in the historic district. The following regulations and guidelines apply to driveways, sidewalks and parking lots in the historic district:			Consolidate in Streets, Circulation, & Parking chapter. Section and create exception for variations, if needed.
i.**Driveways.** Unless otherwise approved by the board, each building site shall be allowed one driveway, standard concrete ribbons, or access drive to a parking lot. No new driveways or access drives to parking lots may be permitted directly from Bayfront Parkway to any development where alternative access from the inland street grid is available.(a)Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is required.(b)From the street pavement edge to the building setback the only materials allowed shall be shell, brick, concrete pavers, colored asphalt and approved stamped concrete or #57 granite or marble chips.			Same.
ii.**Sidewalks**. Construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of the following materials or combination of materials and approved by the board:(a)Brick pavers;(b)Concrete pavers;(c)Poured concrete stamped with an ornamental pattern and colored with a coloring agent;(d)A combination of concrete with brick or concrete paver bands along the edges of the sidewalk. This combination may also include transverse brick or concrete paver bands spaced at regular intervals. Walkways shall be provided from the street side sidewalk to the front entrance as approved by the board.			Same.
iii.**Off-street parking**. Off-street parking is not required in the HC-1 and HC-2 zoning districts. Because parking lots have not been a common land use in the district, their location is encouraged behind the structures which they serve.(a)Parking lots shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board.(b)Materials for parking lots shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite or marble chips. Where asphalt or concrete are used, the use of a coloring agent is required. The use of acceptable stamped patterns on poured concrete is also encouraged.	1.**Off-street parking.** All development within the North Hill preservation district shall comply with the regulations established in chapter 12-4. Parking lots shall comply with the requirements of chapter 12-6. Design of and paving materials for parking lots, spaces and driveways shall be subject to approval of the architectural review board. For all parking lots, a solid wall, fence or compact hedge not less than four feet high shall be erected along the lot lines when autos or lots are visible from the street or from an adjacent residential lot.	1.**Off-street parking.** Design of, and paving materials for, parking lots, spaces and driveways shall be subject to approval of the architectural review board. For all parking lots, a solid wall, fence or compact hedge not less than three feet high shall be erected along the lot lines when automobiles or parking lots are visible from the street or from an adjacent residential lot.i.OEHR-2 district. All nonresidential development shall comply with off-street parking requirements established in chapter 12-4.ii.OEHC-1, OEHC-2 and OEHC-3 districts. All nonresidential development shall comply with off-street parking requirements established in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).	Why do parking lots need board review? The street wall should be a requirement for all districts in downtown (and even beyond).
8.**Paint colors.** The architectural review board has adopted palettes of historic colors from several paint manufacturers that represent acceptable historic colors for use in the historic district. Samples of these palettes can be reviewed at the Historic Pensacola Preservation Board and at the office of the building inspector.	5.**Paint colors.** The architectural review board has adopted palettes of historic colors from several paint manufacturers that represent acceptable historic colors for use in the Preservation District. Samples of these palettes can be reviewed at the Historic Pensacola Preservation Board and at the office of the building inspector.		Move to design chapter. Are all the palettes different? Is it not required in Old Hill?

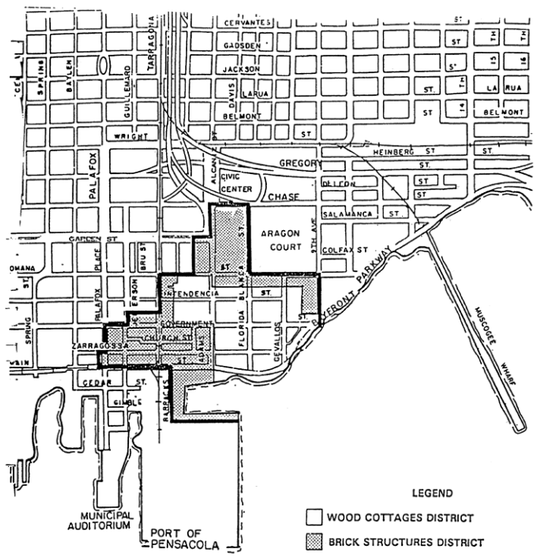
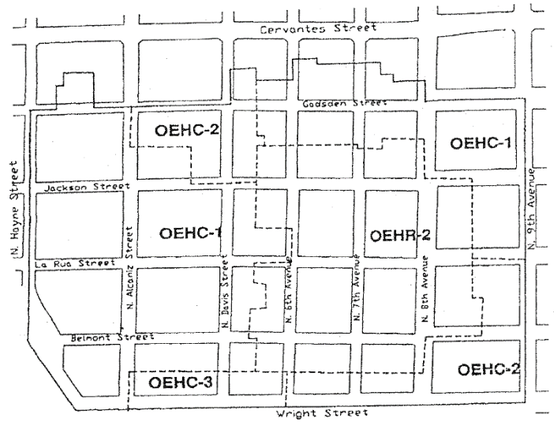
(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
9.**Residential accessory structures.** Residential accessory structures shall comply with regulations set forth in section 12-3-55 except that the following shall apply: Accessory structures shall not exceed one story in height for a maximum in height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure.	6.**Residential accessory structures.** Residential accessory structures shall comply with regulations set forth in section 12-3-55 except that the following shall apply: Accessory structures shall not exceed one story in height for a maximum in height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure.		Compare to citywide standards. No variation for Old Hill?
10.**Additional regulations.** In addition to the regulations established above in subsections (1)e.1 through 9 of this section, any permitted use within the historic district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.	7.**Additional regulations.** In addition to the regulations established above in subsections (2)e.1 through 6 of this section, any permitted use within the North Hill preservation district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.	5.**Additional regulations.** In addition to the regulations established above in subsections (1)f.1 through 4 of this section, any permitted use within the Old East Hill preservation district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.	NO need to restate a requirement that applies citywide.
f. **Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district.** The Secretary of the Interior's standards for rehabilitation, codified at 37 CFR 67, and the related guidelines for rehabilitating historic buildings shall form the basis for rehabilitation of existing contributing structures. The following regulations and guidelines for specific building elements are intended to further refine some of the general recommendations found in the Department of the Interior's document to reflect local conditions in the rehabilitation of structures. In the case of a conflict between the Department of the Interior's publication and the regulations set forth herein, the more restrictive shall apply. The "Seville Historic District Guideline Study" describes the building styles that are typical in the historic district. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that, although they may be typical to the district, are not appropriate for use together on the same building. For all of the following elements, the documented building materials, types, styles and construction methods shall be duplicated when making repairs, alterations and/or additions to contributing structures. Any variance from the original materials, styles, etc., shall be approved only if circumstances unique to each project are found to warrant such variances. The following regulations and guidelines shall apply to renovations, repairs and alterations to contributing structures which may or may not have documentary proof of the original elements and to alterations or additions to a contributing structure which seek to reflect the original elements.	f. **Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.** 1.The document entitled "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," published by the United States Department of the Interior in 1983, shall form the basis for rehabilitation of existing contributing buildings. The proper building elements should be used in combinations that are appropriate for use together on the same building. 2.Documented building materials, types, styles and construction methods shall be duplicated when making repairs, alterations and/or additions to contributing structures. Any variance from the original materials, styles, etc., shall be approved only if circumstances unique to each project are found to warrant such variances. 3.Regulations established in Table 12-3.9 shall apply to alterations and additions to contributing structures. The regulations and guidelines established in subsection (2)e of this section, relating to streetscape elements, shall apply to contributing structures.	g. **Restoration, rehabilitation, alterations or additions to existing contributing structures in the Old East Hill preservation district.** 1.The Secretary of the Interior's standards for rehabilitation, codified at 37 CFR 67, and the related guidelines for rehabilitating historic buildings shall form the basis for rehabilitation of existing contributing buildings. The proper building elements should be used in combinations that are appropriate for use together on the same building. Documented building materials, types, styles and construction methods shall be duplicated when making repairs, alterations and/or additions to contributing structures. Any variance from the original materials, styles, etc., shall be approved only if circumstances unique to each project are found to warrant such variances. 2.The regulations established in subsection (3)f of this section, relating to streetscape elements, shall apply to contributing structures. Regulations established in Table 12-3.10 shall apply to alterations and additions to contributing structures.	Consolidate and note variations.
1.**Exterior lighting.** Exterior lighting in the district in its original development typically consisted of post-mounted street lights and building-mounted lights adjacent to entryways. Occasionally, post lights were used adjacent to the entry sidewalks to buildings. Lamps were typically ornamental in design with glass lenses and were mounted on ornamental cast iron or wooden posts.i.Exterior lighting fixtures shall be in a design typical to the district in a pre-1925 Era. They shall be constructed of brass, copper, or painted steel and have clear lenses.ii.If exterior lighting is detached from the building, the fixtures shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking lots. If post-mounted lights are used, they shall not exceed 12 feet in height.iii.The light element itself shall be a true gas lamp or shall be electrically operated using incandescent or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.iv.The use of pole mounted high pressure sodium utility/security lights is			Design chapter. North Hill? Old East Hill?

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
discouraged. If absolutely necessary, they will be considered, but only in the rear portions of the property.			
2.**Exterior walls**. The two building materials basic to the historic district are clapboard style wood siding and brick masonry, the former being most prevalent. In general, the wood siding is associated with the residential-type buildings and the brick masonry is associated with more commercially-oriented buildings. Brick is used in predominantly wooden structures only for foundation piers and for fireplaces and chimneys.i.Vinyl or metal siding is prohibited.ii.Wood siding and trim shall be finished with paint, utilizing colors approved by the board. If documentary evidence is submitted showing that the original structure was unpainted, the board may not require a paint finish unless the condition of the wood warrants its use.iii.Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If infill between piers was original then it must be duplicated. It is encouraged that infill of wood lattice panels is utilized.			Same comment.
3.**Roofs.** The gable roof is the most typical in the historic district. On shotgun house types or buildings placed on narrow deep lots the gable-end is usually oriented toward the street. On the creole type houses or buildings having larger street frontages the gable-end is typically oriented towards the side yard. Some hip roofs are found in newer, typically larger than average buildings. Dormers are found typically in association with the creole type houses. The roof slope is at least six on 12, but can be found to slope as much as 12 on 12. Roofing materials typically consisted of wood shingles, tin and corrugated metal panels.i.The combination of varying roof styles or shapes on a single building is prohibited. The only exception to this is when a three-sided hip roof is used over a porch on the front of a gable roofed building.ii.In order to protect the architectural integrity of the district and structure, roof materials original to each structure should be used. Alternatives to the materials may be considered on a case-by-case basis, but shall match the scale, texture, and coloration of the historic roofing material. Unless original to the structure, the following materials shall be prohibited: less than 30-year fiberglass or asphalt dimensional shingles, rolled roofing, and metal shingles. Thirty-year or 40-year dimensional shingles may be permitted. Provided, however, existing flat-roofed commercial structures may retain the same style roof and continue to use built-up or single-ply roofing.iii.Eave metal and flashing shall be naturally weathered copper or galvanized steel, or may be painted.iv.Gutters and downspouts are discouraged within the district except on brick commercial buildings.			Same comment.
4.**Porches.** The porch, consisting of raised floor platform, sheltering roof, supporting columns, handrails and balustrade, and connecting steps is typical to wood structures in the district.i.Porches are required in any renovation or alteration of a contributing structure that originally had a porch, and are encouraged as additions when the style of the building will allow it.ii.The original materials, method of construction and style of building elements shall be duplicated when making repairs, alterations or additions to existing porches.iii.The size and design of all porch elements, i.e., the flooring, the columns, the handrails, the pickets, the roof beam, the floor support piers, and any other ornamentation shall be consistent with any one			Same comment.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
single style that is typical to the district. The elements shall maintain proper historical scale, dimensions and detailing.			
5.**Doors.** Entrance doors made up of a solid wood frame, with an infill of raised wood panels below and glazed panels above, are historically correct for the district. Single doorways with a glazed transom above allowed for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors were usually associated with a larger home or building layout. The placement of the doorway was not necessarily in the center of the front wall; in fact, it was usually off to one side in most cases, specifically in the shotgun house types. The larger creole cottage, and French creole house type, normally had the front door centered, leading to a center hallway or stair hall. i.Doors are to be fabricated of solid wood, with three horizontal rails and two vertical stiles. The lower infill panels shall be constructed of wood and shall be located below the locking device with glazed panels located above the locking device. The top of the upper glazed panels can be semi-circular/half rounded. Beveled glass is encouraged. ii.Panel infill may vary slightly from that noted in subsection (1)f.5.i of this section, but usually shall not exceed six panels. Variations must be approved by the architectural review board. iii.Trim or casing shall be used on all doors and sidelights and shall typically range in width between five inches and eight inches.			Same comment.
6.**Windows**. Traditionally the windows employed in the Seville Historic District were constructed of wood and were the double hung or triple hung type. The windows opening toward the front porch of the building usually were triple hung with the sill close to or almost flush with the adjacent floors. This allowed for optimum flow of air, and for passage to and from the exterior space. The other windows of the building had the normal placement of the window sill at approximately 30 inches above finished floor. Typical windows ranged in width from 32 to 36 inches and ranged in height from six to seven feet exclusive of trim dimensions. The taller windows, when double hung, frequently had the lower section greater in vertical dimension than the upper section, giving freer movement through to the adjacent porch or veranda.i.Windows are to be fabricated of wood and must, in the judgement of the architectural review board, closely approximate the scale and configuration of the original window designs.ii.The window proportions/dimensions will be decidedly vertical, following the historic appearance and character of those encountered throughout the district.iii.Window sections shall typically be divided into two to six panes, and in the usual double hung window, the layout of window panes will be six over six. All windows shall have true divided lites. Any variation to this division of the window opening shall be approved by the architectural review board.iv.The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.v.Window trim or casing is to be a nominal five-inch member at the two sides and the head.vi.Other than the full height windows at the front porch and smaller windows at kitchens and bathrooms, all remaining windows shall be proportioned with the height between two and 2½ times the width. The sill height for standard windows			Same comment.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
shall be approximately 30 inches above finished floor.vii.Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the architectural review board.			
7.**Shutters**. Shutters are an exterior ornamental and functional architectural feature that have traditionally been used on windows, and occasionally, on doors within the historic district. On renovation projects to existing contributing structures, it is recommended that shutters not be installed unless they were original to the structure.i.If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.ii.The shutters must be installed in a manner that will appear identical to an original operable installation. Shutters installed currently are not required to be operational, but rather can be fixed in place; however, they must be installed with some space between the back of the shutter and the exterior wall surface material and must overlap the door or window trim in a fashion identical to an original operable installation.iii.The style of the shutters must be louvered, flat vertical boards or panelled boards, with final determination being based on compatibility with the overall building design.			Same comment.
8.**Chimneys**. Chimneys constructed of brick masonry, exposed or cement plastered, are typical to original construction in the district. The chimney in the historic district is that necessary element usually serving back-to-back fireplaces, and as such, would not be located on the exterior wall of the building. Consequently, the appropriate location for chimneys would be projecting through some portion of the roof of the building, in lieu of being placed on an exterior wall. i.The chimney or chimneys are to be located within the slope of the roof, rather than being placed on an exterior wall, and shall extend above the roof ridge line.ii.The chimney or chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.iii.The finished exposed surface of chimneys are to be left natural without any paint finish.iv.Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.v.The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed.vi.The use in contributing structures of prefabricated fireplaces with steel chimneys is prohibited.			Same comment.
9.**Trim and miscellaneous ornament.** Most trim, except for window and door casings/trim, was used more for decorative than functional purposes. Trim and ornament was almost always constructed of wood, and was painted to match other elements (doors, windows, porches, etc.) of the building. Ornament on masonry buildings was typically limited to corbling or other decorative use of brick at window openings, door openings, columns, parapet walls and on major facades above the windows and doors.i.In renovation work, only that decorative trim or ornament historically significant to the specific building will be permitted.ii.The scale and profile/shape of existing ornament used within the district will dictate approval for all new proposals.iii.Trim and ornament, where used, is to be fabricated of wood.iv.Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building.			Same comment.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
10.**Miscellaneous mechanical equipment.i**.Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.ii.Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards. No equipment shall be installed in a front yard.iii.Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.v.Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs.			Compare and consolidate with citywide requirements.
11.**Accessibility ramps and outdoor stairs.**i.Whenever possible, accessibility ramps and outdoor stairways shall be located to the side or the rear of the property.ii.The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.iii.Building elements, materials and construction methods shall be consistent with the existing structure.			Design chapter
g.**Renovation, alterations and additions to noncontributing and modern infill structures within the historic district**. Many of the existing structures within the district do not meet the criteria established for contributing structures, even though they may be similar in style to the historic structures, and some structures are modern in style with no relation to the historic structures. All of these buildings shall be recognized as products of their own time. The regulations and guidelines established in subsection (1)e of this section, relating to streetscape elements, and paint colors described in subsection (1)f.3 of this section shall apply to noncontributing and modern infill structures. In review of these structures the board may make recommendations as to the use of particular building elements that will improve both the appearance of the individual structure, its relationship with surrounding structures and the overall district character.	g.**Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.** 1.Many of the existing structures within the district do not meet the criteria established for "contributing" structures, even though they may be similar in style to the historic structures, and some structures are modern in style with no relation to the historic structures. All of these buildings shall be recognized as products of their own time. The regulations and guidelines established in subsection (2)e of this section, relating to streetscape elements, shall apply to noncontributing and modern infill structures. Regulations established in Table 12-3.9 below, shall apply to alterations and additions to existing noncontributing structures. The architectural review board has adopted palettes of historic colors from several paint manufacturers that represent acceptable historic colors for use in the district. Only paint colors approved by the board shall be permitted. 2.In review of these structures the board may make recommendations as to the use of particular building elements that will improve both the appearance of the individual structure, its relationship with surrounding structures and the overall district character.	h.**Renovation, alterations and additions to non-contributing and modern infill structures within the Old East Hill preservation district.** 1.Many of the existing structures within the district do not meet the criteria established for contributing structures, even though they may be similar in style to the historic structures, and some structures are modern in style with no relation to the historic structures. All of these buildings shall be recognized as products of their own time. The regulations established in subsection (3)f of this section, relating to streetscape elements, shall apply to non-contributing and modern infill structures. Regulations established in Table 12-3.10 shall apply to alterations and additions to existing non-contributing structures. 2.In review of these structures the board may make recommendations as to the use of particular building elements that will improve both the appearance of the individual structure, its relationship with surrounding structures and the overall district character.	Move to the Design chapter and consolidate.
h.**New construction in the historic district.** This subsection does not intend to mandate construction of new buildings of historical design. New construction shall complement original historic buildings or shall be built in a manner that is complementary to the overall character of the district in scale, building materials, and colors. For purposes of describing the scale and character required in new construction within the historic district, the district is herein subdivided into two general building style districts as shown on Map 12-3.1: the "residential" wood cottages district and the "commercial" brick structures district. Within the wood cottages district all new construction shall conform to the building types I and II (described herein) in scale, building materials and colors. Within the brick structures district all new construction shall conform to the	h.**Regulations for new construction and additions to existing structures in the North Hill preservation district.** New construction is encouraged to be built in a manner that is complementary to the overall character of the district in scale, building materials and colors. The regulations established in subsection (2)e of this section, relating to streetscape elements, shall apply to new construction. Table 12-3.9 describes height, area and yard requirements for new construction and, where applicable, for additions to existing structures in the North Hill preservation district.	i.**Regulations for new construction in the Old East Hill preservation district**. New construction shall be built in a manner that is complementary to the overall character of the district in height, proportion, shape, scale, style and building materials. The regulations established in subsection (3)f of this section, relating to streetscape elements, shall apply to new construction. Table 12-3.10 describes height, area and yard requirements for new construction in the Old East Hill preservation district.	Zoning district. Create consolidated tables and compare differences to see if they are needed.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
building types I, II, or III (described herein) in scale, building materials and colors. The regulations for the two building style districts will establish building heights and setbacks and will illustrate relationships between the streetscape, the building and exterior architectural elements of the building. The streetscape element regulations established in subsection (1)e of this section are applicable to all new construction in the historic district, no matter what style building. If new construction is intended to match historical designs, then the building elements described in subsection (1)f.1 through 12 of this section should be utilized as guidelines. If it is to be a replica of a historic building, the building must be of a historic style characteristic of the Pensacola historic district. 1.Figure 12-3.1 illustrates the scale and characteristics of building types I and II for the wood cottages district. 2.Figure 12-3.2 illustrates the scale and characteristics of building type III for the brick structures district. 3.Aragon subdivision Block "L" & "N" and lots within Privateer's Alley shall conform to section 12-3-12(2)e.10, GRD-1 Architectural Review Standards, with the exception of section 12-3-12(2)e.10.v, Doors. Exterior doors shall comply with subsection (1)f.5 of this section. <Six Figures of Streetscapes>	<table><tr><th>Standards</th><th>PR-1AAA</th><th>PR-2</th><th>PC-1</th></tr><tr><td>Minimum Yard Requirement (Minimum Building Setbacks) Front Yard Side Yard Rear Yard></td><td>*30 feet 9 feet 25 feet</td><td>*15 feet 7.5 feet 25 feet</td><td>None 5 feet (for dwellingsor wood frame structures only) 15 feet</td></tr><tr><td>Minimum Lot Area for Residential Uses</td><td>9,000 s.f.</td><td>5,000 s.f. for single-family and 10,000 s.f. for multifamily</td><td>None</td></tr><tr><td>Minimum Lot Width at Street Row Line</td><td>50 feet</td><td>50 feet</td><td>None</td></tr><tr><td>Minimum Lot Width at Building Setback Line</td><td>75 feet</td><td>50 feet</td><td>None</td></tr><tr><td>Maximum Building Height (Except as Provided in Section 12-3-62)</td><td>35 feet</td><td>35 feet</td><td>45 feet</td></tr><tr><td>Minimum Floor Area</td><td>N/A</td><td>600 s.f. per dwelling unit for multifamily</td><td>None</td></tr></table> *Front yard depths in the North Hill Preservation zoning district shall not be less than the average depths of the front yards located on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depths shall be no less than the footages noted	<table><tr><th>Standards</th><th>OEHR-2</th><th>OEHC-1</th><th>OEHC-2</th><th>O 3</th></tr><tr><td>Minimum Yard Requirement (Minimum Building Setbacks) Front Yard Side Yard Rear Side</td><td>*15 feet 5 feet 15 feet</td><td colspan="2">There shall be a 5-foot side yard setback, but no front or rear yard setbacks, unless this chapter requires a larger yard or buffer yard.</td><td>N</td></tr><tr><td>Minimum Lot Area For Residential Uses</td><td></td><td></td><td></td><td></td></tr><tr><td>Single-family Detached Residential Duplex Residential Multifamily Residential</td><td>3,500 s.f. 5,000 s.f. 9,000 s.f.</td><td colspan="3">None</td></tr><tr><td>Minimum Lot Width at Street Row Line</td><td>30 feet</td><td colspan="3">None</td></tr><tr><td>Minimum Lot Width at Building Setback Line</td><td>30 feet</td><td colspan="3">None</td></tr><tr><td>Maximum Lot Coverage</td><td>N/A</td><td colspan="2">The maximum combined area of all principal and accessory buildings shall not exceed 50% of the square footage of the lot.</td><td>N</td></tr><tr><td>Maximum Building Height (except as provided in section 12-3-62)</td><td colspan="4">Residential buildings shall not exceed two stories in height, with a usable attic. No building shall exceed 35 feet in height, except that three feet may added to the height of the building for each foot the building is set back from the building setback or property lines to a maximum height of 45′ with approval of the architectural review board.</td></tr><tr><td>Minimum Floor Area For Multifamily Developments</td><td colspan="4">600 square feet per dwelling unit</td></tr></table> *Front yard depths in the Old East Hill preservation zoning district shall not be less than the average depths of all of the front yards facing the street on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depth shall be no less than the footage noted.	
Map of District 		Map of District 	Remove or update and provide for all districts.
i.**Demolition of contributing structures**. Demolition of a contributing structure constitutes an irreplaceable loss to the quality and character of the historic district and is strongly discouraged. Therefore, no permit shall be issued for demolition of a contributing structure unless the owner demonstrates to the board clear and convincing evidence of unreasonable hardship. Provided, however, nothing herein shall prohibit the demolition of	i.**Demolition of structures within the North Hill preservation district**. The demolition provisions established in subsections (1)i through k of this section, applicable to contributing and noncontributing structures within the historic district, shall apply in the preservation district.	j.**Demolition of structures within the Old East Hill preservation district**. The demolition provisions established in subsections (1)i through k of this section, applicable to contributing and non-contributing structures within the historic district, shall apply in the preservation district.	To be moved to the development review chapter (Certificates of Appropriateness/ demo permits)

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
a contributing structure if the building official determines that there is no reasonable alternative to demolition in order to bring the structure in compliance with the unsafe building code. When the owner fails to prove unreasonable economic hardship the applicant may provide to the board additional information that may show unusual and compelling circumstances in order to receive board recommendation for demolition of the contributing structure. The board shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular structure against the special merit of the proposed replacement project.			
1.**Unreasonable economic hardship**. When a claim of unreasonable economic hardship is made, the public benefits obtained from retaining the historic resource must be analyzed and duly considered by the board. The owner shall submit to the board for its recommendation the following information:			See above
i.**For all property**:(a)The assessed value of the land and improvements thereon according to the two most recent assessments;(b)Real estate taxes for the previous two years;(c)The date of purchase of the property or other means of acquisition of title, such as by gift or inheritance, and the party from whom purchased or otherwise acquired;(d)Annual debt service, if any, for the previous two years;(e)All appraisals obtained within the previous two years by the owner or applicant in connection with his or her purchase, financing or ownership of the property;(f)Any listing of the property for sale or rent, price asked and offers received, if any;(g)Any consideration by the owner as to profitable adaptive uses for the property;(h)Replacement construction plans for the contributing structure in question;(i)Financial proof of the ability to complete the replacement project which may include, but not be limited to, a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and(j)The current fair market value of the property, as determined by at least two independent appraisals made by appraisers with competent credentials.			See above
ii.**For income-producing property:(**a)Annual gross income from the property for the previous two years;(b)Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed;(c)Annual cash flow, if any, for the previous two years; and(d)Proof that efforts have been made by the owner to obtain a reasonable return on his or her investment based on previous service. The applicant shall submit all necessary materials to the board at least 15 days prior to the board hearing in order that staff may review and comment and/or consult on the case. Staff and/or professional comments shall be forwarded to the board for consideration and review and made available to the applicant for consideration prior to the hearing. The board may require that an applicant furnish such additional information that is relevant to its determination of unreasonable economic hardship and may require that such additional information be furnished under seal. The board or its agent may also furnish additional information as the board			See above

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
believes is relevant. The board shall also state which form of financial proof it deems relevant and necessary to a particular case. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his or her affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information cannot be obtained.			
2.**Unusual and compelling circumstances and demolition of a contributing structure.** When an applicant fails to prove economic hardship in the case of a contributing structure, the applicant may provide to the board additional information that may show unusual and compelling circumstances in order to receive board recommendation for demolition of the contributing structure. The board, using criteria set forth in this subsection, shall determine whether unusual and compelling circumstances exist and shall be guided in its recommendation in such instances by the following additional considerations:i.The historic or architectural significance of the structure;ii.The importance of the structure to the integrity of the historic district;iii.The difficulty or the impossibility of reproducing such a structure because of its design, texture, material, detail, or unique location;iv.Whether the structure is one of the last remaining examples of its kind in the historic district;v.Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area, as well as the economic impact of the new development; andvi.Whether reasonable measures can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.			See above
3.**Recommendation of demolition**.i.Should the applicant for demolition of a contributing structure satisfy the board that he or she will suffer an economic hardship if a demolition permit is not recommended, or, if in failing to demonstrate economic hardship, the applicant demonstrates unusual and compelling circumstances that dictate demolition of the contributing structure, either a recommendation for demolition or a recommendation for a six-month moratorium on the demolition shall be made.ii.In the event that the board recommends a six-month moratorium on the demolition, within the moratorium period, the board shall consult with the Historic Pensacola Preservation Board, the city and any other applicable public or private agencies to ascertain whether any of these agencies or corporations can preserve or cause to be preserved such architectural or historically valuable buildings. If no agencies or organizations are prepared to preserve the buildings or cause their preservation, then the board shall recommend approval of the demolition.iii.Following recommendation for approval of demolition, the applicant must seek approval of replacement plans prior to receiving a demolition permit and other building permits. Replacement plans for this purpose shall include, but shall not be restricted to, project concept, preliminary elevations and site plans, and adequate working drawings for at least the foundation plan that will enable the applicant to receive a permit for foundation construction. The board may waive the requirements for replacement plans under extreme, unusual and			See above

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
compelling circumstances or public safety purposes.iv.Applicants that have received a recommendation for demolition shall be permitted to receive such demolition permit without additional board action on demolition, following the board's recommendation of a permit for new construction.			
4.**Prevention of demolition by neglect**.i.All contributing structures within the historic district shall be preserved against decay and deterioration and kept free from certain structural defects by the owner thereof or such other person who may have legal custody and control thereof. The owner or other person having such legal custody and control shall repair such building, object, site, or structure if it is found to have any of the following defects:(a)Deteriorated or inadequate foundation. Defective or deteriorated flooring or floor supports or flooring or floor supports of insufficient size to carry imposed loads with safety;(b)Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;(c)Members of ceilings, roofs, ceiling and roof supports or other horizontal members that sag, split, or buckle due to defective materials or deterioration. Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;(d)Fireplaces or chimneys that list, bulge or settle due to defective materials or deterioration. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety;(e)Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors. Defective protection or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering. Any fault or defect in the building that renders same structurally unsafe or not properly watertight. In addition, the owner or other person having legal custody and control of a historic landmark or a building, object, site, or structure located in a historic district shall keep all property, including vacant property, clear of all weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse. ii.The board, on its own initiative, may file a petition with the building official requesting that he or she proceed to require correction of defects or repairs to any structure covered by subsection (1)i.4.i of this section so that such structure shall be preserved and protected in accordance with the purposes of this section and the public safety and housing ordinance.			See above
j.**Other demolition permits**.1.All applications for permits to demolish structures other than contributing structures shall be referred to the board for the purpose of determining whether or not the structure may have historical, cultural, architectural, or archaeological significance. Such determination shall be made in accordance with the criteria found in subsections (1)i.2.i through vi of this section.2.The board shall make such determination within 30 days after receipt of the completed application and shall notify the building official in writing. If the structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of all city code requirements.3.If said structure is determined by the board to have historical significance, the			See above

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
board shall make such information available to the preservation board for review and recommendation as to significance. If the board concurs in the significance, using criteria set forth in subsections (1)i.2.i through vi of this section, the board shall recommend to the city council that the structure be designated a contributing structure.4.Upon such a recommendation by the board, issuance of any permit shall be governed by subsection (1)i.3 of this section.			
k.**Treatment of site following demolition.** Following the demolition or removal of any buildings, objects or structures located in the historic district, the owner or other person having legal custody and control thereof shall:1.Remove all traces of previous construction, including foundation;2.Grade, level, sod and/or seed the lot to prevent erosion and improve drainage; and3.Repair at his or her own expense any damage to public rights-of-way, including sidewalks, curb and streets, that may have occurred in the course of removing the building, object, or structure and its appurtenances.			See above

REDEVELOPMENT LAND USE DISTRICTS

It is important to make it very clear if these are zoning districts or overlays. The online map shows an outline of the GRD district but does not coincide with the zoning district boundaries. It includes sites that are zoned C-2A and SSD.

Need to confirm that the design standards comply with Sec. 163.3202, F.S., which states that single family and duplex dwellings are exempt from building design requirements, unless they are historic or within a designated historic district, a community redevelopment area as defined in the statutes, or in a city with a design review board established before 2020.

(1) GRD, Gateway Redevelopment District.	**(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.**	**(3) WRD, waterfront redevelopment district.**	**(4) WRD-1, Waterfront Redevelopment District-1.**	**Inspire comment**
a. **Purpose of district**. The gateway redevelopment district is established to ***promote the orderly redevelopment*** of the southern gateway to the city in order to ***enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design***. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.	a. **Purpose of district**. The gateway redevelopment district, Aragon redevelopment area is established to ***promote the orderly development*** of the southern gateway to the city in order to ***enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design***. Site specific analysis of development proposed within the district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained and the boundary of the adjacent historic district is positively reinforced. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the adjacent historic district. b. **Urban character of the district**. The Aragon redevelopment area is characterized by integration of houses, shops, and work places. Mixed land use is encouraged by allowing home occupations and first floor work spaces with apartments and townhouses above. The historic district is the basis for district architectural guidelines, which reflect the scale and lot sizes, and the list of permitted uses is similar to those uses permitted in the historic district to the south.	a. **Purpose of district**. The waterfront redevelopment district is established to ***promote redevelopment*** of the city's downtown waterfront with a compatible mixture of water-dependent and water-related uses that preserve the unique shoreline vista and scenic opportunities, provide public access, create a cultural meeting place for the public, preserve the working waterfront activities historically located in the waterfront area, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the district is intended to ensure that the scenic vistas and marine-oriented image of the district are maintained, that the development character of the waterfront is upgraded and that the boundaries of the adjacent special districts are positively reinforced.	a. **Purpose of district**. The waterfront redevelopment district is established to ***promote redevelopment*** of the city's downtown waterfront with a compatible mixture of uses that further the goals of downtown Pensacola's comprehensive plan, encourage a walkable mixed-use urban environment, preserve the unique shoreline scenic opportunities, provide continuous public waterfront access, create cultural meeting places for the public, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the district is intended to ensure that the scenic vistas of the district are maintained, that the development character of the waterfront is upgraded and that the boundaries of the adjacent special districts are positively reinforced.	These subsections should focus on what each section is trying to achieve, what is different from one district to the next. Should have a clear vision for each district that sets the tone for the regulations.
c. **Procedure for review of plans**. 1. **Plan submission**. All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls,	d. **Procedure for review**. f. **Procedures for review of renovation, alterations, and additions to structures within the GRD-1 district.** The regulations and standards established in subsections (2)a through e of this section, shall apply to all plans for the renovation, alteration and addition to structures within the GRD-1 district.	c. **Procedure for review of plans**. 1. **Plan submission**. Every application to construct a new structure in the waterfront redevelopment district shall be subject to the development plan review and approval procedure established in section 12-3-120. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the waterfront redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or	**c. Procedure for review of plans**. 1.**Plan submission**. Every application to construct a new structure in the waterfront redevelopment district-1 shall be subject to the development plan review and approval procedure established in section 12-3-120. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the waterfront redevelopment district-1 shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or	Consider consolidating and streamlining process. In the zoning chapter, there should only be a reference to a type of process that is fully described in the development review chapter. Are minor differences in text intentional?

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.		features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. All developments within the waterfront redevelopment district must comply with design standards as established in section 12-3-121.	features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. All developments within the waterfront redevelopment district must comply with design standards as established in section 12-3-121.	
2. **Review and approval**. All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.	1. **Review and approval by the planning board**. All activities regulated by this subsection, including preliminary and final site plan review, shall be subject to review and approval by the planning board as established in section 12-12-2. Abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board shall be in accordance with section 12-12-2(11). If agreement cannot be reached as it pertains to such request for abbreviated review by the board secretary and chairperson then the matter will be referred to the planning board for a decision.	2. **Review and approval**. All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan that does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board. Review by the planning board of applications for zoning variances shall be as provided for under section 12-12-2(6)f.	2.**Review and approval.** All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan that does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board. Review by the planning board of applications for zoning variances shall be as provided for under section 12-12-2(6)f.	Consolidate. If the standards are clear and the project meets the standards, there shouldn't be a need for Board review. Deviations should be processed through "modification of standards" or variance. Are minor differences in text intentional?
3. **Abbreviated review**. Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision	1.**Abbreviated review.** Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and standards set forth in subsection (2) of this section may be approved by letter to the building official from the board secretary and the chairperson of the planning board. If agreement cannot be reached as it pertains to such request for abbreviated review by the board secretary and chairperson, then the matter will be referred to the entire board for a decision.	3. **Abbreviated review.** Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.	**3.Abbreviated review.** Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.	See above.
4. **Final development plan**. If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the				Not applicable to all?

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
planning board shall conclude its consideration at its next regularly scheduled meeting.				
d. **Regulations**. Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:	e**. Regulations for any development within the GRD-1 zoning district**. These regulations are intended to address the design and construction of elements common to any development within the GRD-1 zoning district which requires review and approval by the planning board. Regulations and standards that relate specifically to new construction and/or structural rehabilitation and repairs to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established below. The Aragon Design Code describes the building types and architectural styles that are considered to be compatible with the intent of the GRD-1 regulations. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that are not appropriate for use together on the same building. Amendments to the Aragon Design Code may be made by the city council following a recommendation of the planning board and a public hearing before the city council, without necessity for amending this chapter	d. **Regulations.**	d. **Regulations**.	For GRD-1, this section should be more direct and **require** compliance with the guidelines contained in the Aragon Design Code.
1. **Signs.** Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:	**5.Signage.** i.Informational signs. All informational signs, even if erected on private property, are subject to regulations contained in this section. ii.Commercial signs. It is the intent of the Aragon redevelopment area to recapture the turn-of-the century feeling of commerce in Aragon's core neighborhood. To this end, special consideration will be given to a variety of painted signs on brick and stucco walls, building cornices, canopies and awnings, even on sidewalks and curbs. iii.Sign style shall be complementary to the style of the building on the property. In the older sections of the city the support structure and trim work on a sign was typically ornamental, as well as functional. Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the GRD-1 district. The design, color scheme and materials of all signs shall be subject to approval by the planning board. Only the following signs shall be permitted in the GRD-1 district:	1.**Signs**. The following provisions shall be applicable to signs in the district:	1.**Signs.** The following provisions shall be applicable to signs in the district:	Move standards to the sign chapter and create exceptions for variation.
i. Number of signs. Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one		i.**Number of signs**. Each parcel shall be limited to one sign per street frontage; provided, however, if there	i.**Number of signs.** Each parcel shall be limited to one sign per street frontage; provided, however, if there exists more than one establishment on the parcel, there	If no different from citywide, no need to restate.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
establishment on the parcel, there may be one attached sign per establishment.		exists more than one establishment on the parcel, there may be one attached sign per establishment.	may be one attached sign per establishment. Additionally, retail sales and services may have an A-frame sign in addition to the one sign per frontage.	Ok to state minor variations (e.g., A-frame signs allowed in WRD-1only)
ii. **Signs extending over public property**. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.		ii.**Signs extending over public property**. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of the pavement.	ii.**Signs extending over public property**. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of the pavement.	Not needed. Citywide standard.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
iii. **Permitted signs.** **(a)Gregory, Chase and Alcaniz Streets, 9th Avenue.** (1)Attached signs. a.Height. No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space .b.Size. Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet. (2)Freestanding signs. a.Maximum sign height—20 feet. b.Maximum area for sign face—50 square feet. (b)**Bayfront Parkway**. (1)Attached signs. a.Height. No sign shall extend above the roof line of a building to which it is attached. b.Size. Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet. (2)Freestanding signs. Distance from Curb (feet) / Maximum Area Sign Face (Square Feet) / Maximum Sign Height (Feet) 10 / 20 / 5 20 / 35 / 7 30 / 50 / 9 **c. All other streets and areas within the gateway redevelopment district:** **(**1)Attached signs a.Height. No sign shall extend above the main roof line of a building to which it is attached. b.Size. Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet. (2)Freestanding signs. Distance from Curb (feet) / Maximum Area Sign Face (Square Feet) / Maximum Sign Height (Feet) 10 / 20 / 5 20 / 35 / 7 30 / 50 / 9	**(a)Permitted signs.** (2)Permanent accessory signs. a.Each mixed-use or commercial property shall be limited to one sign per lot for Type II through VI. The sign may be placed on the street side or alley frontage. Type I shall be limited to one sign per street and one for alley frontage. The sign may be projected from the building, a wall-mounted sign, or a painted sign. Signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not extend above the roof line on which it is attached. The sign may be mounted to or painted on the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, or hung from other ornamental elements on the building. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located. b.Advertising display area.1.GRD-1, Type II through Type VI residential home occupation and mixed-use lots are not to exceed ten square feet.2.GRD-1, Type I commercial lots are not to exceed 35 square feet per street front.3.A combination of two attached wall signs may be used, but shall not exceed a total of 35 square feet.4.If fronting an alley the size shall not exceed 12 square feet. c.One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building. d.Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.	iii.**Sign size and height limitations** (a)Attached signs. (1)Size. Ten percent of the building elevation square footage (wall area) that fronts on a public street, not to exceed 50 square feet. Buildings exceeding five stories in height; one attached wall sign or combination of wall signs not to exceed 200 square feet and mounted on the fifth floor or above. (2)Height. No sign may extend above the roof line of the building to which it is attached. For the purposes of this section roof surfaces constructed at an angle of 65 degrees or more from horizontal shall be regarded as walls. (b)Freestanding signs. (1)Size. Fifty square feet. (2)Height. Ten feet (top of sign).	iii.**Sign size and height limitations** (a)Attached signs. (1)Size. Ten percent of the building elevation square footage (wall area) that fronts on a public street, not to exceed 50 square feet. Buildings exceeding five stories in height; one attached wall sign or combination of wall signs not to exceed 200 square feet and mounted on the fifth floor or above. (2)Height. No sign may extend above the roof line of the building to which it is attached. For the purposes of this section roof surfaces constructed at an angle of 65 degrees or more from horizontal shall be regarded as walls. (b)Freestanding signs. (1)Size. Fifty square feet. (2)Height. Ten feet (top of sign). (c)A-frame sign. (1)Size. Ten square feet. (2)Height. Forty-two inches (top of sign).	The subdistricts within the GRD district have very similar standards (the only difference is the freestanding sign in the Gregory, Chase and Alcaniz area. Need to consolidate. Remove references to “advertising” and use sign copy area instead.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
iv. **Other permitted signs**. (a)Signs shall not exceed three square feet in size. (b)Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger		iv.**Other permitted signs**. (a)Signs shall not exceed two square feet in size. (b)Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.	iv.**Other permitted signs**. (a)Signs shall not exceed two square feet in size. (b)Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.	Is the 1 sq. ft. difference worth it? Item 9B0 is a citywide provision.
v. **Submission and review of sign plans**. It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.				Having the note in just one district gives the impression that the other districts do not require it. Move to the development review chapter.
vi. **Review of sign plans**. All permanent signs within the gateway redevelopment district shall be reviewed as follows:(a)The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.(b)The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.(c)The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.				Why do signs need to be reviewed by the Planning Board if they meet code? Not applicable to all?
Vii .**Prohibited signs**. Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:(a)Portable signs are prohibited except as permitted in section 12-5-6(5).(b)Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.(c)Signs that are not securely fixed on a permanent foundation are prohibited.(d)Signs that are not consistent with the standards of this section are not permitted.	**(b)Prohibited signs**.(1)Any sign using plastic materials for lettering or background.(2)Internally illuminated signs.(3)Portable signs.(4)Nonaccessory signs.(5)Back lit canvas awnings.(6)Flashing, strobe, or neon signs.(7)Neon signs placed inside a window.	v.**Prohibited signs.** Refer to section 12-5-7 for a description of prohibited signs. In addition the following signs are prohibited within the district: (a)Portable signs. (b)Signs that are abandoned or create a safety hazard. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more. (c)Signs that are not securely fixed on a permanent foundation. (d)Strings of light bulbs, other than holiday decorations, streamers and pennants. (e)Signs that present an optical illusion, incorporate projected images, or emit sound. (f)Secondary advertising signs (i.e., signs that advertise a brand name product in addition to the name of the business).	v.**Prohibited signs**. Refer to section 12-5-7 for a description of prohibited signs. In addition the following signs are prohibited within the district: (a)Signs that are abandoned or create a safety hazard. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more. (b)Signs that present an optical illusion, incorporate projected images, or emit sound. (c)Secondary advertising signs (i.e., signs that advertise a brand name product in addition to the name of the business).	WRD does not allow portable signs, light strings, and optical illusion sigs. Are all these allowed in WRD-1? They are not listed, so it could be assumed that they are. Need to eliminate provisions that are not content-neutral.
viii.**Temporary signs**. Only the following temporary signs shall be permitted in the gateway redevelopment district:(a)Temporary banners indicating that a	(1)**Temporary accessory signs**.	vi.**Temporary signs**. The following temporary signs shall be permitted in the district:(a)Temporary banners indicating that a noncommercial special event such as a	vi.**Temporary signs**. The following temporary signs shall be permitted in the district:(a)Temporary banners indicating that a noncommercial special event such as a	Ensure content-neutral language is used.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:(1)Such signs may be erected no sooner than two weeks before the event.(2)Such signs must be removed no later than three days after the event.(3)Banners extending over street rights-of-way require approval from the mayor.(b)One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed 12 square feet in size, and shall be removed immediately after occupancy.(c)One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.(d)Temporary signs permitted in section 12-5-6(8).	a.One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding two square feet in area. b.One non-illuminated sign per street frontage, not more than 32 square feet in area in connection with new construction work related to Aragon's development, community sites, parks, or Privateer's Alley	fair, carnival, festival or similar happening is to take place, are permitted with the following conditions: Such banners may be erected no sooner than two weeks before the event and banners extending over street rights-of-way require approval from the mayor.(b)One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed 12 square feet in size, and shall be removed immediately after occupancy.(c)One non-illuminated sign not more than 50 square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.	fair, carnival, festival or similar happening is to take place, are permitted with the following conditions: Such banners may be erected no sooner than two weeks before the event and banners extending over street rights-of-way require approval from the mayor.(b)One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed 12 square feet in size, and shall be removed immediately after occupancy.(c)One non-illuminated sign not more than 50 square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.	
ix. **Nonconforming signs**. (a)Compliance period. All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately. (b)Removal of nonconforming signs. The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.				Are all signs conforming now? Should compare to citywide provisions and determine if a different approach is necessary.
2.**Off-street parking.** The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district: i.Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). ii.Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration. iii.Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:	7. **Off-street parking.** Off-street parking is required in the GRD-1 district. The requirements for off-street parking in this district recognize that the Aragon redevelopment area forms a transition neighborhood between the adjacent historic district to the south, where off-street parking is not required in the historic commercial zoning districts and the remainder of the gateway redevelopment district where conventional off-street parking requirements apply. The off-street parking requirements in the GRD-1 district reflect a land use pattern that encourages small scale commercial land uses adjacent to residential uses that are accessible through a network of pedestrian improvements, such as sidewalks, plazas and open spaces. Because parking areas were not a common land use in the older sections of the city, their location is set forth in the standards.	2.**Off-street parking**. The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). Screening shall be provided along the edges of all parking areas visible from the street rights-of-way. This screening may take the form of:i.A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development;ii.An earth berm approximately three feet in height that is landscaped to provide positive screening effective within three years; oriii.A combination of walls or fences and landscape	2.**Off-street parking**. The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district-1 shall be based on the requirements set forth in section 12-4-1(4). The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). Screening shall be provided along the edges of all parking areas visible from the street rights-of-way. This screening may take the form of:i.A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development;ii.Landscaping approximately three feet in height that is landscaped to provide positive screening effective within three years; oriiiA combination of walls or fences and landscape	Some of the ratios listed for GRD-1 repeat the citywide ratios. If the districts need different parking and screening standards, they can be noted in the citywide parking and landscaping regulations. Should avoid too many differences if not warranted.

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A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.	i.Residential uses.(a)Single-family and accessory unit—One space/unit.(b)Townhouse and multifamily—One space/unit.(c)Bed and breakfast—One space per owner plus one space/sleeping room.(d)Home occupation—One space/nonfamily employee.(e)Community residential home—One space/two beds. ii.Public uses.(a)Meeting hall, U.S. Post Office pavilion, buildings used exclusively for federal, state, county or city governments for public purposes—One space/500 square feet.(b)Publicly owned or operated parks and playgrounds—None required.(c)Churches, Sunday school buildings and parish houses—One space/four fixed seats. iii.Commercial uses.(a)Antique shops—One space/500 square feet.(b)Art galleries—One space/500 square feet.(c)Bakeries (retail only)—One space/500 square feet.(d)Barbershops and beauty shops—One space/station and one space/employee.(e)Day care centers—One space/employee plus one space/classroom.(f)Health clubs, spas and exercise centers—One space/300 square feet.(g)Jewelers—One space/500 square feet.(h)Laundry and dry-cleaning pick-up stations—One space/employee.(i)Office buildings—One space/500 square feet.(j)Restaurants (except drive-ins)—One space/500 square feet.(k)Retail sales and services—One space/500 square feet.(l)Retail food and drugstore—One space/500 square feet.(m)Specialty shops—One space/500 square feet.(n)Studios—One space/50 square feet unless owner occupied. iv.For Type I Townhouse the uses identified in subsections (2)e.7.i through iii of this section, on-street parking on Romana Street and 9th Avenue within 500 feet of the building may be used towards this requirement for nonemployee parking only. One off-street parking space shall be required for each employee in the building. v.Parking shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board, except in alley locations. vi.Materials for parking areas shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite, pea gravel or marble chips. Where asphalt or concrete are used, the use of a coloring agent is allowed. The use of acceptable stamped patterns on poured concrete is encouraged. viii.For Type I Townhouse as an option to providing the required off-street parking as specified in subsections (2)e.7.i through iii of this section, the required parking	screening, or landscape screening designed to provide positive screening within three years.	screening, or landscape screening designed to provide positive screening within three years.	

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	may be provided off-site by the owner/developer as specified in section 12-4-1(4).			
4. **Street frontage.** Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.				
5. **Building height**. No building shall exceed a maximum height of 100 feet. 3. **Street setback.** The following building setbacks shall apply to the district: i.Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is intended as a landscaped buffer zone that preserves the open space character of the parkway. ii.Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line. iii.All other streets. Five feet from the right-of-way line.	1.**Building height limit**. No building shall exceed the following height limits: Type I Townhouses and Type III Park Houses shall not exceed 55 feet or 3½ stories. Type II Cottages, Type IV Sideyard House, Type V Small Cottage, and Type VI Row House shall not exceed 45 feet or 2½ stories. No outbuilding shall exceed 35 feet or 2½ stories. Refer to Aragon Design Code.	**7.Setback/height requirements.** No building shall exceed a maximum height of 60 feet in the waterfront redevelopment district. i.Shoreline setback/height requirements. All buildings shall be set back a minimum of 30 feet from the shoreline or the bulkhead line. At this minimum setback line, the building height may not exceed 35 feet. Above 35 feet in height, an additional one foot in building height may be permitted for each additional one foot in setback with a maximum building height of 60 feet. The minimum setback from the shoreline may be decreased by the planning board and the council during the review process to permit reuse of existing buildings, structures or foundations with a lesser setback. ii.Main Street setback/height requirements. All buildings shall be set back a minimum of 60 feet from the centerline of Main Street. At this minimum setback line, the building height may not exceed 60 feet.	7.**Setback/height requirements**. No building shall exceed a maximum height of six stories in the waterfront redevelopment district-1, as defined in section 12-3-31, community redevelopment area (CRA) urban design overlay district. i.Shoreline setback/height requirements. All buildings shall be set back a minimum of 30 feet from the shoreline or the bulkhead line. The minimum setback from the shoreline may be decreased by the planning board and the council during the review process to permit reuse of existing buildings, structures or foundations with a lesser setback. ii.Main Street setback/height requirements. All buildings shall be set back a minimum of 60 feet from the centerline of Main Street. At this minimum setback line, the building height may not exceed six stories. iii.All other setbacks shall be as specified on the regulating plan.	Is it worth regulating height in feet in one district and stories in the other? Is the step back based on height applicable only to the WRD district or should it apply to both? Where is the WRD regulating plan?
6. **Vehicular access**. Access to the following streets shall be limited as follows:i.Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.ii.Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).		3.**Vehicular access.** For each lot, tract or parcel under single ownership, the maximum number of access points shall not exceed two per street frontage.	3.**Vehicular access.** For each lot, tract or parcel under single ownership, the maximum number of access points shall not exceed two per street frontage.	Consolidate in general standards section and create exception for variations.
7. **Landscaping**. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:i.Fence or wall, six feet high;ii.Vegetation, six feet high (within three years);iii.A combination of the above.	2.**Landscaping**.i.Landscaping requirements in the GRD-1 district shall be based on Aragon Design Code.ii.All service areas (i.e., dumpsters or trash handling areas, service entrances or utility facilities, loading docks or space) must be screened from adjoining property and from public view by one of the following:(a)Fence or wall, six feet high;(b)Vegetation, six feet high (within three years);(c)A combination of the above.	4.**Landscaping**. Landscaping requirements in the district shall conform to the requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened with at least 75 percent opacity from the street and adjacent buildings by one of the following techniques:i.Fence or wall and gate, six feet high;ii.Vegetation, six feet high (within three years); oriii.A combination of the above.	4.**Landscaping**. Landscaping requirements in the district shall conform to the requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened with at least 75 percent opacity from the street and adjacent buildings by one of the following techniques:i.Fence or wall and gate, six feet high;ii.Vegetation, six feet high (within three years); oriii.A combination of the above.	Address in the landscape chapter and apply citywide. The reference to the Aragon Design Code only needs to be mentioned at the beginning of the section.
13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the				Should be applicable to all zoning districts.

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architecture of the structure, or fences, walls, or vegetation.				Remove from section.
	3.**Protection of trees**. It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Aragon redevelopment area and to ensure the preservation of such trees as described below:i.Any of the following species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak and Water Oak; Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; andii.Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle. No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the GRD-1 district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.			Compare to citywide standards and determine if different standards are needed.
	4.**Fences**.i.Original fences in the older sections of the city were constructed of wood with a paint finish in many varying ornamental designs, or may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property. Refer to Aragon Design Code for required types of fences at different locations.ii.On every corner lot on both public and private streets intersecting 9th Avenue a sight triangle described by the intersection of the projection of the outer curb (next to the driving lane) lines extended, and a line joining the points on those lines 30 feet from said intersection shall be clear of any structure, solid waste container, parked vehicles, including recreational vehicles, or planting of such nature and dimension as to obstruct lateral vision, provided that this requirement shall generally not apply to tree trunks trimmed of foliage to eight feet, and newly planted material with immature crown development allowing visibility, or a post, column, or similar structure that is no greater than one foot in cross-section diameter. Lateral vision shall be maintained between a height of three feet and eight feet above grade. All other streets and intersections within the GRD-1 district shall be exempt			Sight triangle should be standard citywide. The exception for 9th avenue can be addressed in that chapter. Fence requirements should be compared to citywide and note differences (if needed) in that chapter.

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	from the requirements of section 12-3-58, Required Visibility Triangle. In addition the following provisions apply:(a)Chain-link, exposed masonry block and barbed wire are prohibited fence materials in the GRD-1 district. Approved materials will include but not necessarily be limited to wood, brick, stone (base only) and wrought iron, or stucco. Materials can be used in combination.(b)All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction or at locations requiring them. "Dog ear pickets" are not acceptable. Refer to Architectural Standards in Aragon Design Code.(c)Fences in the required front yard will be no higher than four feet and six feet, six inches in the side and rear yards. On corner lots, fences constructed within the required street side yard shall not exceed four feet in height if the fence would obstruct the visibility from an adjacent residential driveway. Otherwise fences within the required street side yard may be built to a maximum of six feet, six inches.			
8. **Underground utility services**. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.		5.**Underground utility services**. All new building construction or additions of floor area to existing structures shall be required to install underground utilities on the site.	5.**Underground utility services**. All new building construction or additions of floor area to existing structures shall be required to install underground utilities on the site.	Looks like there are no exceptions. Should be addressed in the Subdivision & Site Design chapter.
9. **Lot coverage**. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent		6.**Lot coverage**. The total coverage of the site including all structures, parking areas, driveways and all other impervious surfaces shall not exceed 75 percent.	6.**Lot coverage**. The total coverage of the site including all structures, parking areas, driveways and all other impervious surfaces shall not exceed 95 percent	Does GRD-1 have a requirement? WRD-1 allows more impervious area. Intentional?
10. **Sidewalks**. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.	6.**Driveways and sidewalks.** The following regulations and standards apply to driveways and sidewalks in the GRD-1 district: i.Driveways shall be allowed at locations indicated in the Aragon Design Code.(a)Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is allowed.(b)From the street pavement edge to the building setback the only materials allowed shall be brick, concrete pavers, colored or approved stamped concrete or poured concrete. ii.Sidewalks, construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of concrete, a			Consolidate in general standards section and note exceptions for GRD-1.

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	combination of concrete and either brick, concrete pavers or concrete poured and stamped with an ornamental pattern or smooth finish.			
11. **Consideration of floodprone areas**. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.				No need to state this. The floodplain chapter applies to all development in the city
12. **Storm drainage.** Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.				No need to state this. The citywide stormwater provisions apply to all development in the city. Flexibility, if feasible, should be offered to all development.
	8.**Paint colors.** The planning board has adopted palettes of colors considered compatible with historic colors from several paint manufacturers that represent acceptable colors for use in the GRD-1 district. Samples of these palettes can be reviewed at the office of the building inspector or the secretary of the GRD board.			Design chapter.
	9.**Outbuildings.** Outbuildings shall not exceed a maximum height of 35 feet. The accessory structure shall match the style, roof pitch, and other design features of the main residential structure.			Compare height to citywide accessory structure requirements. Design note should go in the design standards chapter.
	10.**Architectural review standards**. i.**Exterior lighting.** Exterior lighting in the district will be post-mounted street lights and building-mounted lights adjacent to entryways or landscaping lights that are shielded. Lamps shall be typically ornamental in design and appropriate for the building style. Refer to Aragon Design Code, Architectural Standards.(a)Exterior lighting fixtures must be appropriate for building style. Refer to Aragon Design Code, Architectural Standards.(b)Exterior. Where exterior lighting is allowed to be detached from the building, the fixtures visible from off-premises (other than landscape lighting that is permitted) shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking. If post-mounted lights are used, they shall not exceed 12 feet in height. Exterior lights shall be placed so that they do not shine directly at neighbors.(c)The light element itself shall be a true gas			Does it say anything more than what the design code states? If it repeats the code, there is no need to restate it. The expression “will be” does not work as a requirement. Need to reorganize the provisions. The titles don’t reflect the variety of

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	lamp or shall be electrically operated using incandescent, halogen, metal halide or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.(d)The use of pole mounted high pressure sodium utility/security lights is prohibited. ii.**Exterior building walls**. Exterior treatments will be of wood, cedar shingles, wood clapboard, board and batten or board on board, fiber-cement smooth lap siding (Hardiplank), brick, stone for Craftsman style buildings, or stucco. Building wall finish must be appropriate for building style (Refer to Aragon Design Code, Architectural Standards). Individual windows and porch openings, when rectangular, shall be square or vertical proportion and have multiple lights, unless architectural style dictates other combinations. Chimneys shall be architecturally compatible with the style. All primary structures are required to elevate their first finished floor 18 to 36 inches above grade, except Type I Townhouse. Base treatment shall be articulated.(a)Vinyl or metal siding is prohibited.(b)Wood siding and trim shall be finished with paint or stain, utilizing colors approved by the board.(c)Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If in-fill between piers is proposed, piers shall be skirted and screened in an opaque manner. It is encouraged that in-fill panels of wood lattice be utilized or brick screens where appropriate. iii**.Roofs.** Roofs may be of metal, wood shake, dimensional asphalt shingle, slate, diamond shape asphalt shingles or single ply membrane or built up (for flat roofs), and must be of the appropriate architectural style. Roof pitch for sloped roofs above the main body shall be at least eight on 12 on one- and two-story buildings and six on 12 on buildings with three stories, unless architectural style dictates other slope, for example Craftsman. Eaves shall be appropriate for the architectural style. Shed roofs shall be allowed only against a principal building or perimeter wall. Flat roofs shall not be permitted without parapets, cornices, eaves overhangs boxed with modillions, dentrils, or other moldings. The maximum size of the roof deck, window's walks, towers, turrets, etc., is 200 square feet, with the maximum height of ten feet above the maximum allowable building height.(a)Eaves and soffits may be: wood, painted or stained; smooth finish or sand textured stucco soffits, if detailed appropriately; or fiber-cement, if detailed appropriately ("Hardisoffit" or Hardipanel" vertical siding panels). Eaves shall be appropriate for architectural style and type.(b)Flashing may be anodized			content within each.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
	or pre-finished aluminum, galvanized steel of naturally weathered copper.(c)Gutters and downspouts may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper. iv.**Balconies and porches**. Front porches are required for all Type II through Type V principal structures, and porches or balconies are required for Type I and Type VI principal structures. Type I principal structure balconies supported by columns, the outside edge of the columns shall be located at the outside edge of the public sidewalk, and the balcony shall not extend past the columns. Balconies shall not be cantilevered more than eight feet. See the below figures for balcony and porch dimensions .v.**Doors.** Entrance doors with an in-fill of raised panels below and glazed panels above were typically used in older sections of the city. Single doorways with a glazed transom above allows for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors are usually associated with a larger home or building layout.(a)Doors are to be appropriate for building style and type. Entrance doors shall be fabricated of solid wood, metal, or fiberglass. Refer to Aragon Design Code, Architectural Standards and Architectural Styles. vi.**Windows**. Individual windows shall have vertical proportion.(a)Windows are to be fabricated of wood or vinyl clad wood windows. Solid vinyl windows may be used if the components (jamb, sash, frame, sill, etc.) are sized and proportioned to duplicate wood. Steel or aluminum windows are prohibited.(b)All individual windows shall conform to vertical proportions of not less than 1:1.5, unless architectural styles dictate otherwise. Assemblage of complying window units to create large window openings is acceptable. Kitchen and bathroom windows are considered exceptions and are not regulated by vertical proportions, but are subject to approval if they detract from the overall vertical orientation.(c)Window sections shall be appropriate for style. Refer to Aragon Design Code.(d)The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.(e)Window trim or casing is to be a nominal five-inch member at all sides, head and sill.(f)Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the planning board.(g)Highly reflected glazing is prohibited. Insulated glass units are encouraged. vii.**Shutters**. Shutters are an exterior ornamental and functional architectural feature that have traditionally			

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	been used on windows, and occasionally, on doors.(a)Shutters may be operable or fixed.(b)If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.(c)The style of the shutters must be louvered, flat vertical boards or paneled boards, with final determination being based on compatibility with the overall building design.(d)Shutters to be fabricated of wood or vinyl.(e)Shutters are to be appropriate for building style and type. Refer to Aragon Design Code, Architectural Styles. viii**.Chimneys**. Chimneys constructed of brick masonry, exposed or cement plastered, are architecturally compatible.(a)The chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.(b)The finished exposed surface of chimneys are to be left natural without any paint finish, unless the chimney is plastered or stuccoed.(c)Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.(d)The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed. ix.Trim and miscellaneous ornament.(a)Trim and ornament, where used, is to be fabricated of wood, stucco or stone.(b)Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building .x.**Miscellaneous mechanical equipment**.(a)Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.(b)Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards.(c)Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.(d)Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs. xi.**Accessibility** ramps and outdoor stairs.(a)Whenever possible, accessibility ramps and outdoor stairways shall			

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	be located to the side or the rear of the property.(b)The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.(c)Building elements, materials and construction methods shall be consistent with the existing structure. xii.**Outbuildings.(**a)Outbuildings shall be detailed in a manner similar to the house. Detached garages are strongly encouraged.(b)Accessory dwelling units are permitted and encouraged, and shall be detailed in a manner similar to the house.			
14. **Exemptions.** All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.				
	11.**Additional regulations**. In addition to the regulations established above in subsections (2)e.1 through 10 of this section, any permitted use within the GRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4, Alcoholic Beverages.	8.**Additional regulations.** In addition to the regulations established above in subsections (3)d.1 through 7 of this section, any permitted use within the WRD zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.	8.**Additional regulations.** In addition to the regulations established above in subsections (3)d.1 through 7 of this section, any permitted use within the WRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.	
e.**Development guidelines**. The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:		**e. Regulations.** All developments within the waterfront redevelopment district are encouraged to follow the design guidelines established in section 12-3-121(d). In addition, the following site planning guidelines should be taken into consideration in the required development plans:	**e. Regulations.** All developments within the waterfront redevelopment district-1 are encouraged to follow the design guidelines established in section 12-3-121(d). In addition, the following site planning guidelines should be taken into consideration in the required development plans:	Encouraged and take into consideration are very subjective. Should go through the standards and determine which should be mandatory. The rest don't' serve a purpose in the code. Maybe a pattern book or a design guidelines manual with more graphics and photographs would serve a better purpose.
1.**Site planning**. The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.		1. **Site planning.** The integration of site features such as building arrangement, landscaping, parking lot layout, public access points, building orientation, and scenic vantage points is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration:	1. **Site planning.** The integration of site features such as building arrangement, landscaping, parking lot layout, public access points, building orientation, and scenic vantage points is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration:	Can't review plans and require compliance with guidelines.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
i.**Maximum preservation of bay views**. Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.		i.**Maximum preservation of waterfront views**. Considering the waterfront location of the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the waterfront scenic open space character. To prevent the effect of a "wall" of development along the edge of the waterfront and adjacent streets, open space should be encouraged between buildings and under elevated buildings. Pedestrian circulation systems should be designed to form a convenient, interconnected network through buildings, landscaped open spaces and public walkways. The longer side of each building should be sited perpendicular to the water's edge in order to preserve water views from the street.	i.**Maximum preservation of waterfront views**. Considering the waterfront location of the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the waterfront scenic open space character. To prevent the effect of a "wall" of development along the edge of the waterfront and adjacent streets, open space should be encouraged between buildings and under elevated buildings. Pedestrian circulation systems should be designed to form a convenient, interconnected network through buildings, landscaped open spaces and public walkways. The longer side of each building should be sited perpendicular to the water's edge in order to preserve water views from the street.	Should this be a citywide requirement?
ii.**Development coordination**. The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.		ii.**Building orientation**. Buildings should be oriented to maximize the waterfront view potential within the district while maintaining quality facade treatment and design on the streetside. Structures should be positioned to provide viewing opportunities of the water and the shoreline edge between buildings. The location of solid waste receptacles, service entrances, loading docks, storage buildings and mechanical and air conditioning equipment and other items typically situated at the backside of buildings should be discouraged within the area between the building and the water's edge	ii.**Building orientation**. Buildings should be oriented to maximize the waterfront view potential within the district while maintaining quality facade treatment and design on the streetside. Structures should be positioned to provide viewing opportunities of the water and the shoreline edge between buildings. The location of solid waste receptacles, service entrances, loading docks, storage buildings and mechanical and air conditioning equipment and other items typically situated at the backside of buildings should be discouraged within the area between the building and the water's edge	Should this be a citywide requirement?
iii.**Off-street parking and service**. Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.		iii.**Off-street parking and service**. Off-street parking shall be discouraged within the shoreline setback area. Where possible, service areas (i.e., trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.	iii.**Off-street parking and service**. Off-street parking shall be discouraged within the shoreline setback area. Where possible, service areas (i.e., trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.	Why not **prohibit** parking in the street setbacks in the GRDs? Parking facing the street is ok in the WRDs?
2.**Architectural design and building elements** i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.		2.**Aesthetic considerations**. Development projects within the district are not subject to special architectural review and approval. In lieu of a special separate review procedure, the following general architectural and aesthetic design criteria will be considered to enhance the character of the district: i.Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. ii.Natural materials such as brick, wood and stucco should be encouraged. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings	2. **Aesthetic considerations**. Development projects within the district are not subject to special architectural review and approval, however compliance with the CRA Overlay Standards and Guidelines as defined in section 12-3-31, community redevelopment area (CRA) urban design overlay district, is encouraged. In lieu of a special separate review procedure, the following general architectural and aesthetic design criteria will be considered to enhance the character of the district: i.Buildings or structures should have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. ii.Natural materials such as brick, wood and stucco should be encouraged. Materials such as metal and	Standards are very subjective: “harmonious whole,” “consideration to visual compatibility,” “encouraged”

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis. v. Bright colors and intensely contrasting color schemes are discouraged within the district. vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered: (a)Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.(b)Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.(c)Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.		iii.All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls or vegetation. iv.Proposed developments within the waterfront redevelopment district that are located adjacent to a historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition. v.Projects should be encouraged that enhance the setting or provide for adaptive reuse of historic buildings and sites.	plastic shall be discouraged on exterior surfaces of buildings. iii.All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls or vegetation. iv.Proposed developments within the waterfront redevelopment district-1 which are located adjacent to a historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition. v.Projects should be encouraged that enhance the setting or provide for adaptive reuse of historic buildings and sites.	
		3.**Landscaping guidelines**. Landscaping should be used to enhance waterfront views and vistas and to screen undesirable features. Low lying plant material should be used in open areas to retain views of the water. Trees should be selectively utilized and carefully located along the waterfront in both public and private developments in order to maintain existing views as much as possible. Plantings should be coordinated near buildings to provide view corridors.	3.**Landscaping guidelines**. Landscaping should be used to enhance waterfront views and vistas and to screen undesirable features. Low lying plant material should be used in open areas to retain views of the water. Trees should be selectively utilized and carefully located along the waterfront in both public and private developments in order to maintain existing views as much as possible. Plantings should be coordinated near buildings to provide view corridors.	Design chapter. Reconsider whether these should be standards (shall) vs. optional.
		4.**Sign guidelines**.i.Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, and the materials used for the supporting structure and the sign face.ii.Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not permitted.iii.Landscaping. The landscaping and positioning of the sign should complement the overall site plan and landscaping of the development.	4.**Sign guidelines**.i.Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, and the materials used for the supporting structure and the sign face.ii.Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not permitted.iii.Landscaping. The landscaping and positioning of the sign should complement the overall site plan and landscaping of the development.	Same comment as previous.
f. **Maintenance standards.** The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in				This belongs in another title dealing with maintenance. Not appropriate to have them in the

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subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints. 1.Building fronts, rears, and sides abutting streets and public areas. Rotten or weakened portions shall be removed, repaired or replaced. 2.Windows. All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass. 3.Show windows and storefronts. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced 4.Exterior walls.i.Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.ii.Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.iii.All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair. 5.Roofs.i.All auxiliary structures on the roofs shall be kept clean, repaired or replaced.ii.Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building. 6.Front, rear, and side yards, parking areas and vacant parcels.i.When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.ii.Any landscaping that was installed to comply with regulations of this subsection must be maintained. 7.Walls, fences, signs. Walls, fences, signs and other accessory structures shall be repaired and maintained.				LDC. Many of these provisions apply citywide.

SPECIAL AESTHETIC REVIEW DISTRICTS

It is important to make it very clear if these are zoning districts or overlays.

Need to confirm that the design standards comply with Sec. 163.3202, F.S., which states that single family and duplex dwellings are exempt from building design requirements, unless they are historic or within a designated historic district, a community redevelopment area as defined in the statutes, or in a city with a design review board established before 2020.

12-3-27- Palafox historic business district	**12-3-30-North 9th Avenue corridor management overlay district.**	**12-3-31.-Community redevelopment area (CRA) urban design overlay district.**	**Inspire comment**
(a)**Purpose.** The Palafox historic business district is established to ***preserve the existing development pattern and distinctive architectural character*** of the historic downtown commercial district. The regulations are intended to preserve, through the restoration of existing buildings and construction of compatible new buildings, the scale of the existing structures and the diversity of original architectural styles, and to encourage a compact, convenient arrangement of buildings (b)**Character of the district.** The Palafox historic business district is characterized by sites and facilities of historical value to the city. These buildings and historic sites and their period architecture (i.e., Sullivanesque, Classical Revival, Renaissance Revival, and Commercial Masonry) blend with an overall pattern of harmony, make the district unique and represent the diversity of business activity and commercial architecture over a long period of Pensacola history. The district is an established business area, tourist attraction, containing historic sites, and a variety of specialty retail shops, restaurants, private and governmental offices, and entertainment centers.	(b)**Purpose.** The purpose of this overlay district is to establish specific criteria to address ***access management of vehicular traffic and to enhance safety*** in the district for both pedestrians and the operators of motor vehicles. Further, creation of the district will allow for the orderly rezoning and redevelopment of the district over time, allow for a compatible mixture of residential and business uses, **maintain the residential appearance and quality of the district** by implementation of design standards, and **enhance the corridor's visual appearance**. These objectives will be accomplished through comprehensive site planning on the part of the developer, combined with site plan review and approval by the planning board, planning staff, the city engineer and the district office of the state department of transportation.	(1)**Intent.** The requirements set forth in this section are intended to: a.Preserve and maintain the urban pattern and architectural character of Pensacola's community redevelopment areas, while encouraging new construction that is compatible with that heritage, but also reflective of its time. b.Improve the physical appearance of the community redevelopment areas with urban design standards that provide more predictable results in terms of the form and character of buildings. c.Support the removal of blight within the community redevelopment areas by encouraging quality redevelopment. d.Support the future growth of the city, to ensure compatible and cohesive development, to remain resilient long-term, and to support the goals, objectives and policies of the city's comprehensive plan and community redevelopment area master plans e.Coordinate the placement, orientation, and design of buildings to ensure a coherent and walkable streetscape and traditional urban character by creating well-defined street edges with continuous building walls, articulated facades, and architectural features that create visual interest and an attractive pedestrian environment f.Capitalize on opportunities to attract and grow a variety of residential building types, retail, service, and cultural establishments to serve local needs, create regional attractions and a robust economic base. g.Enable and encourage mixed-use development within the community redevelopment areas in support of viable and diverse locally-oriented business and cultural institutions. h.Achieve context-based development and complete streets.	They have different purpose, but the writing should be consistent.
(c)**Historic theme area**. That portion of Palafox Place between Garden Street and Main Street is hereby designated a historical theme area, with a theme based on materials, signs, canopies, facades or other features as they existed in 1925 or earlier. (d)**Boundaries of the district**. The boundaries of the Palafox historic business district shall be the same as the Pensacola downtown improvement district, plus the west 14.25 feet of lot 214 and all of lots 215 and 216, old city tract.	(a)**Creation and description of the overlay district**. There is hereby created the North 9th Avenue corridor management overlay district within the area described as follows: all properties abutting North 9th Avenue between Fairfield Drive and Bayou Boulevard.	(2)**Boundaries of the district.** The boundaries of the CRA urban design overlay district shall be as outlined on Figure 12-3-31.1. A more detailed map of the boundaries of the overlay is on file in the office of the city clerk.	What is the Pensacola downtown improvement district? Add clarification.
	(c) **Permitted land uses**. Land uses within the North 9th Avenue corridor management overlay district are those permitted in the underlying zoning district classifications.		All districts should say the same, if that is the case
		(3**)Applicability**.a.These standards shall apply to all new construction within the CRA urban design overlay district. For purposes of this section, "new construction" includes construction on a parcel that is vacant or becomes vacant following demolition of an existing structure on the parcel; it also includes construction of a freestanding accessory	The explanation of “shall” and “should” and the interpretation of figures and tables are already in the General Provisions chapter as

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		building and ancillary improvements on a parcel, but does not include an addition to a current structure.b.This section shall apply as an overlay to the underlying land development regulations. The land development regulations contained within this title shall apply unless pre-empted by this section. Where a conflict exists between this section and the underlying land development regulations, contained within this title, this section shall prevail.c.Standards, activated by "shall," are regulatory in nature, as defined within section 12-1-8 (general interpretative terms). Deviations from these standards shall only be permitted by variance in accordance with section 12-11-2 (appeals and variances).d.Guidelines, activated by "should," are encouraged and recommended but not mandatory, as defined within section 12-1-8 (general interpretative terms). Developments subject to this overlay district are encouraged to incorporate them as appropriate in order to enhance and complement the built and natural environment. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design.e.Figures, tables and illustrations shall be interpreted as defined in section 12-1-8 (general interpretative terms) unless the context clearly indicates otherwise.f.The provisions of this section are not intended to supersede, conflict with or replace any requirement in federal or state law pertaining to design, construction or accommodation requirements pertaining to persons with disabilities, and it is hereby declared to be the intent of the city that such requirements in federal or state law shall prevail over any provisions of this section to the extent of any conflict.	they apply to all chapters. May need to strengthen the language in that chapter.
		(4)**Existing conditions**. Existing buildings and structures that do not conform to the requirements of this overlay district may be occupied, operated, repaired, renovated or otherwise continue in use in their existing nonconforming state unless demolished and rebuilt.	
	(d)**General conditions, procedures and standards.** (1)Rezoning requests alone will not require submission of a site plan. (2)Prior to making application for a building permit and/or obtaining a certificate of occupancy for nonresidential development, the developer must submit a site plan that meets the access management requirements and design standards listed below to the planning board for aesthetic review. The developer shall submit this site plan to the planning services division and meet with the planning staff and the city engineer to obtain their input and/or review of the following prior to or concurrent with the planning board submittal:a.The relationship between the proposed development plan and the surrounding land uses.b.The character and/or design of the following factors:1.Traffic egress and ingress to the site;2.Parking;3.Provision of open space and visual corridors;4.Preservation of existing vegetation and proposed landscaping;5.Applicable screening, fencing and buffering;6.Signage; and7.Preservation of the residential quality of the district through architectural and design standards as outlined in subsection (f) of this section.		What does “rezonings requests alone” mean? Move to development review chapter.
(e)**Procedure for review and submission of development plan**.	(3)**Procedure for review of plans**.	(5)**Procedure for review.** All development regulated by this subsection shall be subject to the submission requirements contained within	Consolidate and move to the development review chapter.

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
(1)**Submission of plans.** Every application for a building permit to erect, construct, renovate and/or alter an exterior of a building, or sign, located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" shall mean drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building or sign (both before and after the proposed work is done in the cases of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. Such plans shall be promptly forwarded by the building official to the architectural review board.	a.**Plan submission.** All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the North 9th Avenue corridor management overlay district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, design of the site, signage, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.	sections 12-11-5 (building permits), 12-3-120 (development plan requirements), and 12-3-121 (design standards and guidelines), as applicable. In addition to the plan submission requirements listed in sections 12-11-5 and 12-3-120, drawings illustrating compliance with this section shall be provided. Plans shall include drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building, including proposed materials, textures, and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walkways, terraces, landscaping, accessory buildings, paved areas, signs, lights, awnings, canopies, screening, and other appurtenances. Facade and frontage yard types shall be specified along frontages in accordance with Table 12-3-31.10 (Facade Types) and Table 12-3-31.9 (Frontage Yard Types).	
(2)**General conditions, procedures and standards.** Prior to submitting a formal application for approval of a proposed exterior alteration, the owners shall confer with the staff of the architectural review board, who will seek the advice of the downtown improvement board staff, the Historic Pensacola Preservation Board staff and appropriate city staff if necessary to review: a.The relationship between the proposed exterior alteration or proposed exterior to buildings in the immediate surroundings and to the district in which it is located or to be located. b.At the time of the predevelopment conference, the applicant shall provide a sketch plan indicating the location of the proposed exterior alteration and its relationship to surrounding properties. The advisory meeting should provide insight to both the developer, the city, the downtown improvement board, and the Historic Pensacola Preservation Board staff regarding potential development problems that might otherwise result in costly plan revisions or unnecessary delay in development.			Consolidate and move to the development review chapter.
(3)**Review and approval by the architectural review board.** All such plans shall be subject to review and approval by the architectural review board as established in section 12-12-3 and in accordance with the provisions of section 12-3-10(1)d.1 through 3, applicable to the historic zoning districts. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs, emergency repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall require review by the director of the downtown improvement board and the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to an abbreviated review by the board designee, director of the downtown improvement board, Historic Pensacola Preservation Board staff and secretary to the	b.**Review and approval**. All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan that does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.		Why different boards? Can they be approved administratively if the development meets all the standards? Consolidate and streamline procedures. Who approves design in the Urban Design Overlay?

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architectural review board then the matter will be referred to the full board for a decision.			
	c.**Final development plan.** If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.		
(f)**Architectural review of proposed exterior development**. (1)**General considerations.** The board shall consider plans for existing buildings based on their classification as significant, supportive, compatible or nonconforming as defined and documented in files located at the office of the downtown improvement board. In reviewing the plans, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof, materials, textures and colors; plot plan or site layout, including features such as walls, walks, terraces, plantings, accessory buildings, signs, lights, awnings, canopies, and other appurtenances; and conformity to plans and themes promulgated, approved and/or amended from time to time by the city council; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and is not restricted to those exteriors visible from a public street or place. The board shall not consider interior design or plan. The board shall not exercise any control over land use, which is governed by particular provisions of this title, or over construction, which is governed by chapter 14-2.			
(2)**Decision guidelines.** Every decision of the board, in their review of plans for buildings or signs located or to be located in the district, shall be in the form of a written order stating the findings of the board, its decision and the reasons therefor, and shall be filed with and posted with the building permit on site. Before approving the plans for any proposed building, or signs located or to be located in the district, the board shall find: a.In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building or if due to a new use for the building the impairment is minor considering visual compatibility standards such as height, proportion, shape, and scale. b.In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or			

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
historic value or character of buildings on adjacent sites or in the immediate vicinity. c.In the case of a proposed new building, that such building will not be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, and scale. d.In the case of the proposed razing or demolition of an existing building, that the regulations established in section 12-3-10(1)i through k shall apply. e.In the case of a proposed addition to an existing building or the base of a proposed new building, or building relocation, that such addition, new building or relocation will not adversely affect downtown redevelopment plans or programs or the comprehensive plan of the city.			
(3)**Recommendation for changes**. The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.			
(4)**Board review standards.** The architectural review board shall use the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings as the general governing standards for existing structures. New construction shall maintain scale and quality of design. All new construction shall be reviewed in terms of massing, rhythm, materials and details, building elements and site. Generally, all structures should be compatible in these categories to surrounding structures. In addition the following standards shall apply	(e)**Development requirements.**	(7)**Urban design standards and guidelines**.	
		a.**Building height**. 1.Intent. Within the overlay district, height for single-family residential types will be measured in feet and multifamily, mixed-use and nonresidential buildings will be measured in stories. Measuring height in stories rather than feet has numerous benefits which include: i.To provide greater creativity for a natural variety of roof forms; ii.To recognize the need of different users, as commercial floor plates are different than residential floor plates; iii.To remove the incentive to create short floorplates, and instead encourage more gracious floor-to-ceiling heights for environmental health, without penalizing property owners; and iv.To protect the historical proportions of Pensacola's community redevelopment areas. 2.Maximum building heights for principal and accessory buildings shall be as defined by the form standards in Tables 12-3-31.3 to 12-3-31.8.3.Building height is measured as follows: i.Where maximum height is specified, the measurement shall be taken from the finished grade at the front of the building. ii.Building height shall be measured in feet for single-family residential types as defined in the form standards in Tables 12-3-31.3 to 12-3-31.8 and as follows:(a)For pitched roof buildings, to the bottom of the lowest eave of the principal structure.(b)For flat roof buildings, to the bottom	Consider using floors (instead of stories) citywide. Move height measurement instructions to the zoning chapter general provisions and compare to those applicable citywide. Consider revising the definition of “Floor” to be consistent with this section.

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of the parapet.(c)Minimum floor to ceiling height in single-family residential types shall be nine feet per floor.

iii.Building height shall be measured in stories for multifamily, mixed-use and nonresidential buildings as follows:

(a)Multifamily buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.1.

Zoning Category	Ground Floor Story Height		Above Ground Story Height
	Max.	Min.	Max.
R-2A through C-3	16 ft.	12 ft.	14 ft.

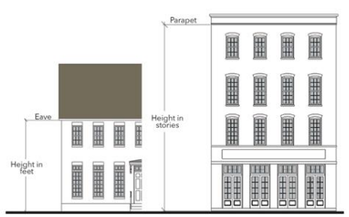
(b)Mixed-use and nonresidential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.2.

Zoning Category	Ground Floor Story Height		Above Ground Story Height
	Max.	Min.	Max.
R-1AAA through R-2A	16 ft.	12 ft.	14 ft.
R-NC, R-NCB and R-2	20 ft.	14 ft.	14 ft.
C-1, C-2, C-2A and C-3	24 ft.	14 ft.	14 ft.

(c)Stories are measured from finished floor to finished floor with the exception of one-story buildings that shall be measured floor to ceiling.

(d)Story heights that exceed the maximum permitted height specified in Tables 12-3-31.1 and 12-3-31.2 shall count as two stories. Height defined within this subsection shall not supersede height as defined by the Florida Building Code.

iv.See Illustration 12-3-3.1 for a depiction of height measurements in feet and stories.



4.Parking garages shall not exceed the height of the principal building on the site. Parking garages shall not be subject to floor to floor height requirements according to subsection (7)a.3.iii of this section. Stand-alone parking garages shall only conform to the number of stories permitted within the form standards in Tables 12-3-31.3 to 12-3-31.8.

5.Roof pitch.

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		i.Gable or hipped roofs shall have a minimum pitch of 6:12 and a maximum pitch of 12:12. ii.Shed roofs shall have a minimum pitch of 4:12.	
	(1)Access management. In keeping with the district's goal of access management of vehicular traffic, each nonresidential lot or parcel under single ownership must address access management objectives in its initial site plan. In the interest of vehicular safety, traffic circulation, and roadway level of service (LOS), driveways to nonresidential parcels of property must be at least 245 feet from the next adjacent driveway in either direction. This requirement can be accomplished by one of the following methods: a.A property owner requesting approval of nonresidential use shall own a sufficiently sized parcel of land so as to gain the required frontage on North 9th Avenue to meet the 245-foot spacing requirement. b.A property owner may assemble multiple parcels of land so as to achieve the 245-foot spacing requirement c.In the event that the 245-foot spacing requirement cannot be met on an individual parcel, One driveway will be allowed; however an access management plan incorporating the concept of shared driveways with adjoining parcels that will accomplish this spacing requirement must be submitted to, and approved by, the planning staff. Under this scenario, existing driveways will be designated interim driveways until such time as shared access development plans can be completed and shared driveways are constructed. To accomplish this objective, property owners must submit an easement allowing cross access to and from other properties served by joint and cross access drives and an agreement within their deed that the remaining access rights will be relinquished to the city and that preexisting driveways along the thoroughfare will be closed and eliminated after construction of the joint access system. These easements will be recorded by the city in the public records of the county and be kept on file in the city's planning services division. A joint maintenance agreement should also be established in order to define the maintenance responsibilities of the property owners. See Exhibits A-1, A-2, A-3, and A-4. Unless the minimum spacing requirement of 245 feet between connections can be met, parcels located on corner lots shall use the side street for full-access connections and have limited access to North 9th Avenue. Direct access to North 9th Avenue shall be allowed in the form of directional openings designed to enhance the safety and operation of the roadway. Driveway connections on corner side streets shall provide a corner clearance of 120 feet from the travel lane of North 9th Avenue. This distance may be reduced if the depth of the lot cannot support this distance or if the location is within a primary portion of the lesser classified roadway and could pose a conflict or nuisance with the surrounding existing residential uses, such as in the case of direct alignment with an existing residential driveway or dwelling.		

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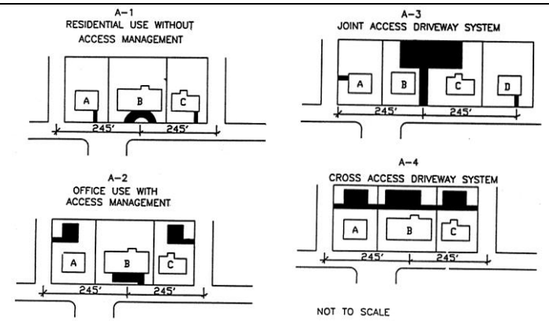
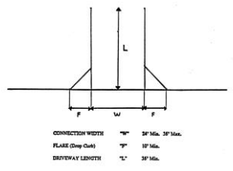
			
	(2)**Driveway design.** In order to permit a safe transition from the roadway to the site, two-way driveways must have a minimum width of 24 feet and a maximum of 36 feet and a minimum flare of ten feet on both sides in accordance with Florida Department of Transportation Standard Index 515, Roadways and Traffic Design Standard Indices, latest edition. Further, to prevent the stacking of vehicles on the roadway, driveways should have a minimum length of 36 feet from the edge of the roadway to the beginning of the parking area for business developments. See Exhibit B below. As long as the roadway remains under FDOT maintenance, a copy of the FDOT Pre-Application Meeting Notes should be provided to the city during the site plan submittal process to allow staff to review for consistency with the state requirements as well as city standards. FDOT DRIVEWAY DESIGN STANDARDS 1  1 Florida Department of Transportation Standard Index 515, Roadways and Traffic Design Standard Indices, latest edition. EXHIBIT B		
	(3)**Off-street parking**. Off-street parking must be provided as required for the specific use of the property as set forth in chapter 12-4. The design of parking lots must meet the minimum requirements as set forth in chapter 12-4. Additionally, parking areas shall be placed towards the rear of the site for business establishments. Where the constraints of the lot limit parking at the rear of the site, additional landscaping shall be required within the parking area and along the front of the property to soften the streetscape and enhance the aesthetic appearance of the development.	h. **Parking access, design and reductions**. 1.Intent. The intent of these standards is to guide the placement and design of parking, when it is provided. Vehicular parking spaces should be carefully integrated to avoid the negative impacts of large surface parking areas on the pedestrian environment. In general, parking supply should be shared by multiple users and property owners to facilitate the ability to "park once and walk." On-street parallel parking is encouraged on both sides of the street to provide a supply of convenient shared parking, and as a means to provide a protective buffer for pedestrians on the sidewalk. Where surface parking is permitted, it should be hidden or screened from the pedestrian realm by use of garden walls and narrow landscape edges. Parking garages, where provided, should be masked from frontages by liner buildings no less than 24 feet in depth. They are encouraged to be designed for possible future	Move to parking chapter.

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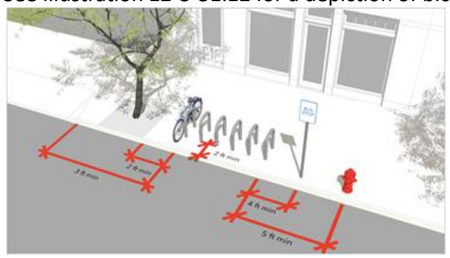
		conversion to other non-parking functions, including office, residential and/or commercial use. 2.All parking access and design shall comply with the form standards in Tables 12-3-31.3 to 12-3-31.8 and the following: i.Parking standards in the dense business area (DBA) defined in chapter 12-13 (definitions) shall take precedence over the form standards in Tables 12-3-31.3 to 12-3-31.8 and those included in this subsection. ii.Minimum parking requirements are as follows:(a)Parking requirements shall be in accordance with section 12-4-1(2) (parking requirements for specific land uses) with the following exception:(1)Off-street parking requirements for residential use types shall be one space per unit unless otherwise exempted.(b)Shared parking shall be according to section 12-4-1(4) (off-site parking).(c)Parking reductions shall be calculated according to Table 12.3-1 (Downtown Pensacola CRA Parking Reductions).(d)Lots 30 feet or less in width shall not be subject to minimum parking requirements, except for:(1)Lots fronting streets where on-street parking is not permitted.(e)Lots less than 42 feet wide shall be accessed from a rear lane, where possible. Where not possible, the following exceptions shall be permitted, in coordination with the engineering division of the city public works and facilities department:(1)Parking in the rear of the lot, subject to accessory structure setbacks as defined within the form standards in Tables 12-3-31.3 to 12-3-31.8. Shared driveways are encouraged.(2)A single-car garage, subject to the minimum frontage occupation requirements defined within the form standards in Tables 12-3-31.3 to 12-3-31.8.(3)Driveways shall be exempt from minimum width and spacing requirements defined in subsection (9)b.4 of this section.(f)Lots shall be accessed through a rear lane when the development is over 75 percent of the block. iii.Vehicular parking location is restricted as follows: (a)Single-family residential types. (1)Residential off-street parking, where required, shall be provided within garages, carports or on driveways for all single-family residential types. (2)Uncovered parking shall be permitted the entire length of the driveway, including within the front setback, but not beyond the property line. (3)Single-family detached and two-family (duplex) off-street parking. a.Covered or garage parking for single-family detached and two-family (duplex) buildings shall be set back a minimum 20 feet behind the principal building facade. See Illustration 12-3-31.9 for a depiction of covered parking placement for single-family detached and two-family attached (duplex) buildings. ILLUSTRATION 12-3-31.9. GARAGELOCATIONS ILLUSTRATED b.The outer edge of driveways shall be placed a maximum of two feet from either side property line. See Illustration 12-3-31.10 for a depiction of driveway placement for single-family detached and two-family attached (duplex) buildings on 30 feet wide lots.	

<table>
<tr><th>12-3-27- Palafox historic business district</th><th>12-3-30-North 9th Avenue corridor management overlay district.</th><th>12-3-31.-Community redevelopment area (CRA) urban design overlay district.</th><th>Inspire comment</th></tr>
<tr><td></td><td></td><td>ILLUSTRATION 12-3-31.10. DRIVEWAY LOCATIONS ILLUSTRATED

(4)Single-family attached. Off-street parking for single-family attached residential types shall only be permitted in the rear 50 percent of the lot.
(5)Tandem parking is encouraged.
(6)Shared driveways are encouraged.
(b)Multifamily, mixed-use and nonresidential types.
(1)Off-street parking shall not be permitted within the front setback area. Exceptions include:
a.Properties adjacent to a thoroughfare identified as an FDOT C3C Suburban Commercial Context Classification Zone as defined within subsection (9)a.2 of this section (context classification). Such properties shall conform to the form standards according to Table 12-3-31.8 (Hybrid Commercial).
(2)Off-street parking shall be masked from frontages by liner buildings no less than 24 feet in depth to achieve the minimum frontage occupation. See Illustration 12-3-31.11 depicting off-street parking lot masking with liner buildings and subsection (7)e.3.iii of this section for permitted streetscreen requirements.
ILLUSTRATION 12-3-31.11. PARKING LOT MASKING WITH LINER BUILDINGS

(3)The ground floor of commercial buildings with a gross floor area less than 1,500 square feet shall be exempt from parking requirements.</td><td></td></tr>
<tr><td></td><td></td><td>iv.Bicycle parking.
(a)Minimum bicycle parking requirements shall be as follows:
(1)Bicycle parking shall not be required for single-family residential or multifamily residential with less than eight units.
(2)Bicycle parking requirements shall be according to Table 12-3-31.11.
TABLE 12-3-31.11. MINIMUM REQUIRED BICYCLE PARKING
<table>
<tr><td>Building Type</td><td>Location</td><td>R-2A through C-2A</td><td>C-2, C-3*</td></tr>
<tr><td>Multifamily</td><td>Primary & Secondary Frontages</td><td>Minimum 0.25 spaces per unit</td><td>Minimum 0.50 spaces per unit</td></tr>
<tr><td>Nonresidential</td><td>Primary & Secondary Frontages</td><td>Minimum 0.50 spaces per 1,000 square feet</td><td>Minimum 0.75 spaces per 1,000 square feet</td></tr>
</table>
*Excluding C3C Context Zones.

(3)Bicycle parking locations within the public right-of-way shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-11-7 (license to use), and minimum clearance distances.
(b)Bicycle parking configuration shall be as follows:
(1)Bicycle racks shall not be located within:
a.Five feet of fire hydrants.</td><td>Consider applying citywide.</td></tr>
</table>

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		b.Four feet of loading zones and bus stop markers. c.Three feet of driveways and manholes d.Two feet of utility meters and tree planters. See Illustration 12-3-31.12 for a depiction of bicycle parking clearances.  (c)Bicycle parking located along private or public streets shall be subject to the following:(1)Bicycle racks installed parallel to curbs shall be set back from the curb a minimum of two feet, as illustrated in Illustration 12-3-31.11.(2)Bicycle racks installed perpendicular to curbs shall allow for a minimum clearance of two feet at the curb and six feet of pedestrian way with a 56 cm or 22 in bicycle properly locked to the rack.(3)Bicycle racks should be spaced a minimum of 36 inches apart.(4)Bicycle racks shall allow bicycle frames to be locked at two points of contact with the rack.	
a.**Signs**. In the case of any proposed new or altered sign, that the sign will not impair the architectural or historical value of any building to which it is attached, nor any adjacent building, and that such sign is consistent with the theme and spirit of the block where it is to be located, and that such sign is consistent with the following provisions:	(5)**Signs**. Refer to chapter 12-5 for general sign standards and criteria and for a description of sign area calculations. The specific standards as outlined in subsection (f) of this section shall be applied to all signage within this district.		
1.Within the Palafox historic business district, signs protruding into or overhanging the public right-of-way are permitted subject to prior approval by the board, and are subject to removal on 30 days' notice if the city actually requires the space for any public purpose. Such signs must be of a character and size consistent with maintenance of the theme and character of the district. Existing overhanging signs are hereby approved and will not require further board approval unless altered. 2.Businesses located within the Palafox historic business district may place one portable (two-sided A-frame) sign on the sidewalk adjacent to the business location subject to the following conditions: i.The maximum size of the sign shall not exceed two feet wide by three feet high; ii.The sidewalk width shall be a minimum of eight feet; iii.A one time fee of $40.00 shall be paid to the city for a license to use the sidewalk for placement of a sign; iv.A license to use agreement, with proof of insurance, shall be required to use an identified area of the sidewalk for locating a sign; v.The sign shall be removed from the sidewalk at the close of business hours daily; vi.Signs shall require approval by the downtown improvement board and architectural review board.	(2)**Signage.** a.**Freestanding signs**. Freestanding signage shall observe a maximum overall sign height of eight feet with a maximum sign face area of 32 square feet. Monument signs are required; however, if a pole sign is existing, decorative covers to conceal the frame are required. Additionally, landscaping at the base of all freestanding signage is required.		

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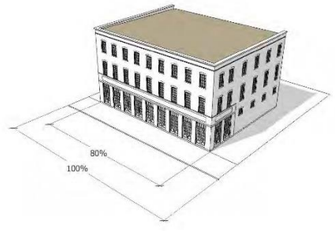
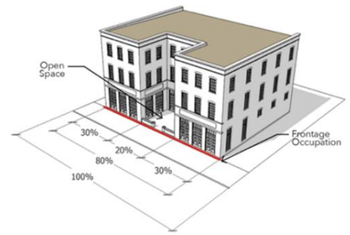
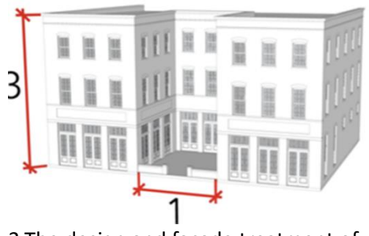
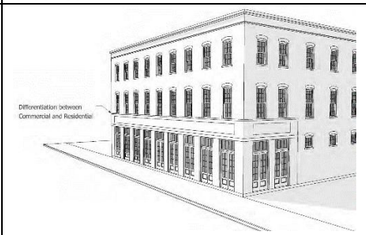
3.Rooftop signs are prohibited, provided the business for which the sign is erected remains continuously in business, existing signs violating this provision may continue in use. Upon application to and approval by the board, such existing signs may be permitted to remain in place for a longer period if the board finds that the sign is consistent with the theme and character of the district. 4.Whirling and flashing signs attached to a building are prohibited, unless such signs replicate an original sign used at that location in the historical theme area. Balloon-type, portable or nonaccessory signs are prohibited. 5.Internally illuminated signs shall be prohibited.			
	b.**Design materials**. The architectural character of the building to which the sign relates should be reflected in the lettering and materials used in the sign.		
	c.**Lighting**. 1.In addition to the standards within sections 12-4-3 and 12-5-2, parking lot lighting and lighting on buildings shall be direct (downlighting) to promote dark sky lighting and minimize light pollution. The maximum allowed trespass of light at the property line shall not exceed 0.5 footcandles. Parking lot lighting shall be full cutoff to minimize light pollution and nuisances. 2.Freestanding signs may be uplit with shielded landscape lighting to promote dark sky lighting and minimize light pollution and nuisances. 3.Signage may not be internally illuminated. However back-lighting of letters will be permissible with opaque faces to create the effect of channel letters. 4.Electronic reader boards shall not be allowed within this district.		
b.Building fronts, rears, and sides abutting streets and public areas. All structural and decorative elements of building fronts, rears, and sides abutting streets or public improvement areas shall be repaired or replaced to match as closely as possible the original materials and construction of that building.	(3)**Architectural design and building elements.** a.Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials should be such as to create a harmonious whole within the residential context and nature of the district. b.Buildings or structures located along strips of land or on single sites and not a part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings. It is not inferred that the buildings must look alike or be of the same style to be compatible with the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.	b.**Building orientation.** 1.Intent. Buildings should have their principal pedestrian entrance along a street, pedestrian way or open space, with the exception of entrances off a courtyard, visible from public rights-of-way. 2.Building frontage occupation shall conform to the form standards in Tables 12-3-31.3 to 12-3-31.8. 3.Buildings shall be oriented so that the principal facade is parallel to the street it faces for the minimum building frontage occupation required in the form standards in Tables 12-3-31.3 to 12-3-31.8. See Illustration 12-3-31.2 for a depiction of minimum frontage occupation requirements. ILLUSTRATION 12-3-31.2. MINIMUM BUILDING FRONTAGE OCCUPATION  	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		4.Lot width shall be measured along the right-of-way at the front property line. Lot width measurements at the building setback line and minimum lot area shall not apply. 5.Forecourts, courtyards and other such defined open spaces shall count towards minimum frontage requirements. See Illustration 12-3-31.3 for an illustration depicting minimum frontage occupation requirements with open space. ILLUSTRATION 12-3-31.3. MINIMUM BUILDING FRONTAGE OCCUPATION WITH OPEN SPACE  6.Ground floor units in multifamily residential buildings shall provide landscaping, walls, and/or fences that provide some privacy for the building.	
		c.**Building massing**. 1.Intent. Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level. 2.Where provided, multifamily building courtyards shall maintain a minimum width to height ratio of 1 to 3 in at least one dimension in order to avoid light well conditions. Courtyards should be wider than the minimum where possible. See Illustration 12-3-31.4 for depiction of courtyard ratio measurements. ILLUSTRATION 12-3-31.4. COURTYARD HEIGHT TO WIDTH RATIO MEASUREMENTS  3.The design and facade treatment of mixed-use buildings shall differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, awnings, terraces, etc.), changes in fenestration, facade articulation and/or material changes. See Illustration 12-3-31.5 for depiction of mixed-use building differentiation of uses. ILLUSTRATION 12-3-31.5. MIXED USE BUILDING DIFFERENTIATION OF USES	

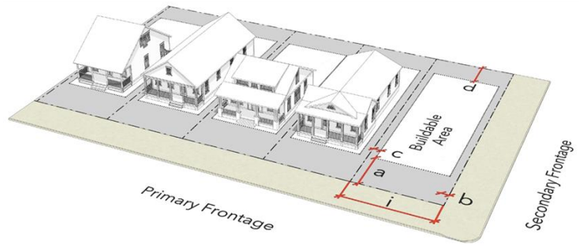
12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		 4.Single-family units shall be distinguished from abutting units with changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings. 5.All service and loading areas shall be entirely screened from public right-of-way as follows: i.Equipment shall be screened. ii.If outdoor storage areas are separate from the building they serve, the fence materials shall be limited to masonry, concrete, stucco, wood, PVC and metal, excluding chain-link. 6.HVAC and mechanical equipment are restricted as follows: i.They shall be prohibited in frontage yards. ii.They shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces. iii.Through-wall units shall be prohibited along street frontages and open spaces, unless recessed within a balcony. 7.Mechanical equipment on roofs shall be visually screened from the street with parapets or other types of visual screens of the minimum height necessary to conceal the same. 8.Roof top parking shall be visually screened with articulated parapet walls or other architectural treatment. 9.Exterior wall materials prohibited for all single-family residential types shall include: i.Corrugated metal panels; and ii.Exposed concrete block. 10.Material requirements contained within section 12-3-121(c)(8) (design standards and guidelines) shall apply within the CRA urban design overlay district.	
		d.**Form standards**. 1.Form standards within the CRA urban design overlay district shall be as defined in Tables 12-3-31.3 to 12-3-31.8. 2.Exceptions to form standards. i.Front setbacks in R-1AAA, R-1AA, and R-1A shall not be less than the average setback of all frontage yards (front and exterior side yards) located on either side of the block face, up to the minimum front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5. In cases where no other dwellings exist within the block, the front setback shall be no less than the front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5. ii.Each single-family attached dwelling unit shall be located on its own lot. If a development requires subdivision procedures, it shall be subject	Consolidate setbacks in a single table

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment

to and must comply with subdivision regulations as set forth in chapter 12-7.

iii.Where lot occupation and setback standards differ from the dense business area (DBA), as defined in chapter 12-13 (definitions), the standards in the DBA shall prevail.

TABLE 12-3-31.3. SINGLE-FAMILY DETACHED ANDTWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES - R-1AAA THROUGH R-1A

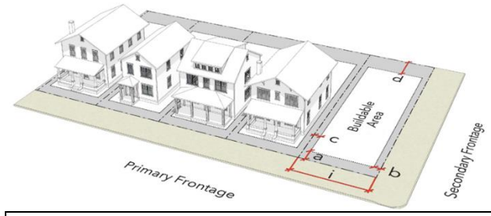


Setbacks - Principal Building (feet)	
Front	20 min.
Front, Secondary(4)	5 min.
Side (Interior)(4)	5 min.
Rear	30 min./20 min. (30' lots)
Frontage (min.)	
Primary	45%/40% (lots < 42')
Lot Occupation(5)	
Lot Width(3)	30 ft. min.
Lot Coverage	50% max.
Building Height (max.)	
Principal Building(1)	35 ft.
Accessory Building(1)	24 ft.
Parking (min.)	
Off-street(2)	1/unit
Setbacks - Accessory Building (feet)	
Front	50 min.
Front, Secondary(4)	5 min.
Side (Interior)	1 min.
Rear	3 min.
Frontage Yard Types	
Standard	Permitted
Shallow	Not Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment

(1) Measured according to subsection (7)a.3 of this section.
(2) See subsection (7)h.2 of this section for exceptions.
(3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply.
(4) Minimum setback for 30-foot lots shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.
(5) Minimum lot area shall not apply.

TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3



Setbacks - Principal Building (feet)	
Front	8 min./20 max.
Front, Secondary(4)	5 min.
Side (Interior)(4)	5 min.
Rear	25 min./20 min. (30' lots)
Frontage (min.)	
Primary	45%/40% (lots < 42')
Lot Occupation(5)	
Lot Width(3)	30 ft. min.
Lot Coverage	50% max.
Building Height (max.)	
Principal Building(1)	35 ft.
Accessory Building(1)	24 ft.
Parking (min.)	
Off-street(2)	1/unit
Setbacks - Accessory Building (feet)	
Front	50 min.
Front, Secondary(4)	5 min.
Side (Interior)	1 min.
Rear	3 min.
Frontage Yard Types	
Standard	Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment

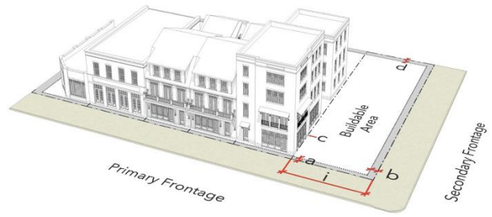
(1) Measured according to subsection (7)a.3 of this section.
(2) See subsection (7)h.2 of this section for exceptions.
(3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply.
(4) Minimum setback for 30-foot lots shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.
(5) Minimum lot area shall not apply.

TABLE 12-3-31.5. SINGLE-FAMILY ATTACHED(TOWNHOUSE) RESIDENTIAL BUILDING TYPES - R-1AA THROUGH C-3

Setbacks - Principal Building (feet)	
Front	8 min.
Front, Secondary	5 min.
Side (Interior)(1)	0 or 5 min.
Rear	25 min.
Frontage (min.)	
Primary	80%
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height (max.)	
Principal Building(2)	45 ft.
Accessory Building(2)	24 ft.
Parking (min.)	
Off-street	1/unit
Setbacks - Accessory Building (feet)	
Front	50 min.
Front, Secondary	5 min.
Side (Interior)	1 min.
Rear	3 min.
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Minimum lot area shall not apply.	

TABLE 12-3-31.6. MULTIFAMILY, MIXED-USE, NEIGHBORHOOD COMMERCIAL AND COMMERCIAL BUILDING TYPES

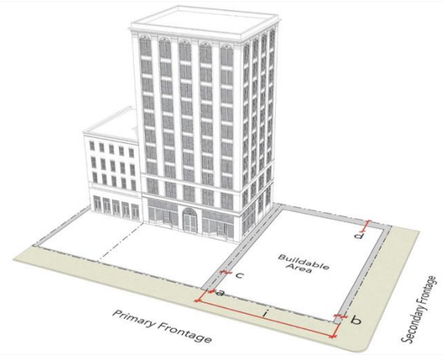
12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment



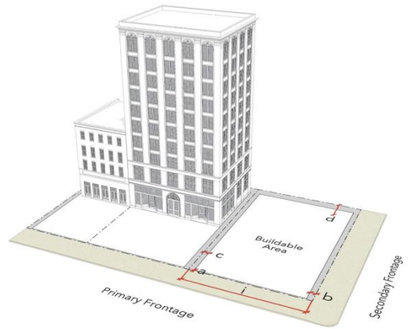
Setbacks - Principal Building (feet)	
Front (Com./Res.)(1)	5 max./15 max.
Front, Secondary (Com./Res.)	5 max./15 max.
Side (Interior)(3)	0 or 5 min.
Rear	none
Frontage (min.)	
Primary	80%
Lot Occupation(4)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height (max.)	
Principal Building(2)	4 stories
Accessory Building(2)	N/A
Off-Street Parking (min.)	
Residential	1/unit
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
Front	N/A
Front, Secondary	N/A
Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Permitted
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Lots within the dense business area shall be permitted the lesser front setback.	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(4) Minimum lot area shall not apply.	

TABLE 12-3-31.7. MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-2A, C-2, C-3

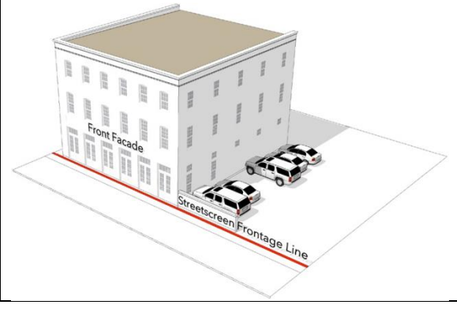
12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment



Setbacks - Principal Building (feet)	
Front (Com./Res.)(1)	5 max./15 max.
Front, Secondary (Com./Res.)	5 max./15 max.
Side (Interior)(3)	0 or 5 min.
Rear	none
Frontage (min.)	
Primary	80%
Lot Occupation(4)	
Lot Width	16 ft. min.
Lot Coverage	100% max.
Building Height (max.)	
Principal Building(2)	10 stories
Accessory Building	N/A
Off-Street Parking (min.)	
Residential	1/unit
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
Front	N/A
Front, Secondary	N/A
Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Not Permitted
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Lots within the dense business area shall be permitted the lesser front setback.	
(2) Measured according to subsection (7)a.3 of this section.	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		(3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings). (4) Minimum lot area shall not apply. TABLE 12-3-31.8. HYBRID COMMERCIAL: MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-3 ALONG C3C FDOT CONTEXT ZONE 	

<table>
<tr><th>12-3-27- Palafox historic business district</th><th>12-3-30-North 9th Avenue corridor management overlay district.</th><th>12-3-31.-Community redevelopment area (CRA) urban design overlay district.</th><th>Inspire comment</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td colspan="2">Setbacks - Principal Building (feet)</td></tr>
<tr><td>Front</td><td>60 max.</td></tr>
<tr><td>Front, Secondary</td><td>40 max.</td></tr>
<tr><td>Side (Interior)(2)</td><td>0 or 5 min.</td></tr>
<tr><td>Rear</td><td>none</td></tr>
<tr><td colspan="2">Frontage (min.)</td></tr>
<tr><td>Primary</td><td>60%</td></tr>
<tr><td colspan="2">Lot Occupation(3)</td></tr>
<tr><td>Lot Width</td><td>16 ft. min.</td></tr>
<tr><td>Lot Coverage</td><td>100% max.</td></tr>
<tr><td colspan="2">Building Height (max.)</td></tr>
<tr><td>Principal Building(1)</td><td>10 stories</td></tr>
<tr><td>Accessory Building</td><td>N/A</td></tr>
<tr><td colspan="2">Off-Street Parking (min.)</td></tr>
<tr><td>Residential</td><td>1/unit</td></tr>
<tr><td>Commercial</td><td>Per subsection (7)h of this section</td></tr>
<tr><td colspan="2">Setbacks - Accessory Building (feet)</td></tr>
<tr><td>Front</td><td>N/A</td></tr>
<tr><td>Front, Secondary</td><td>N/A</td></tr>
<tr><td>Side (Interior)</td><td>N/A</td></tr>
<tr><td>Rear</td><td>N/A</td></tr>
<tr><td colspan="2">Frontage Yard Types</td></tr>
<tr><td>Standard</td><td>Not Permitted</td></tr>
<tr><td>Shallow</td><td>Permitted</td></tr>
<tr><td>Urban</td><td>Permitted</td></tr>
<tr><td>Pedestrian Forecourt</td><td>Permitted</td></tr>
<tr><td>Vehicular Forecourt</td><td>Permitted</td></tr>
<tr><td colspan="2">Facade Types</td></tr>
<tr><td>Porch</td><td>Not Permitted</td></tr>
<tr><td>Stoop</td><td>Not Permitted</td></tr>
<tr><td>Common Entry</td><td>Permitted</td></tr>
<tr><td>Gallery</td><td>Permitted</td></tr>
<tr><td>Storefront</td><td>Permitted</td></tr>
<tr><td colspan="2">Notes:</td></tr>
<tr><td colspan="2">(1) Measured according to subsection (7)a.3 of this section.</td></tr>
<tr><td colspan="2">(2) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).</td></tr>
<tr><td colspan="2">(3) Minimum lot area shall not apply.</td></tr>
</table>
</td><td></td></tr>
<tr><td></td><td></td><td>e.Frontage types.
1.Intent. New buildings proposed for existing neighborhoods should be compatible with or complement the architectural character and siting pattern of neighboring buildings. Maintaining a consistent street-wall is</td><td>Are the frontage yard standards helpful?</td></tr>
</table>

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		a fundamental component for a vibrant pedestrian life and a well-defined public realm. Buildings closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of buildings along the edge of the sidewalk should be given particular attention, as it is that portion of the buildings that is the primary contributor to pedestrian activity. 2.Frontage yard type shall be selected and specified along frontages in accordance with the frontage yard types in Table 12-3-31.9 and subject to the standards and guidelines in this section, including the form standards in Tables 12-3-31.3 to 12-3-31.8.3.In addition to the frontage yard type standards contained within Table 12-3-31.9, the following shall be required: i.Frontage yards shall be wholly open to the sky and unobstructed, except for trees, roof projections, and permitted encroachments attached to principal buildings. ii.Impervious surfaces and walkways in frontage yards shall be subject to the following requirements:(a)Where single-family attached units occupy a common site, each attached single-family unit with an entrance towards a frontage shall have a walkway connecting the sidewalk to the attached single-family entrance. See Table 12-3-31.9.A (Frontage Yard Types - Shallow Yard) for an illustration depicting single-family attached walkway connections.(b)At cluster courts, the shared court shall have a walkway connecting the sidewalk at the primary frontage with building entries. See Table 12-3-31.9.B (Frontage Yard Types - Cluster Court) for an illustration depicting cluster court walkway connections. iii.For multifamily, mixed-use and nonresidential types, any portion of a frontage not occupied by buildings, driveways, or walkways shall be lined with a streetscreen as follows: (a)Streetscreens shall meet the fencing and wall standards according to the frontage yard types specified in Table 12-3-31.9. (b)Streetscreens, up to 24 feet long, shall count towards minimum frontage requirements. (c)Streetscreens shall be coplanar with the primary building facade, as depicted in Illustration 12-3-31.6 below. LLUSTRATION 12-3-31.6. STREETSCREEN ILLUSTRATED  	

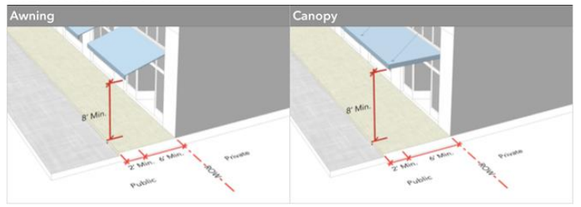
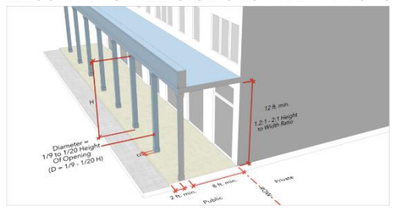
12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment

iv. Street trees and landscaping in frontage yards shall comply with the requirements of subsection (8) of this section.
v.Stormwater ponds shall be prohibited along frontages.
vi.Frontage yard setbacks shall be as follows:
(a)Buildings shall be set back in accordance with the form standards specified in Tables 12-3-31.3 to 12-3-31.8.
(b)Where maximum setbacks are specified, they pertain only to the amount of building facade required to meet the minimum building frontage occupation requirements defined in the form standards specified in Tables 12-3-31.3 to 12-3-31.8.

. Standard Yard (Fenced or not)	
Illustration	
Surface	Fifty percent minimum shall be pervious material. A minimum of one tree is required per subsection (6)a of this section. Paving is limited to walkways, and driveways.
Walkways	One per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted along frontage lines, and according to subsection (5)h of this section.
B. Cluster Court	
Illustration	
Surface	A minimum 50 percent of the court shall be landscaped with ground cover, trees, or understory trees. Paving is limited to walkways, and driveways.
Walkways	Court shall be a minimum 20 feet wide and a min. 1,000 square feet in size, and shall have a walkway connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted except along street frontages, fronted by a shared court, according to subsection (5)h of this section.
C. Shallow Yard	
Illustration	
Surface	Maximum setback of eight feet. Fifty percent minimum shall be landscaped in R-1A, and R-1B and up to 100 percent may be paved in R-NC and R-NCB.
Walkways	One per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted interior to the building setback line at primary street frontages. Permitted at or interior to secondary street frontage lines according to subsection (5)h of this section.
D. Urban Yard	
Illustration	
Surface	Shall be paved at sidewalk grade.
Walkways	Shall be paved at sidewalk grade. Vegetation is permitted in raised containers.
Fencing	Not permitted
E. Pedestrian Forecourt	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		Illustration Surface: Minimum 80 percent paving. Fencing: Permitted at or interior to building setback lines and according to subsection (5)h of this section. Area: Forecourt: A minimum 20 feet wide up to 30 percent of the allowable frontage, and a maximum 50 feet deep. Activation: Shall be lined with habitable space on three sides, or on two sides at corner sites. F. Vehicular Forecourt Illustration Surface: Driveway shall be paved at sidewalk grade. The remainder of front setback may be paved or landscaped. Fencing: Low wall, maximum 24 inches high, of either brick or stone is permitted. Area: Forecourt: 4,200 square feet maximum. Activation: Shall be lined with habitable space on three sides, or on two sides at corner sites.	
		f. **Building elements.** 1.Intent. Buildings should be architecturally articulated with such elements as distinguishing expression lines, changes in fenestration, material and/or color and designed in proportions that reflect human-scaled pedestrian movement to encourage interest at the street level.	
		2.**Facade types**. Facade types shall be as follows:i.Porches, stoops, common entries, galleries and storefronts shall constitute allowable facade types as defined in Table 12-3-31.10 in accordance with the form standards in Tables 12-3-31.3 to 12-3-31.8.ii.Facade types shall be selected and specified along frontages in accordance with Table 12- 2-25.10.(a)Porches shall not be required for single-family detached and two-family (duplex).iii.Projections into setbacks shall be permitted as follows:(a)Roof overhangs, cornices, window and door surrounds and other facade decoration may project up to two feet.(b)Where permitted, shading devices may project into the front setback up to the property line with a minimum eight-foot clearance.(c)Balconies may project up to three feet.(d)Bay windows may project up to three feet.(e)Porches and stoops may project in accordance with the facade types defined in Table 12-3-31.10.(f)Projections shall not, in any instance, exceed beyond the property line. *: Porch* Entry Grade: Minimum 18 inches above finished grade Requirements: Required at the primary building entrance. Porches shall be a minimum six feet in depth. Porches and related structures may project into front setbacks a maximum ten feet. Porch openings shall be vertical in proportion.	

<table>
<tr><th>12-3-27- Palafox historic business district</th><th>12-3-30-North 9th Avenue corridor management overlay district.</th><th>12-3-31.-Community redevelopment area (CRA) urban design overlay district.</th><th>Inspire comment</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td></td><td>Porches shall be a maximum ten feet in height. Columns shall have a minimum diameter of six inches, and should have a capital and a base.</td><td></td></tr>
<tr><td colspan="3">B: Stoop</td></tr>
<tr><td>Entry Grade</td><td>Minimum 34 inches above finished grade.</td><td></td></tr>
<tr><td>Requirements</td><td>A stoop is required at building entrances, projecting from the facade.</td><td> </td></tr>
<tr><td></td><td>Wood is prohibited for stoop railings.</td><td></td></tr>
<tr><td></td><td>Stoops and related structures may project into front setbacks up to 100 percent.</td><td></td></tr>
<tr><td colspan="3">C: Common Entry</td></tr>
<tr><td>Entry Grade</td><td>Minimum 18 inches and a maximum 24 inches above finished grade</td><td></td></tr>
<tr><td>Requirements</td><td>A single collective entry to a multifamily lobby is required at the primary building entrance.</td><td> </td></tr>
<tr><td></td><td>Canopies and awnings are permitted to project into front setbacks up to 100 percent of their depth.</td><td></td></tr>
<tr><td colspan="3">D: Gallery</td></tr>
<tr><td>Entry Grade</td><td>At sidewalk grade</td><td></td></tr>
<tr><td>Requirements</td><td>Where a gallery occurs, it is required along a minimum of 80 percent of the frontage.</td><td> </td></tr>
<tr><td></td><td>Encroachments are permitted according to subsection (5)g of this section.</td><td></td></tr>
<tr><td></td><td>Awnings are not permitted in galleries.</td><td></td></tr>
<tr><td colspan="3">E: Storefront</td></tr>
<tr><td>Entry Grade</td><td>At sidewalk grade</td><td></td></tr>
<tr><td>Requirements</td><td>A storefront is required at the primary entrance of the tenant space. Storefronts are permitted according to subsection (7)f.4 of this section.</td><td> </td></tr>
</table>
</td><td></td></tr>
<tr><td></td><td></td><td>3.Building entries. Building entries shall be as follows:i.Building entrances shall be clearly visible from the street.ii.One building entry shall be provided every 80 feet of facade leading to a habitable space.iii.Building entries for mixed-use buildings shall differentiate entrances for residential and commercial uses.iv.Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.v.Residential building entries shall be restricted as follows:(a)Single-family and multifamily residential buildings shall be raised above finished grade, at the front of the building, according to facade types defined in Table 12-3-31.10.(b)In no instance shall single-family and multifamily residential building entries be raised less than 18 inches above finished grade.(c)Entry grade shall be measured from the finished grade to the first finished floor.vi.Mixed-use and commercial building entries shall be at sidewalk grade.</td><td></td></tr>
<tr><td></td><td></td><td>g.Building encroachments.1.Encroachments located within the public right-of-way shall comply with section 12-11-7 (license to use), section</td><td></td></tr>
</table>

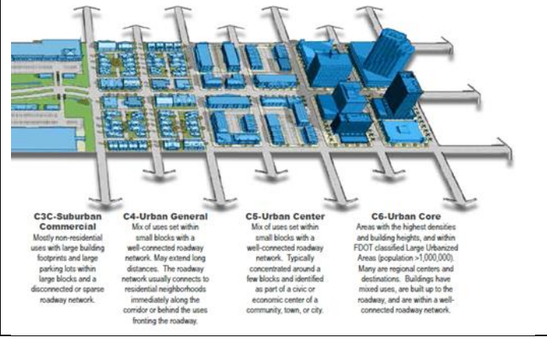
12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		12-3-58 (visibility triangle) and any clearance standards established by the engineering division of the city public works and facilities department and the Florida Greenbook.2.Awnings for storefronts and canopies are not subject to section 12-11-7 (license to use) but shall be restricted as follows:i.Awning and canopies may project into the public right-of-way, up to a maximum of two feet from the curb.ii.Awnings and canopies shall be a minimum of six feet in depth and have a minimum of eight feet of vertical clearance. See Illustration 12-3-31.7 for a depiction of awning and canopy encroachment measurements. ILLUSTRATION 12-3-31.7. AWNING AND CANAOPY ENCROACHMENT MEASUREMENTS  3.Galleries shall be restricted as follows:i.Galleries shall be subject to and shall comply with section 12-11-7 (license to use).ii.Galleries shall not alter height or width along a building facade.iii.Galleries shall be a minimum of eight feet in depth and a minimum of 12 feet in height, maintaining a 1.2:1 to a 2:1 height to width ratio, as depicted in Illustration 12-3-31.8.iv.Gallery columns should have a diameter between one-ninth and 1/20 their height, measured from the base to the bottom of the entablature, as depicted in Illustration 12-3-31.8, and should have a capital and a base.v.Galleries should encroach into building setbacks.vi.Galleries should encroach over sidewalks.vii.Where galleries encroach over sidewalks, they shall not extend beyond a maximum of two feet from the curb, as depicted in Illustration 12-3-31.8. ILLUSTRATION 12-3-31.8. GALLERYENCROACHMENTS 	
c.**Windows.** 1.Window openings in upper floors of the front of the building shall not be covered from the outside. 2.Window panes shall not be painted. 3.The number of window panes and use of shutters should reflect the style and period of the structure. 4.Windows not in front of buildings shall be kept properly repaired or, with fire department approval, may be closed, in which case sills, lintels		j.**Windows and glazing.**1.Windows shall meet the following requirements:i.Windows on frontages shall be square or vertical in proportion, with the exception of transoms and special windows.ii.Windows should have muntins for residential building types, which should be vertical in proportion.iii.Single panes of glass shall not exceed 20 square feet for residential building types.2.Glazing shall meet the following requirements:i.Storefront glazing requirements shall be according to Table 12-3-31.12.ii.For residential and mixed-use buildings, excluding commercial uses at grade, the percentage of glazed wall area	

<table>
<tr><th>12-3-27- Palafox historic business district</th><th>12-3-30-North 9th Avenue corridor management overlay district.</th><th>12-3-31.-Community redevelopment area (CRA) urban design overlay district.</th><th>Inspire comment</th></tr>
<tr><td>and frame must be retained and the new enclosure recessed from the exterior face of the wall.</td><td></td><td>shall be a minimum 20 percent.iii.Reflective and tinted windows shall be prohibited for residential buildings.iv.Stained, reflective and tinted windows shall be prohibited at ground floor commercial uses. Low-E is permitted as per Florida Building Code.
<table>
<tr><td colspan="3">RESIDENTIAL</td></tr>
<tr><td>Glazing</td><td>Primary</td><td>Secondary</td></tr>
<tr><td>Ground Floor</td><td>20% min.</td><td>15% min.</td></tr>
<tr><td>Upper Floor</td><td>20% min.</td><td>15% min.</td></tr>
<tr><td colspan="3">MULTI-FAMILY</td></tr>
<tr><td>Glazing</td><td>Primary</td><td>Secondary</td></tr>
<tr><td>Ground Floor</td><td>35% min.</td><td>35% min.</td></tr>
<tr><td>Upper Floor</td><td>20% min.</td><td>20% min.</td></tr>
<tr><td colspan="3">COMMERCIAL & MIXED USE</td></tr>
<tr><td>Glazing, Multi-Unit</td><td>Primary</td><td>Secondary</td></tr>
<tr><td>Ground Floor</td><td>70% min.</td><td>70% min. (2 nd side)
35% min. (remaining sides)</td></tr>
<tr><td>Upper Floor</td><td>20% min.</td><td>20% min.
10% min. (remaining sides)</td></tr>
<tr><td>Glazing, Single-Unit</td><td>Primary</td><td>Secondary</td></tr>
<tr><td>Ground Floor</td><td>50% min.</td><td>50% min. (2 nd side)
25% min. (remaining sides)</td></tr>
<tr><td>Upper Floor</td><td>20% min.</td><td>20% min. (2 nd side)
10% min. (remaining sides)</td></tr>
<tr><td colspan="3">LIGHT INDUSTRIAL, STORAGE AND SIMILAR</td></tr>
<tr><td>Glazing</td><td>Primary</td><td>Secondary</td></tr>
<tr><td>Ground Floor</td><td>35% min.</td><td>35% min. (2 nd side)
15% min. (remaining sides)</td></tr>
<tr><td>Upper Floor</td><td>20% min.</td><td>20% min. (2 nd side)
10% min. (remaining sides)</td></tr>
</table></td><td></td></tr>
<tr><td></td><td></td><td>k.Lighting on private property.1.Lighting shall be arranged to be contained on-site and to reflect away from adjacent property.</td><td>Should make it a citywide requirement.</td></tr>
<tr><td>d.Show windows and storefronts.
1.A show window shall include the building face, porches, and entrance area leading to the door, sidelights, transoms, display platforms, and devices including lighting and signage designated to be viewed from the public right-of-way.
2.Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible with the original scale and character of the structure and the surrounding structures.
3.Show windows shall not be painted for advertising purposes but may be painted for authorized identification of the place of business as authorized by the architectural review board.
4.Show windows with aluminum trim, mullions, or muntins shall be placed or painted consistent with and compatible to the overall facade design as authorized by the board.
5.Solid or permanently closed or covered storefronts shall not be permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors, or other building surfaces.</td><td></td><td>4.Storefronts.
i.Intent. Storefronts should be architecturally articulated through the varied use of high-quality durable materials, display windows, entrances, awnings and buildings signs. Their signage, glazing and doors should be conceived as a unified design. High quality, durable materials are especially important at street level within reach of pedestrians
.ii.Storefronts shall provide a minimum of 70 percent glazing (void to solid ratio of surface area along principal facades at the ground level).
iii.Extruded aluminum storefront frames are discouraged, and where used, shall present a simple, relatively flat profile to avoid heavily extruded profiles.
iv.Opaque, smoked, and reflective glass on storefront windows shall be prohibited. Low-E shall be permitted as per Florida Building Code.
v.Materials for storefronts shall consist of stone, brick, concrete, stucco, metal, glass, cementitious siding and/or wood. Construction detail and finish shall adhere to craftsman standards.
vi.Outdoor dining areas on sidewalks and/or within the public right-of-way shall be permitted subject to the following standards:(a)Outdoor dining areas shall be separated from public walkways and streets using railings, fences, bollards, planters, and/or landscaping.(b)A minimum</td><td></td></tr>
</table>

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		unobstructed pedestrian path of at least six feet wide shall be provided along public rights-of-way.(c)Outdoor dining areas within the public right-of-way shall comply with section 12-11-7 (license to use).	
e.**Exterior walls.** 1.All exterior front or side walls that have not been wholly or partially resurfaced or built over shall be repaired or replaced in a manner approved by the board. Existing painted masonry walls shall have loose material removed and painted a single color except for trim that may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining. 2.Historic painted advertising on walls should be preserved at the discretion of the board. 3.Rear and side walls, where visible from any of the streets or alleys, shall be finished so as to harmonize with the front of the building.			
f.**Roofs.** 1.Chimneys, elevator penthouses or other auxiliary structures on the roofs shall be repaired or replaced to match as closely as possible the original. 2.Any mechanical equipment placed on a roof shall be so located as to be hidden from view or to be as inconspicuous from view as possible. Equipment shall be screened with suitable elements of a permanent nature or finished in such a manner as to be compatible with the character of the building or to minimize its visibility.			
g.**Walls and fences.** The size, design and placement of these features within the Palafox historic business district shall be consistent with the architectural character within the immediate area of their location.	(4)**Fencing and screening**. Approved materials for nonresidential developments include wood, brick, stucco finished masonry, stone, or wrought iron, and combinations of these materials. Synthetic materials with the appearance of approved materials are included. Black powder-coated chain-link fences will be permitted for new nonresidential developments if screened in their entirety by appropriate vegetation. Exposed concrete block and barbed wire are prohibited within the district.	i.**Fences and walls.**1.Where provided, fences and walls shall provide full enclosure.2.Fences and walls shall be restricted according to frontage yard types in Table 12-3-31.9 and section 12-3-58 (visibility triangles).3.Height of fences and walls shall comply with the following:i.Height shall be limited to a minimum 30 inches and a maximum 42 inches within the front setback.ii.Height shall be limited to eight feet behind the building face at non-frontages.4.Materials for fences and walls shall be limited as follows:i.Approved materials shall include, but are not limited to, wood, brick, stone, and wrought iron.ii.Vinyl is discouraged on all frontages.iii.Chain-link, exposed concrete block, barbed wire and razor wire shall be prohibited.iv.Wood fences shall have the finished side to the public frontage.v.Where hedges are utilized along frontages, they shall be maintained in accordance with subsection (8)b.1.v of this section.	
h.**Landscaping and screening.** Landscaping and screening requirements in the Palafox historic business district shall be based on applicable requirements of chapter 12-6. All service areas (i.e. trash collection containers, compactors, loading docks) shall be fully screened from street and adjacent buildings by one of the following techniques: fence or wall, six feet high; vegetation six feet high (within three years); a combination of the above.	(4)**Landscaping and buffers.** Landscaping and buffer requirements are subject to the minimum provisions set forth in chapter 12-3, section 12-3-56 and chapter 12-6. When off-street parking is located at the front of the project, a year-round landscaped hedge or low wall along the street edge of the parking lot must be used as a means of buffering. Additional design standards are outlined in subsection (f) of this section.	(8)**Landscape standards and guidelines.**a.Intent. Supplement the urban canopy, accommodate stormwater, increase access to open space and facilitate pedestrian movement throughout the existing block patterns to meet the urban design goals of the community redevelopment agency. A healthy tree canopy contributes to the health of citizens and the environment, and is fundamental to a vibrant pedestrian life and a well-defined public realm. Trees closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of trees along the edge of the sidewalk should be given particular attention as a major contributor to pedestrian activity. Trees and other native plants placed in drainage rights-of-way and parking	

<table>
<tr><th>12-3-27- Palafox historic business district</th><th>12-3-30-North 9th Avenue corridor management overlay district.</th><th>12-3-31.-Community redevelopment area (CRA) urban design overlay district.</th><th>Inspire comment</th></tr>
<tr><td></td><td></td><td>islands contribute to the control of stormwater quantity and quality.b.Landscape on private property.1.Landscaping in frontage yards are subject to the requirements of the frontage yard types in Table 12-3-31.9, and section 12-3-58 (visibility triangles), and the following:i.For single-family detached and two-family lots, one tree for every lot or for every 50 feet of linear frontage along the right-of-way shall be preserved or planted. Trees planted to meet this requirement shall be as follows:(a)Measured at diameter breast height (DBH), as described in section 12-6-2(e) (DBH).(b)For lots with a front setback of less than eight feet where planting in front yards is not possible, required trees shall be planted elsewhere on the block itself.ii.Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians, bicyclists, or vehicles shall be maintained a minimum distance of two feet from the edge of walkways and sidewalks.iii.In single-family detached and two-family lots, trees shall be protected in accordance with section 12-3-10(1)e.2 (protection of trees).iv.When off-street parking is located in front or side setbacks, a year-round streetscreen along the street edges of the parking lot shall be installed as a means of buffering, according to section 12-6-3(2) (off-street parking and vehicle use areas).v.Hedges planted along street rights-of-way shall be between three and five feet in height at maturity.2.Minimum landscape area requirements of the development site for all building types except single-family detached and two-family attached (duplex) shall be according to Table 12-3-31.13. Landscape requirements for single-family detached and two-family attached shall be in accordance with subsection (8)b.1 of this section and Table 12-3-31.9, frontage types.
<table>
<tr><th>Zoning District</th><th>Percent</th></tr>
<tr><td>R-1AAA through R-2</td><td>25</td></tr>
<tr><td>R-NC, R-NCB, C-1, C-2, C-2A, C-3, M-1, M-2</td><td>15</td></tr>
</table></td><td></td></tr>
<tr><td></td><td></td><td>c.Buffer yards.1.In addition to the buffer yard requirements of section 12-3-56 the following shall apply:i.Berms shall not be installed as part of a required buffer without review and approval by the engineering division of the city public works and facilities department to ensure a proposed berm will not have a detrimental effect on adjacent properties by impeding or diverting stormwater flow.ii.Berms shall be planted and stabilized to prevent erosion.iii.Buffer yards may be used to create rain gardens or other stormwater facilities with the selection of appropriate plant material, according to the city's approved plant list and approval by the engineering division of the city's public works and facilities department.iv.Plants in these stormwater facilities shall be selected to meet any applicable buffer yard screening requirements, and they should be tolerant of periodic inundation and drought. It is recommended that native plants be selected from the Florida Friendly Landscaping Guide to Plant Selection and Landscape Design, Northern Region, and Waterwise Landscapes by the South Florida Water Management District, according to Table 12-3-31.14.</td><td>Compare to citywide and streamline</td></tr>
</table>

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		Flowers Common Name / Scientific Name Blue Flag Iris / Iris Hexagona Cardinal Flower / Loblia Cardinalis Chipola Coreopsis / Coreopsis Integrifolia Goldenrod / Solidago spp. Swamp Sunflower / Helianthus Angustifolius Spider Lily / Hymenocallis Latifolia Swamp Lily / Crinum Americanum Swamp Milkweed / Asclepias Perennis *Grasses* *Common Name* / *Scientific Name* Blue-Eyed Grass / Sisyrinchium Atlanticum Bicknell Florida Gamma Grass / Tripsacum Floridanum Muhly Grass / Muhlenbergia Capillaris Path or Soft Rush / Juncus spp. Rainlily / Zephryanthes spp. River Oats / Chasmanthium Latifolium Wiregrass / Aristida Stricta *Shrubs* *Common Name* / *Scientific Name* Beautyberry / Callicarpa Americana Buttonbush / Cephalanthus Occidentalis Virginia Willow / Itea Virginica Wax Myrtle / Myrica Cerifera	
		d**.Street trees in the public right-of-way.**1.Street trees shall be provided in the public right-of-way for all developments except single-family detached and two-family (duplex), in accordance with section 11-4-88 (placement of trees and poles), section 12-6-3 (landscaping requirements) and this subsection.2.Where street trees cannot reasonably be planted, payment in lieu of planting shall be made to a new and dedicated CRA tree planting fund, at the value established in section 12-6-6(2)e.3.Street tree planting, and maintenance requirements shall be as follows:i.For each lot, one tree shall be provided on an average of 35 linear feet of public right-of-way frontage, where no underground utility conflicts exist.ii.Where greenways exist, trees shall be required to be planted within the greenway. The following exceptions shall apply:(a)Where no greenway exists or where the greenway is less than three feet wide, between sidewalk and curb, required street trees shall be planted on the block.(b)Where planting within the greenway is infeasible due to utility conflicts, required street trees shall be planted on the block.iii.Trees planted three feet or less from a public sidewalk shall have a minimum clearance of six feet and six inches between the public walking surface and the lowest branches at planting.iv.Mature trees shall be maintained at a minimum clearance	Compare to citywide and streamline

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		of eight feet above the public walking surface.v.Trees planted within the public right-of-way shall include a root barrier to prevent the shifting of sidewalks at maturity.vi.Installation of tree pits and grates within the public right-of-way shall be coordinated with the city public works and facilities department for style consistency. Installed tree pits and grates shall be maintained by the property owner in perpetuity.vii.Where possible, trees may be clustered together to share soil space.4.Tree selection shall be limited to those allowable plantings contained within the tree replant list specified in chapter 12-6, Appendix B (Tree Replant List). The following conditions shall apply:i.Where overhead utilities occur, a tree with smaller size at maturity shall be selected.5.Tree selection and placement shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-3-58 (visibility triangle) and section 12-11-7 (license to use).6.Mixed-use and nonresidential building types shall comply with the following:i.Where galleries are not provided, street trees shall be planted, unless in conflict with underground utilities. Where there are overhead utilities, appropriate species from the tree replant list specified in chapter 12-6, Appendix B shall be selected.ii.Where a gallery is provided, and the greenway that occurs between the sidewalk and the back of curb is less than three feet wide, no street trees shall be required.iii.Where a greenway at least three feet wide occurs between the gallery and the back of curb, and no overhead or underground utilities prevent street tree installation, planting of a street tree shall be required.iv.Where paved surface occurs between the gallery and curb, installation of street trees in individual tree pits with tree grates, or linear planters with pervious pavers between several trees, shall be required.v.Where trees are planted in sidewalk planters, the minimum sidewalk planting pit dimensions shall be four feet by four feet.	
		(9)**Thoroughfare standards and guidelines.**a.Context classification.1.The context classification system, as developed by FDOT and described within the FDOT Complete Streets Manual, shall be adopted to identify place and guide streets and other transportation features, and to allow transportation to support adjacent land uses. See Illustration 12-3-31.13 depicting context classification zones. ILLUSTRATION 12-3-31.13. CONTEXT CLASSIFICATION ZONES ILLUSTRATED  	

<table>
<tr><th>12-3-27- Palafox historic business district</th><th>12-3-30-North 9th Avenue corridor management overlay district.</th><th>12-3-31.-Community redevelopment area (CRA) urban design overlay district.</th><th>Inspire comment</th></tr>
<tr><td></td><td></td><td>2.Streets shall be classified in accordance with the zoning to context classification translations specified in Table 12-3-31.15.
TABLE 12-3-31.15. ZONING TO CONTEXT CLASSIFICATION TRANSLATION
<table>
<tr><th>Context Classification (FDOT) Zone</th><th>Zoning District</th></tr>
<tr><td>C4 - Urban General</td><td>R-1AAA through R-2</td></tr>
<tr><td>C5 - Urban Center</td><td>R-NC through C-3</td></tr>
<tr><td>C3C - Suburban Commercial</td><td>C-3 adjacent to M-1 or M-2. Limited to segments that abut such zoning districts.
M-1
M-2</td></tr>
</table>
b.Street design.1.Design of local streets shall be guided by the Florida Greenbook, Chapter 19 Traditional Neighborhood Design.2.Where a greenway of at least five feet exists, driveway approaches and curb cuts shall not be permitted to interrupt the sidewalks.3.Sidewalks. Sidewalks shall be required on all street frontages in residential, nonresidential, commercial and industrial developments in accordance with standards established by the Engineering Division of the City's Public Works and Facilities and the Florida Greenbook.4.Driveways and curb cuts. Driveway, driveway approaches and curb cut requirements shall be as follows:i.Single-family residential types. Driveway and curb cut widths for single-family residential types shall be according to Table 12-3-31.16.
TABLE 12-3-31.16. SINGLE-FAMILY RESIDENTIAL DRIVEWAY AND CURB CUT WIDTHS
<table>
<tr><th>Driveway Type</th><th>Minimum Width</th><th>Maximum Width</th></tr>
<tr><td>Single-Use</td><td>10 feet</td><td>20 feet</td></tr>
<tr><td>Joint-Use</td><td>10 feet</td><td>22 feet</td></tr>
</table>
ii.Multifamily, mixed-use and nonresidential types. Driveway and curb cut widths for multifamily and nonresidential types shall be according to Table 12-3-31.17.
TABLE 12-3-31.17. MULTIFAMILY/ NONRESIDENTIAL DRIVEWAY AND CURB CUT WIDTHS
<table>
<tr><th>Driveway Type</th><th>Minimum Width</th><th>Maximum Width</th></tr>
<tr><td>All</td><td>12 feet</td><td>24 feet</td></tr>
</table>
iii.Driveway and curb cut spacing on a single property shall be a minimum of 42 feet with the following exception:(a)Lots equal to or less than 42 feet wide shall be limited to one driveway and curb cut.</td><td></td></tr>
<tr><td></td><td></td><td>(10)Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
Building height, multifamily and nonresidential means the vertical distance of a building measured by stories. The restrictions to story height are according to subsection (7)c.3 of this section.
Building height, single-family residential means the vertical distance of a building measured from the finished grade to the bottom of the eave for pitched roof buildings or the bottom of the parapet for flat roof buildings.
Cluster court means a collection of buildings on a semi-public, privately owned open space.</td><td>Move to definitions.
Whenever there is a duplicate that needs to be preserved, add CRA Urban Design Guidelines in parenthesis.</td></tr>
</table>

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		Colonnade means a row of columns joined by an entablature. Colonnades may cover sidewalks and may front storefronts. Complete street means a thoroughfare that is designed giving each user an equal level of priority including pedestrians, cyclists, transit users, and drivers. Craftsman standards means a baseline of construction quality denoting a finished project. (FDOT) Distinct Context Classifications Zone means classifications, along with functional classification and design speed, determine the corresponding thoroughfare design standards within the Florida Design Manual. (http://www.fdot.gov/roadway/CSI/files/FDOT-context-classification.pdf) Eave means the edge of the roof that meets or overhangs the walls of a building. Encroachment means certain permitted building elements that may cross established setbacks or rights-of-way. Entablature means a horizontal, continuous building element supported by columns or a wall. Facade, building means the exterior wall of a building that faces a frontage line. Facade type means the different configurations of building elements that make up a building facade, such as a storefront, porch, etc. See Table 12-3-31.10. Figures and tables. Any chart or graphic presentation in this title that is specifically designated as a "Figure" or "Table" shall be deemed to be a part of the text of the title and controlling on all development. Frontage line means a property line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other property lines. (Building) Frontage occupation means the length of the frontage that is occupied by a building or a building and open space. Frontage, primary means the frontage facing a public space such as a street of higher pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the shorter side of a lot. Frontage, secondary means the frontage facing the public space such as a street that is of lesser pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the longer side of the lot. Frontage yard type means the configuration of the area between the facade of the building and the frontage line such as a standard, shallow, cluster court, etc. See Table 12-3-31.9. Frontage yard type (cluster court) means a frontage yard type where a group of houses has their primary facades facing a common green or open space that is horizontal to the primary frontage. Frontage yard type (pedestrian forecourt) means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate open space and the primary entrance of the building. Frontage yard type (shallow) means a frontage yard type where the facade is slightly set back from the lot line.	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		Frontage yard type (standard) means a frontage yard type where the facade is set back from the lot line. Fences are permitted and the setbacks are visually continuous with adjacent yards. Frontage yard type (urban yard) means a frontage yard type where the facade is at or near the lot line and the surface is paved. Frontage yard type (vehicular forecourt) means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate a driveway meant for passenger loading and unloading. Gallery means a covered sidewalk in front of a storefront that supports either a roof or outdoor balcony above. Habitable space means building space which use involves human presence with direct view of the enfronting streets or public or private open space, excluding parking garages, self-service storage facilities, warehouses, and display windows separated from retail activity. Human-scaled means buildings and their elements designed to be comfortably viewed and experienced by people on foot. Hybrid commercial means a commercial type in the C3C FDOT Context Zone that transitions between urban and suburban types, typically permitting one row of parking at the frontage. Liner building means a building specifically designed to mask a parking lot or a parking structure from a frontage. Parallel means two lines or planes that are equidistant apart and do not touch on an infinite plane. Parapet means the extension of a false front or wall above a roof line. Parkway, greenway, verge means the planting strip between the edge of the road and sidewalk or right-of-way, which may be used for tree planting. See sections 11-4-86 through 11-4-88. Paving means to cover or lay with concrete, stones, bricks, tiles, wood or the like to make a firm, level surface. The term paving in this section includes all pavement materials, both pervious and impervious. Pervious means materials or natural earth that allows for the natural percolation of water. Porch means a private facade type that is an open-air room appended to the mass of a building with a floor and roof but no walls on at least two sides. Principal building means the main building on a lot, usually located toward the frontage. Principal building facade means the front of the building that faces the front of the lot. Single-family residential means a single-family ownership on a single lot. Multiple ownership on a single lot is not construed as a single-family type. Single-family is restricted to the following types on their own lots: detached single-family, attached single-family and two-family attached (duplex). Stoop means a private facade type wherein the facade is aligned close to the front property line with the first story elevated for privacy with an exterior stair and landing at the entrance. This type is suitable for	

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		ground-floor residential uses at short setbacks with townhouses and apartment buildings. Stoops may encroach into the setback. Streetscreen means a freestanding wall built along the frontage line, or aligned with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. Travel mode means the different means of transport around an area including by foot, bicycle, public transit, and car. Walkability means a measurement of comfort, convenience, safety, and ease of pedestrian movement throughout an area.	
(5)**Review.** Any person aggrieved by a decision of the board may, within 15 days thereafter, apply to the city council for review of the board's decision. He or she shall file with the city clerk a written notice requesting the council to review said decision.		(6)**Modifications and appeals**. The standards established in this section are intended to achieve the principles outlined in subsection (1). However, specific site features, physical barriers or easement, and challenging characteristics affiliated with a particular site or type of use may create conditions that make compliance with a specific standard impractical or undesirable. In such instances alternative design solutions that achieve the principles defined in subsection (1) of this section may be considered. This section establishes the procedures for considering requests for a modification to the standards. Modifications shall be approved through an abbreviated review process. This process shall require review by an architect advisor appointed by the city council, the chair of the applicable redevelopment board representing the redevelopment district for which the project is located and the urban design specialist or the mayor's designee. City council shall appoint two architects to serve as the architect advisor(s), a primary and an alternate. In the absence of the architect advisor or in the event of a conflict of interest, the alternate architect shall serve in the capacity of the architect advisor. The appointed architects shall not be employed by the same firm or have any other relationship that would constitute a conflict of interest between them. 1.Review shall consider the principles defined in subsection (1) of this section. 2.The decision to approve, deny or approve with modifications shall be based on the following considerations: i.The physical conditions of the property such as floodplain, drainage, tree preservation, or small or irregular lot shape making compliance to the specific standard physically impossible and this hardship is not created by the applicant; and/or ii.If by its nature, including its function and intensity, the development constitutes a special use or presents a particular circumstance that causes challenges integrating into an urban, walkable, neighborhood environment; and iii.The modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality, or other matters affecting the public health, safety and general welfare; and iv.The modification will not result in a substantial departure from the key principles that buildings should:(a)Front the street and be located close to the street edge;(b)Provide interest to those walking and biking past	Development Review chapter

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
		by avoiding blank walls;(c)Create a human-scaled street edge and add value to the walkability of streets; and(d)Include key architectural features which reflect traditional neighborhood character.3.Appeals shall be referred to the zoning board of adjustment	
(g)**District rehabilitation, repair and maintenance guidelines.** The following rehabilitation, repair and maintenance standards shall be applied to all existing structures and land parcels respectively, whether occupied or vacant within the Palafox Historic Theme Area. These standards shall be considered as guidelines by the board when reviewing development plans in other areas of the Pensacola historic business district. In cases where an owner owns property comprising a total city block, the board shall consider the burden on the owner and may approve an incremental adherence to the standards or guidelines.			
(1)**Building fronts, rears, and sides abutting streets and public areas.** Rotten or weakened portions shall be removed, repaired and replaced to match as closely as possible the original.			
(2)**Windows**. a.All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with new glass. b.Window openings in upper floors of the front of the building shall not be filled or boarded-up. Window panes shall not be painted			
(3)**Show windows and storefronts.** All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.			
(4)**Exterior walls.**a.Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.b.Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary.c.Rear and side walls shall be repaired and finished as necessary to cover evenly all miscellaneous patched and filled areas to present an even and uniform surface			
(5)**Roofs.** Roofs shall be cleaned and kept free of trash, debris or any other element that is not a permanent part of the building.			
(6)**Auxiliary structures**. Structures, at the rear of buildings, attached or unattached to the principal structure, that are structurally deficient shall be properly repaired or demolished as authorized by the architectural review board.			
(7)**Front, rear, and side yards, parking areas and vacant parcels. When** a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district in which the space is located; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage in accordance with applicable provisions of the Code.			
(8)**Walls, fences, signs**. Walls, fences, signs and other accessory structures shall be properly maintained.			
(h)**Survey, classification and technical assistance**.			

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
(1)**Survey and classification.** A survey of the district to determine in which areas historical themes are appropriate, and to classify buildings, by architectural design, and materials as historically significant, supportive, neutral, and nonconforming shall be available at the offices of the downtown improvement board and the community redevelopment agency of the city. (2)**Technical assistance**. Within the limits of staff capability and availability of funds, the board may provide sketches or renderings to property owners and/or merchants, showing suitable designs and themes for facade improvement.			
	(g)**Contents of the development plan**. The site plans and elevations depicting the proposed project within the overlay district must contain all the elements at the scale designated in section 12-3-120(c) and (d).		
	(h)**Conformity.** Existing commercial developments are required to comply with the above standards with respect to landscaping, lighting, signage and fencing by December 31, 2024. Compliance will be required for all redevelopment that exceeds 50 percent of the value of the building.		

April 9, 2024

Cynthia Cannon, AICP
Planning & Zoning Division Manager
222 W Main St.
Pensacola, FL 32502

Sent via email: ccannon@cityofpensacola.com

Reference: Phase 2, Land Development Code Update - Proposal

Dear Cynthia,

Inspire Placemaking Collective, Inc. (Inspire) appreciates the opportunity to submit this proposal for planning and design services for the referenced project. This proposal provides a brief discussion of our understanding of the project, our proposed scope of work, and our associated fees.

Project Information

It is our understanding that the City of Pensacola (Client) desires Inspire to provide professional planning services to update the Land Development Code as recommended in the LDC Assessment Recommendations report (Phase 1).

Scope of Services

Inspire proposes to offer the following services as part of this proposal:

TASK 1. KICK OFF MEETINGS.

Task 1.1. Staff Kick-off.

Inspire will facilitate a virtual kick-off meeting with staff to address the following:

1. Review the contract and scope of services;
2. Establish a working timeline and milestones to be completed over the course of the contract;
3. Review the various documents produced during the assessment; and
4. Discuss public outreach opportunities.

Task 1.2. City Council Kick-off.

Inspire will present the project to the City Council at a regular meeting to address the following. We recommend inviting members of the various boards and commissions to attend this kick-off.

1. Briefly review the scope of services and schedule;

2. Introduce the Consultant Project Manager;
3. Obtain input on public outreach strategies;
4. Receive initial input and suggestions on the LDC update; and
5. Address questions the Council members may have.

TASK 2. PROJECT BRANDING AND WEBSITE.

Task 2.1. Project Branding.

Inspire will participate in a virtual meeting with staff, including staff from the City's Public Information Office to present a project-specific branding packet, which will include three alternatives for a project logo, color scheme, and fonts that will be incorporated in all outreach and educational materials throughout the project's lifespan. Based on staff input on the draft packet, Inspire will provide up to two rounds of revisions. Typical marketing materials that Inspire will provide include social media post images, flyers, and signs for posting in strategic locations.

Task 2.2. Project Website.

Using the Social Pinpoint community engagement platform, Inspire will develop and maintain a branded project website that will provide multiple functions. The site will host information about the project (scope and schedule), notices for upcoming public engagement opportunities, important documents (drafts, meeting notes, etc.), and online activities to obtain valuable public input on the LDC update. Once the input tools are closed, Inspire will prepare a memorandum summarizing the input received. Inspire will utilize the following online tools to solicit public input.

1. **Online Survey** – Brief survey to learn about community perceptions regarding regulations, development review process, and general understanding of the LDC.
2. **Online Forum Space** – There are several options available, including an idea wall, a general discussion forum, crowdsourced engagement, and community preference exercises. Inspire will work with City staff to select the most efficient method for this project.
3. **Interactive Mapping** – Inspire will upload a map of the City so that participants can provide comments on specific geographic locations.

TASK 3. TASK 3. INITIAL PUBLIC ENGAGEMENT.

Task 3.1. Public Kick-off Workshop #1.

Inspire will hold a public workshop to introduce the project to the public and provide them with an overview of the LDC Assessment task. Attendees will be engaged in activities designed to gather input on the main issues that were identified during the assessment phase, and to help attendees identify issues not previously identified. City staff will be responsible for sending meeting invitations, posting/advertising meetings when necessary, and reserving meeting rooms. Inspire will prepare a summary of the workshop and will make revisions based on staff comments prior to uploading it to the project website.

Task 3.2. Open House #1.

The LDC assessment phase focused on technical input, mainly from staff, along with comments from a few representatives from the development community, who also participated in the process. In conjunction with the LDC update project, Inspire will hold an all-day Open House the day after the workshop where interested citizens or group representatives (neighborhood associations, business groups, real estate professionals, and any other interested parties) will have an opportunity to have one-on-one conversations with the consultants to better understand the current code, discuss items included in the matrix, and offer new issues that the update should address.

Prior to the Workshop and Open House, Inspire will develop marketing materials for staff to disseminate through social media, email blasts, utility bills, and other methods to be defined in conjunction with staff. At the conclusion of the Workshop and Open House, Inspire will prepare summary notes for staff review and will update the matrix to include new issues to be addressed. The team will also upload the meeting summaries and matrix.

Task 3.3. Staff Briefing.

Inspire will meet virtually with staff to go over the comments received and discuss proposed modifications and additions to the LDC matrix.

TASK 4. LDC DRAFT #1 / STAFF INPUT

Task 4.1. Draft #1.

Following consensus on the code outline and matrix submitted as part of the LDC assessment and input provided during this phase, Inspire will reorganize the Code and will address the matrix comments. The following is a generalized list of items we will address during this phase:

1. Incorporate recently adopted Ordinances not already codified. City staff shall be responsible for providing the final wording of those ordinances in Word format or a readable PDF to Inspire.
2. Reorganize the code, including moving certain sections out of the LDC, and bringing portions of Title XI into the LDC.
3. Clarify language, eliminate repetitive and unnecessary language, update obsolete regulations, refer to “Mayor or designee” instead of individual positions or departments.
4. Update the LDC address inconsistencies with the Florida Statutes, Florida Administrative Code, and/or Federal Regulations.
5. Create tables and charts; clean up the lists of uses allowed in the zoning districts.
6. Consolidate/eliminate some zoning districts, reconcile densities and lot sizes, unlink districts (eliminate references to other districts).
7. Incorporate more measurable provisions related to design (e.g., select a number of features from a list)

8. Conduct a visualization exercise to better understand the bulk and height currently permitted (with and without bonuses). This exercise could set the stage for future amendments.
9. Consolidate development bonuses and incentives in a single section.
10. Expand some non-controversial concepts citywide (e.g., porch encroachments into front yard, administrative variances)
11. Requiring compliance with architectural standards citywide. If this item becomes controversial, it should be considered under a separate ordinance.
12. Consider by-right reduced standards for affordable housing.
13. Incorporate more specific design standards for auto-oriented uses in urban areas to facilitate implementation of the district vision.
14. Reorganize the historic preservation provisions; establish a Certificate of Appropriateness process; define contributing vs. non-contributing resources.
15. Streamline the write up for environmental districts (Escambia Bay and Bayou Texar Shoreline Protection Zones), while maintaining the current regulations and differences between them.
16. Strengthen requirements for on and off-site pedestrian safety and connectivity.
17. Clarify responsibility for ROW improvements in front of private sites, during and after construction.
18. Add standards for drive-through facilities (e.g., queuing).
19. Clarify the different options available for meeting parking code and better explain how on-street parking may count towards required spaces; consider charging for excess parking; propose parking ratios for multifamily based on number of bedrooms.
20. Review best management practices for the following and update the LDC, if not controversial:
    a. Adaptive reuse incentives
    b. Mobility strategies

We propose to address the following tasks concurrently with the LDC update, but under separate ordinances because they require more focused public meetings and could become controversial. Including these tasks with the LDC update could cause unnecessary delays for the overall rewrite.

1. Moving engineering standards into a Public Works and Engineering manual, which is yet to be created. This task could be implemented with the LDC rewrite, but the timing would depend on the applicable City staff creating the Public Works and Engineering manual into which the sections can be transferred.
2. Adding other water bodies to the environmental districts (Escambia Bay and Bayou Texar Shoreline Protection Zones). This task should have more focused public meetings with those affected by the expansion.

3. Substantially changing setbacks or other dimensional requirements (e.g., suburban areas within redevelopment districts). May need to revisit the vision for specific districts requiring more focused public input.
4. Consider stronger architectural and siting requirements to ensure that development is aesthetically pleasing, that the urban character is more thematic, that the pedestrian scale is considered and that bay views are preserved (requires more specific public input).

The following tasks, which are listed in the matrix, are not included in the scope:

1. Implementing the updated redevelopment plan once that plan is completed. The timing of this task will depend on the completion of the redevelopment plan update and the cost would also depend on the plan recommendations.
2. Eliminate district overlaps that create confusion (require rezonings).
3. Rezoning properties (e.g., to achieve development consistency across streets).
4. The design/redevelopment districts could benefit from best practices manuals. This task should be undertaken separately from the LDC update.

Task 4.2. Staff Review/Work Sessions.

Draft #1 will be submitted to staff for review and comment. We will facilitate up to five virtual work sessions with staff to review the submitted draft. The Draft will be submitted as one document for each chapter, and staff will provide comments in the same manner.

TASK 5. TASK 5. DRAFT #2 / PUBLIC INPUT.

Task 5.1. Draft Update.

Once we receive staff comments on Draft #1, Inspire will review the comments and gather with staff one more time virtually to review any questions/clarifications. Inspire will then update the draft and post Draft #2 on the project website for the public to review.

Task 5.2. Public Workshop #2.

Inspire will also present the first draft of the Land Development Code Update to the public in a single workshop setting for the purpose of gathering comments. Prior to the workshop, Inspire will meet with staff virtually to go through the materials to be presented at the Workshop.

Task 5.3. Open House #2.

Understanding that a single workshop will not allow for detailed technical questions from those who use the code frequently or those who need more time understanding it, the Inspire Team will be available to address lingering questions at an all-day open house the day after the workshop. This Open House will also provide an opportunity to discuss the items that have the potential of being more controversial. The format of the Open House will be determined based on the input received so far. Inspire will meet with staff virtually to plan the format of the Open House.

Task 5.4. Public Input Summary.

Inspire will close the online input tools (survey, interactive map, and idea wall) and prepare a memorandum summarizing the comments received.

5.5. Boards/Committees/Council Briefings.

Inspire proposes to facilitate up to two joint meetings with various City boards/committees to update them on the progress made and receive input from them. One could be with the Architectural Review Board, Housing Board, and Community Redevelopment Agency, and another one with the Planning Board and City Council.

5.6. Staff Debrief.

Inspire will participate in a virtual debrief with staff to discuss the input received and discuss direction for draft updates.

TASK 6. DRAFT #3 / PUBLIC INPUT

Task 6.1. Draft Update.

Based on comments received on Draft #2, Inspire will produce Draft #3, which we will present to the public for review and comment. Inspire will participate in a virtual meeting with staff to review the major changes incorporated into Draft #3 and will meet again with staff to review any questions/clarifications of staff comments once received.

Task 6.2. Open House #3.

Inspire will present Draft #3 of the Land Development Code Update to the public at an evening Open House for the purpose of gathering comments. We will share the presentation materials with staff during a virtual meeting prior to the Open House to obtain feedback.

Task 6.3. Staff Debrief.

Inspire will participate in a virtual debrief with staff to discuss the input received and discuss direction for preparing the adoption draft.

TASK 7. DRAFT (#4) / ADOPTION

Task 7.1. Draft Update.

Based on comments received on Draft #3, Inspire will produce Draft #4, which we will present to the Planning Board and City Council for adoption. Inspire will participate in a virtual meeting with staff to discuss the major changes made and the adoption process. Inspire will be responsible for preparing a presentation for each hearing and revising the LDC Draft as may be necessary between hearings.

Task 7.2. Joint Workshop.

Inspire will present Draft #4 to the Planning Board and City Council at a joint workshop. Prior to the workshop, we will participate in a virtual meeting with staff to discuss what will be presented at the workshop. We will hold another virtual meeting with staff after the workshop to review notes and identify necessary changes to the draft.

Task 7.3. Individual City Council Briefings.

Inspire will facilitate individual in-person briefings with the City Council members over a two-day span.

Task 7.4. Planning Board and City Council Hearings.

Inspire will present the draft of the LDC Update to the Planning Board and City Council at three separate public hearings.

Task 7.5. Final Draft.

After the final hearing, Inspire will update the draft to reflect Council direction and will submit the final version to staff in Word.

Fee

Our professional fee for the above-described services shall be a lump sum of **$397,370** to be invoiced on a percent complete basis per the following fee schedule.

Task	Fee
Task 1. Kick Off Meetings	$20,685
Task 2. Project Branding and Website	$9,465
Task 3. Initial Public Engagement	$48,170
Task 4. LDC Draft #1 / Staff Input	$118,605
Task 5. Draft #2 / Public Input	$79,970
Task 6. Draft #3 / Public Input	$38,830
Task 7. Draft (#4) / Adoption	$81,645
TOTAL	**$397,370**
GRIDDICS OPTIONAL	25,000

Included in the above fees are reimbursable expenses incurred on the Project's behalf, including travel, printing, plotting, photocopies, reproduction, postage, express mail and/or courier services.

Inspire will bill monthly for all work performed and expenses incurred on the Project's behalf.

Should conditions be encountered such that additional services appear to be in the best interest of the project, we will contact the City with our recommendations prior to proceeding with any services beyond the scope of this proposal. We will not exceed this proposal amount without written authorization from the City.

Schedule

Inspire will work with City staff to develop a detailed project schedule. This scope anticipates completion within twenty-four (24) months from the issuance of a notice to proceed.

Exclusions

Without intending to provide an exhaustive list or description of all services or potential services that may be required and that Inspire can provide, the following services are specifically excluded from this proposal:

- Additional meetings
- Illustrative renderings other than those identified
- Preliminary engineering and utility coordination
- Final Design and Construction Documents
- Permitting and Bidding Phase services
- Zoning changes, appeals, neighborhood meetings to review elements of design or approvals, rendered plans, or other related services not included in the scope of services described above.

Authorization

Work performed by Inspire on this project will be in accordance with our contract dated August 16, 2023.

If you elect to accept our proposal by issuing a purchase order, then please specifically reference this proposal date. Your purchase order will be an acceptance of our Agreement for Services and an authorization to proceed with the performance of our services.

Closure

We appreciate the opportunity to be of service to you. If you have any questions regarding the outlined scope of services, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

Inspire Placemaking Collective, Inc.

George M. Kramer, AICP
President

Patricia A. Tyjeski, AICP
Principal/Project Manager

City of Pensacola
Land Development Code Update

Fee Breakdown

TASKS	Project Manager $250	Principal Planner $235	Sr. Urban Designer $195	Senior Planner $160	Planner $110	Principal/ Graphic Design $200	Graphic Design $95	Direct Expenses $1	TOTAL
Task 1. Kick Off Meetings	43	4	27	4	18	0	0	$1,110	$20,685
Task 2. Project Branding and Website	15	0	5	2	13	4	22	$100	$9,465
Task 3. Initial Public Engagement	62	35	47	3	90	4	20	$2,200	$48,170
Task 4. LDC Draft #1 / Staff Input	246	58	89	34	188	0	0	$0	$118,605
Task 5. Draft #2 / Public Input	121	35	77	6	198	2	12	$2,200	$79,970
Task 6. Draft #3 / Public Input	60	23	33	1	77	2	8	$2,200	$38,830
Task 7. Draft (#4) / Adoption	134	27	100	6	129	0	0	$7,150	$81,645
TOTAL HOURS	**681**	**182**	**378**	**56**	**713**	**12**	**62**	**---**	**---**
TOTAL COST	**$170,250**	**$42,770**	**$73,710**	**$8,960**	**$78,430**	**$2,400**	**$5,890**	**$14,960**	**$397,370**

[April 22, 2024]