

EXHIBIT
ARTICLE 3
OVERLAYS & ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 06/24/09)

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

B. ~~Future Land Uses and~~ FLU Consistency, FAR, Density, and Use Standards

1. Future Land Use (FLU) Designation

The FLU designation which correspond to each PDD are indicated in Table 3.E.1.B-21, FLU Designation and PDD Corresponding Planned Development Districts Land Use.

Table 3.E.1.B - ~~FLU Designation and PDD~~ Corresponding ~~Land Use~~ Planned Development District¹

	AGR ²	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
PUD	x	x	x	x	x	x	x	x	x	x	
MHPD		x	x	x	x	x	x	x	x		

	AGR ¹	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			x	x	x	x	x	x	x	x	x
MXPD			x	x	x	x				x	x
PIPD							x			x	x
RVPD		x							x		
LCC				x							

[Ord. 2008-037]

Notes:

1. Check (x) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]

....

5. Density

a. Computation

Density shall be based on the gross acreage of the planned development, unless otherwise indicated. Fractions shall be rounded down to the nearest whole number.

b. Minimum Density

The minimum density which may be imposed by the BCC in a PUD is indicated in Table 3.E.1.B-23, PUD Density. An applicant may voluntarily agree to a lesser density. The Planning Director may waive the minimum density requirement in the HR FLU designations by up to 25 percent.

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Table 3.E.1.B-23 - PUD Density

Table with 10 columns: AGR, RR, LR1, LR2, LR3, MR5, HR8, HR12, HR18. Rows include MIN, MAX, and Notes. Notes describe minimum and maximum density requirements for various RR FLU designations.

c. Maximum Density

The maximum density shall only be awarded to a PUD meeting the goals, policies and objectives in the Plan. The maximum density allowed in a PUD is indicated in Table 3.E.1.B-23, PUD Density. The actual density granted by the BCC to a planned development may be less than the maximum density allowed.

1) Density Bonus Programs

A PDD may qualify for additional units over the maximum density pursuant to Art. 5.G.1, Workforce Housing Program (WHP), Art. 5.G.2, Transfer of Development Rights, or other density bonus program allowed by the Plan. [Ord. 2005-002]

d. MXPDP, PIPD and MLU Future Land Use Designation

Density in a MXPDP or PIPD and MLU Future Land Use designation shall be determined by the underlying FLU designation and shall be in compliance with Table 3.E.1.B-23, PUD Density. Land with a commercial or industrial land use designation without an underlying residential land use designation shall be assigned a compatible residential density by the Planning Director in accordance with the Plan.

e. LCC

Density in a LCC shall be determined by the underlying FLU designations and shall be in compliance with Table 3.E.1.B-23, PUD Density. Land without an underlying residential land use designations shall be assigned a compatible residential density by the Planning Director in accordance with the Plan. Density in a LCC development shall be limited to a maximum of XXX, based on the property's underlying FLU designation, and shall be in compliance with the following:

- 1) A minimum of 50 percent of the required density, and these units shall be horizontally integrated in the LCC; and,
2) In order to qualify for a 100 percent of the required density, 50 percent of these units shall be vertically integrated in the LCC. Vertically integrated units shall be residential, live/work units or work/live units or a combination.

C. Objectives and Standards

....

2. Performance Standards

Planned developments shall comply with the following standards:

....

j. Recreation Clubhouse Emergency Generators

A permanent emergency generator shall be required for all PDD clubhouses 2,500 square feet or greater, and shall meet the standards of Art. 5.B.1.A.18, Permanent Generators. [Ord. 2006-004]

D. Pre-Application Conference (PAC)

All applications for a LCC shall require a mandatory PAC pursuant to procedures in Art.2.A.1.E, Pre-Application Conference.

1. Intent

The intent of the PAC is to review conceptual site plans and design guidelines that are prepared at the preliminary stage. The applicant will be seeking input and direction from the various DRO Agencies on feasibility of the design layout and details. This process will allow a collaborative effort between the applicant and DRO Agencies: 1) to determine whether the proposed development has generally met the purpose and intent as well as design principles of the LCC at a conceptual level; 2) to recognize that further details will be required for staff review at time of application submittal; 3) identify design issues and site restrictions of the development; and, 4) to ensure creative designs are given favorable consideration by providing flexibility in the regulations outlined in Art.3.E.8.X below.

2. DRO Comments

The DRO shall provide specific comments to the applicant on how to proceed with the application by identifying: 1) required modifications to the design; 2) required waivers; or 3) recommended

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conditions of approval. Favorable consideration shall be given to applications that satisfy Art.3.E.8.A.1, LCC Purpose and Intent, Art.3.E.8.B, Design Principles and Guidelines.

F. Application Requirements

In addition to the requirements in Article 2.B.1, Official Zoning Map Amendment (Rezoning), an applicant shall submit the following information for certification by the DRO: *Refer this to the latest May LDRAB language. Coordinate with BPN.*

1. Master Plan

~~The BCC shall approve a master plan for the following PDDs: PUD, RVPD, MHPD, PIPD, LCC and any planned development or combination of PDDs, in a MLU or EDC. The master plan shall be designed in accordance with the objectives and standards in this Section and the requirements for each PDD.~~

....

2. Site Plan

~~The BCC shall approve a site plan for the following PDDs: MXP, MUPD, LCC, equivalent previously approved planned developments, Optional Residential pods in a PUD, and requested uses. The site plan shall be designed in accordance with the objectives and standards in this Chapter, the requirements for each planned development, the standards adopted by the DRO, and this Code.~~

a. General

~~The site plan shall be the controlling document for the PDD. All development, access, density, and intensity in the PDD shall be consistent with the site plan. All subdivisions and plats shall be consistent with the site plan.~~

....

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Part . 2 ULDC, Art. 3, _ [Related to _] (page _ of _), is hereby amended as follows:

Reason for amendment: [Zoning] – Creation of LCC Planned Development District to implement the LCC provisions of the Plan where policy 1.2.1-i has been amended to allow isolated midblock commercial uses to be developed in properties and in any location of an arterial street with a CH land use category.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 8 Lifestyle Commercial Center Development (LCC)

A. General

1. Purpose and Intent

A LCC is a mixed use form of development that incorporates a variety of use such as: commercial, residential, civic and recreational. The layout typically supports an open air, traditional market place design configuration, which consists of a main street with integrated inline or freestanding tenants. The purpose of this Section is to implement the LCC provisions of the Plan where FLUE Policy 1.2.1-I allows commercial uses to be developed on isolated midblock properties and at any location along an arterial street with a CH land use category.

The Plan also envisions the LCC as a transitional form of development located adjacent to properties with a residential Future Land Use or Zoning District. To ensure compatibility, interconnectivity and intensity issues are addressed in the proposed design layout; the LCC regulations are established to provide predictability in the built environment with a degree of design flexibility to meet intent of the Plan. Therefore, the provisions also required a mandatory Pre-Application Conference for a LCC application, which provides the applicant and the County staff an opportunity to review design layout and guidelines of the proposed application that it; 1) will meet the general intent of the code; 2) will address compatibility, intensity/density, and other property development regulations as outlined in this Section, and 3) may require waivers on certain regulations in order to promote creativity or innovative designs. See Art.3.E.1.D. Pre-Application Conference.

2. Applicability

The requirements of this Section shall apply to all LCCs.

3. Conflicts

If a conflict exists, the provisions of this Section shall apply to the extent of the conflict.

4. Waivers by Zoning Director

a. The Zoning Director may grant waivers from required dimensional and design requirements indicated in the Development Standards with a (W) provided the following standards have been satisfied:

- 1) The proposed waiver is not in conflict with any portion of this Section, and is consistent with the stated purpose and intent and design principles of this Section;
- 2) The waiver will be in harmony with the general appearance and character of the development;
- 3) The alternative design option, if granted, will not be injurious within the LCC tenants and to the adjacent properties.

b. An application for a Waiver shall be submitted on forms specified by the Zoning Division.

B. Design Principles and Guidelines

The LCC form of development shall consider the location and impact relating to midblock commercial uses, and the need to establish an interface with existing and future adjacent developments in terms of: site layout, building forms and interface, interconnectivity, and mixed uses that will support the adjacent residential needs. The LCC will have common design elements and regulations with both the MUPD and and TMD. A LCC could be designed under these two options:

- a. Option 1 shall generally follow the design principles of a TMD where a large single tenant is incorporated into the main street as a multi-tenant storefront; or
- b. Option 2 allows freestanding large single tenant and outparcel tenants to be located outside the main street parameters, and the main portion of the LCC shall comply with all the design regulations in Option 1, except where it indicated otherwise.

1. Site Layout

The LCC shall comply with the following site layout requirements:

a. Internal Street

Internal streets shall be layout in a configuration composed of main streets, secondary streets and alleys. Deviations from dimensional criteria may be granted pursuant to Art.3.E.8.A.4 if the street system is laid out with a balance between built forms and usable open space;

b. Buildings

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- 1) Buildings shall be constructed with the majority of the buildings fronting on internal main and secondary streets with a built-to setback. Buildings shall frame the main and secondary streets integrating site elements such as sidewalks and pedestrian amenities, and where essential components such as parking and service areas are being accommodated.
- 2) For Option 2, freestanding building that accommodates large single tenant shall be orientated to complement the main street buildings and associated parking areas, and shall be placed in a location of the LCC that address compatibility issues on surrounding properties;

c. Pedestrian Amenities

- 1) Pedestrian areas such as: plazas, squares and any forms of usable open spaces shall function as activity nodes within the development. These areas shall include art, fountains, shaded sitting areas and other similar amenities.
- 2) For Option 2, where a large single tenant is located outside the main street areas, well defined pedestrian circulation system shall be established to connect the freestanding large tenant building and the remainder of the site with a series of usable open spaces and shaded sidewalks.

d. Parking and Loading

- 1) The majority of required parking and loading for each use shall be located to the side and rear of the buildings;
- 2) Vast parking areas shall be avoided. Parking areas shall be accommodated in parking courts framed by buildings, landscaping or architectural treatments such as facades or a low wall.
- 3) For Option 2, parking areas shall be integrated into the overall design of the large single tenant by utilizing some of the design elements within the TMD-style portion of the site to establish a visual and functional transition between the large tenant area and the remainder of the site.

e. Site Elements

Utilize drainage areas or preserve areas as transition element between the commercial portion of the development and adjacent residential uses, if needed.



Parking areas and pedestrian interconnectivity



Main street layout



Usable open space adjacent to large tenants



Main street configuration, architectural focal points, pedestrian areas.

2. Interconnectivity and Circulation

The site layout shall consider whenever possible the interconnectivity between the LCC and adjacent land uses. By providing interconnectivity for vehicles and pedestrians, internal vehicular trips between sites can be captured and thus reduced traffic impact from adjacent arterial streets. Considerable emphases shall be given when planning the LCC so that this project is required to align access points between existing and future developments on adjacent parcels.

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1 Strategic location of these connecting points would reduce traffic from adjacent streets; encourage
2 the “park once” concept, and increase walking opportunities for pedestrians whether they are
3 neighboring residents or tenants/clienteles of the LCC. The design principles are:

- 4 a. Minimize internal vehicular trips by arranging buildings, amenities, parking in proximity to each
5 other to reduce pedestrian walking distance;
6 b. Establish strategic location of vehicular and pedestrian interconnectivity points with adjacent
7 properties;
8 c. All residential buildings within the LCC shall be connected internally with pedestrian pathways
9 leading to the commercial portion and amenities of the development.

3. Building Forms and Design

- 10
11 a. The LCC has a mix of building forms found in the TMD and MUPD regulations in terms of: uses,
12 building placement, size and architectural treatment. The LCC requires the majority of the site to
13 be laid out in the form of a main street with buildings designed in a variety of forms and sizes
14 while allowing for flexibility to accommodate large in-line or freestanding tenants.
15 b. Buildings shall be designed in scale and proportion to the pedestrians while encouraging a
16 variety of heights and architectural styles to provide visual interest and character. All buildings
17 that exceed the minimum height of 25 feet shall be located along the arterial street or at the
18 intersections or terminus of the main streets so as to consider potential compatibility issues on
19 adjacent residential properties.
20 c. Unlike the TMD where all buildings are oriented internally, the LCC requires some main buildings
21 to be visible from the street right-of-way to encourage a positive visual interface along the arterial
22 street. These buildings shall be designed with a double frontage along the arterial street and
23 along the internal main street.

4. Mixed Use and Integration

24
25 The majority of the LCC shall consist of commercial related uses, live-work units, and limited
26 residential units based on the site’s FLU designation to complement the mixed use intent of a LCC.
27 The Plan requires vertical and horizontal integration of mixed uses, and this Section implements this
28 Policy by allowing the flexible options of vertically or horizontally integrating the required residential
29 components and provides options for residents who choose to live in a LCC, the design principles are
30 as follows:

- 31 a. Attention should be given to placement of buildings to create a harmonious interface between
32 internal mixed uses, and between the LCC and adjacent uses, where applicable;
33 b. Horizontally integrated residential units are encouraged to provide a transition between the site
34 and immediately adjacent existing or future residential uses without the need for large buffers;
35 and,
36 c. Optional vertical integration can be provided in the form of live work and residential units for
37 projects that want to use the maximize underlying residential density,

C. Development Standards

38
39 The following standards apply to all LCCs. The Zoning Director can grant waiver for certain requirements
40 when the applicant has demonstrated compliance with the Waiver provisions in Art.3.E.8.A.4, Waivers by
41 the Zoning Director.

1. Thresholds

42
43 A LCC shall comply with Table 3.E.1.B - PDD Use Matrix, and the following:

a. Tier and FLU designation

44
45 U/S Tier with a CH FLU designation only.

b. Minimum Site Area

46
47 10 acres.

c. Minimum FAR

48
49 Refer to CH FLU designation.

d. Access and Frontage

- 50
51 1) Access with a minimum 200-foot frontage on an arterial street. (W)
52 2) Primary access shall be from a main street of the LCC. (W)

e. Intensity and Density

53
54 Refer to Art.3.E.1.B.5, Density, *ask Planning about Intensity, follow pages 141, 142 of TMD?*

2. Internal Street Layout

55
56 All internal streets and alleys shall be connected to form a continuous vehicular and pedestrian
57 network within the LCC. All streets and alleys in a LCC dedicated to the public or meeting the
58 definition of a private street shall conform to the standards of Art. 11, Subdivision, Platting and
59 Required Improvements.

a. Main Street

- 60
61 1) At least two two-way streets forming an intersection shall be designated as main streets. A
62 minimum of one main street shall cross through the entire length or width of a LCC. Main
63 streets shall be designed to be consistent with Figure 3.F.2.A-12, TDD Commercial Street.
64 (W)

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- 2) Main streets designed as an access way or non-residential parking lot may increase the overall width to provide for angled parking, not to exceed 70 degree angle, as indicated in Figure 3.F.4.D-29, Typical Example of TMD Commercial Street with Angled Parking.
- 3) The required width of travel lanes shall be as approved by the County Engineer based upon such factors as anticipated average daily traffic and overlap of back-out maneuvers. Parking stall dimensions shall be in accordance with Table 6.A.1.D-3, Minimum Parking Dimensions for Non-residential Uses and Residential Uses with Shared Parking Lots.
- 4) Angled parking spaces that are located on both sides of the main street and exceed the 70 degree angle may be requested through a waiver process subject to the approval of the Zoning Director and the County Engineer. The Waiver shall allow a maximum of 10 percent of the total parking located on the main street to exceed the 70 degree angle. * Waiver
- 5) A roundabout with a focal point shall be located at each intersection of two main streets.
- 6) An Option 2 LCC shall have a minimum of 65 percent of the total site area dedicated for TMD-style main street developments. The remainder of the site may be allowed for development of a large single tenant that does not have to follow all of the LCC regulations. A Waiver may be granted by the Zoning Director to reduce development dedicated for the main street to a minimum of 50 percent of the total site area if usable open spaces and shaded pedestrian pathways are provided adjacent to the freestanding large single tenant building with the main street portion of the LCC. * Waiver

b. Interconnectivity

- 1) Internal streets shall connect to streets in adjacent development or vacant parcels. The use of gates or other preventative barriers shall not be permitted throughout the LCC.
- 2) Potential connecting points between the site and adjacent properties shall be identified at the LCC PAC, and locations to be finalized prior to approval of the application.
- 3) All required connecting points shall be paved up to the property line of adjacent parcels and shall be subject to an access easement agreement pursuant to Art.11.E.2.A.19, Limited Access Easements.
- 4) All connecting access points shall be designed and constructed pursuant to the PBC Land Development standards.
- 5) Credit may be given to reducing internal connecting points between properties if the site abuts an existing front service road that is parallel to the arterial street.

c. Alley Access

Alley access is not allowed from a main street. Refer to Art.11.E.2.A.9 for dimensional requirements. Alleys shall be provided for horizontally integrated residential units where the main vehicular access is provided for the residents.

3. Building Frontage and Design

Buildings shall be designated on the site plan as either Primary or Secondary Frontage.

a. Primary Frontage Standards

- 1) A minimum of 60 percent of the length of a main street shall be designated as a Primary Frontage.
 - 2) Primary Frontage shall be continuous, except as follows:
 - a) A central plaza may be located at the end of a main street.
 - b) One separation between buildings is allowed for each 120 linear feet of frontage, provided it is located a minimum of 120 feet from the end of a main street.
 - c) The width of this separation shall not exceed:
 - (1) 20 feet for pedestrian access to internal parking areas, off-street loading, refuse collection or recessed building entrances.
 - (2) 30 feet for outdoor dining areas or pedestrian shade and rest areas.
 - (3) 60 feet for a mid-block plaza, other than the central plaza.
 - 3) Build to Lines
- All building and structures along a Primary Frontage shall abut the required sidewalk, except as follows:
- A maximum of ten percent of Primary Frontage structures may be set back a maximum of 25 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following:
- a) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and,
 - b) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above.
- 4) See Art.3.E.8.C.3.f, Pedestrian Area on Main Street, for Sidewalk requirements.

b. Secondary Frontage Standards

- 1) A maximum of 40 percent of the length of a main street may be designated as Secondary Frontage.
- 2) Secondary Frontage may include physical separations between buildings, as follows:
 - a) One separation between buildings for each 80 linear feet of frontage, provided it is located a minimum of 80 feet from the end of a block or from the edge of a plaza.

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b) The width of this physical separation shall not exceed:

- (1) 20 feet for pedestrian access to internal parking areas or recessed building entrances;
- (2) 30 feet for an alley or vehicular access to internal parking, outdoor dining areas, or pedestrian shade and rest areas; or
- (3) 60 feet for a mid block plaza.

3) All building structures along a Secondary Frontage shall be located within ten feet of the required sidewalk, except as follows:

a) A maximum of ten percent of Secondary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following:

- (1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and,
- (2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above.

c. Perimeter Frontages

- 1) Buildings located in an area between the arterial street and a main street shall be designed with a double frontage so that the front, side or rear facades of the building fronting the street shall have similar architectural features.
- 2) Buildings that have frontages on the perimeter of a LCC shall be designed to provide views of building entrances, display windows, plazas and squares from adjacent arterial and collector streets.
- 3) Where a non-residential use associated with outdoor business operations such as: gas sales and pumps, facilities with drive-thrus shall only be allowed if the associated outdoor facilities are not visible or screened from view from the arterial street or adjacent residential uses.(W) This provision may be waived if the development provides distinctive architectural composition and enhanced landscape above the requirements in Article 5.C. and Article 7 for the outdoor business operation area visible from the arterial street.

d. Building Height

- 1) Buildings that are located at an intersection, fronting open space, and at the terminus of the main street shall be the tallest of all buildings and have an architectural focal point with a minimum height of 45 feet. (W) A waiver may be approved to increase building height above 45 feet upon demonstration that the use associated with the building requires additional height due to its character or for structural reasons related to the building design and in such case the focal point shall be proportional to the additional height of the building.
- 2) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions.

e. Single Tenant Size and Large Single Tenant

- 1) No single tenant may occupy more than 200 feet of arterial or main street frontage provided that any increase incorporates the appearance of a separate storefront on the subject façade with architectural features. (W) Frontage may be waived by the Zoning Director to allow a maximum of 60 feet of additional frontage.
- 2) No single tenant may occupy more than 40 percent of the total ground floor area of a LCC.(W) unless waived by the Zoning Director, up to a maximum of 50 percent of the total ground floor area provided the exterior is designed as a multi-tenant storefront.
- 3) Large single tenants occupying more than 100,000 square feet are prohibited.
- 4) Large single tenant that exceeds 65,000 square feet shall be designed as a multi-tenant building and in compliance with requirements for roofline, façade, fenestration details and exterior treatments of Table 5.C.1.I-13, Large Scale Commercial Development. (W) The Zoning Director may waive this request for the sides of the building that face large parking lots previous demonstration that the building architecture maintains the scale at pedestrian level and façade exterior treatment is included.
- 5) Large single tenant that exceeds 65,000 square feet may be placed at the terminus of a main street with the front orientating to a central usable open space.
- 6) Large single tenant Front orientation to a parking area shall not be permitted for the standard LCC unless waived by the Zoning Director. If waiver is requested, at least one additional side of the building facing the street shall be designed as main frontage.

f. Pedestrian Area on Main Street

The area between the building façade and the edge of the curb is defined as pedestrian area, and shall contain: open or arcaded sidewalks, street trees, pedestrian amenities and furniture. The pedestrian area shall be connected to a pedestrian circulation system leading to buildings, parking areas and all other site elements within the LCC.

1) Sidewalks

- a) Sidewalks are required on both sides of all streets and shall be designed to be consistent with Figure 3.F.2.A-12, TDD Commercial Street, except for: alleys; drive isles between rows of parking or providing access to a surface parking lot; service streets; and, where

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one side of a street abuts a surface parking lot or open space. All sidewalks shall conform to the requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys.

b) All internal sidewalks shall provide a minimum clear width of 15 feet, and may be expanded to 25 feet to accommodate tree planting area, seating areas or other pedestrian amenities, see XXX Street Tree for requirements.

c) At least 50 percent of the Primary Frontage of the main street shall have arcaded sidewalks or any other architectural element that provides shade to pedestrians. Arcades shall be placed within the sidewalk, including any support column intrusions, and have a minimum height clearance of 12 feet from ground to ceiling. Building floor area is allowed above an arcade. The arcade shall include a pedestrian walkway, a minimum of 15 feet in width with no encumbrances such as support columns, but may be reduced to ten feet in width if adjacent to usable open space.(W)

4. Integrated Mixed Use

Residential uses shall be provided in compliance with Art.3.E.1.B.5.e, LCC Density and the following standards:

a. Horizontal Integration

1) Horizontal integrated residential units shall be located at the perimeter of the LCC where the adjacent properties have approved or existing residential uses.

2) Vehicular access to the horizontal integrated units shall be from an alley.

3) Pedestrian access to the horizontal integrated units shall be from sidewalk or pathways connected to the pedestrian circulation system.

4) Multi-family dwellings may be permitted to have frontage from a street built to alley standards, subject to the following:

a) Setbacks

Setbacks must be measured from the inside alley edge or sidewalk, if provided.

Table with 3 columns: Setbacks, Min., Max. Rows include Front (5 ft., 10 ft. (2)), Side (1) (5 ft., 10 ft. (2)), and Rear (5 ft., 10 ft. (2)).

Note: (1) An exception may be made for one side of a block which fronts on open space or a recreation use. (2) An additional 10 ft. if there is a garage.

b. Vertical Integration

Vertical integrated units shall be located at the 2nd and higher level of the non-residential buildings of the LCC, and shall be accessed from a common area, including but not limited to: an internal lobby, exterior stairwell from the side or rear of the building. Deviations on the required access shall be subject to the Zoning Director's approval only if front access is architecturally integrated to the building design or access is part of open space area provided to separate buildings. (W)

5. Usable Open Space

A minimum five percent of total GFA of the LCC shall be provided as usable open space that is commonly shared by tenants and customers of the LCC. These usable open spaces shall include, but not limited to: plazas, squares, roundabouts with focal points, architecturally shaded pathways connecting between buildings to parking areas, shaded eating areas, courtyards between buildings and any other types of pedestrian amenities.

a. Locations

1) One central plaza shall be located at the terminus a main street or intersections of two main streets.

2) Other plazas shall be bounded by a street on at least one side.

Plazas are required to provide a focal point for pedestrians, and must meet the minimum dimensions in the Table below and the following:

Table 3.E.8.X- Minimum Dimensions for Plazas or Usable Open Space

Table with 4 columns: Category, Minimum Size, Minimum Length, Minimum Width. Rows include Central Plaza (10,000 sf, 120 feet, 80 feet) and Other Usable Open Space (5,000 sf, 60 feet, 40 feet).

b. Required Landscaping and Pedestrian Amenities

1) A minimum of 15 percent of each plaza shall be shaded by landscaping or shade structures, at time of installation. Landscaping shall provide a minimum of 50 percent of required shade.

Notes:

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- 2) A minimum of 40 percent of the overall plaza areas shall be pervious.
- 3) Each plaza must provide a minimum of one linear foot of seating for each 200 square feet of overall area.

d. Corner and Mid-Block Usable Open Space Abutting Buildings

Wherever an usable open space is bounded by buildings, the building frontages must conform to the standards for a Primary Frontage, including requirements for arcaded walkways and building see Art. 3.F.4.D4, Frontages and Residential PDRs.

6. Parking

Parking and loading shall be in compliance with Art.6, Parking. The total required parking spaces may be based on the range of parking pursuant to Art.3.E.1.C.h, Parking for PDDs. Parking for a LCC shall be layout in common parking courts serving a building or a group of buildings.

a. Parking Location

- 1) Parking in the front may only be allowed if it is located on the main streets; and spaces designated for a LCC with a freestanding large single tenant.
- 2) Parking shall be located at the rear or side of the buildings. A waiver may be granted by the Zoning Director up to a maximum of 10 percent of the total site parking required to be located by the front of the building if shaded pedestrian interconnectivity is clearly provided and parking is fragmented into small courts enclosed by landscape that will help minimize the scale of the parking area.

* Waiver

b. Pedestrian Connection

- 1) Where two parking lots are separated by an internal street, a shaded, well defined pedestrian pathway and crossing shall be provided. The pedestrian pathway shall be paved with decorative pavers or a material different from the paving of the parking area. A minimum of 50% of the pathway shall be shaded by canopy trees, groups of palms or structures or a combination to satisfy the requirements of providing shade in the parking areas. Reduction of 40% of the shaded area along pathways may be waived by the Zoning Director if the pathways provide additional pedestrian features such as seating areas, water features, tower clocks, etc.

7. Landscaping

Landscaping and Buffering shall be in compliance with Art. 7, Landscaping. (W) Deviations may be allowed subject to an ALP and a waiver approval by the Zoning Director.

a. Foundation Planting

- 1) Foundation plantings shall not be required for buildings with frontages on the main streets, buildings along an alley or internal street to an area where the alley or internal street is located in-between non-residential buildings, or where buildings front on a plaza or square.
- 2). Where required, foundation planting shall be provided in compliance with Art.7.D.11. (W) Foundation planting may be waived up to 50 percent if the required building provides appropriate management of stormwater that optimize water use.

b. Tree Planting in grates

Refer to Art.7.G.2.D, Landscape Diamonds.

c. Interior Planting

Interior planting shall be in compliance with Art.7.G.2.

8. Architecture

All buildings within the LCC shall comply with Article 5.C.- Design Guidelines.

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Waiver Table

Requirements	Maximum Waiver	Justification
Internal Street Layout		
Art.3.E.8.C.2.a.1) Main street shall cross through the entire length or width of a LCC.		
Art.3.E.8.C.2.a.4) Angled parking spaces that are located on both sides of the main street and exceed the 70 degree angle.	Allow 10 percent of the total parking located on the main street to exceed the 70 degree angle.	
Art.3.E.8.C.2.a.6) Option 2 LCC – a minimum of 65 percent of the total site area dedicated for TMD-style main street developments.	Allow a reduction to a minimum of 50 percent of the total site area dedicated for TMD-style main street developments.	Usable open spaces and shaded pedestrian pathways are provided adjacent to the freestanding large single tenant building with the main street portion of the LCC.
Building Frontage and Design		
Art.3.E.8.C.3.a.1) AND Art.3.E.8.C.3.b.1) Percent of the length of a main street shall be designated Primary AND Secondary Frontages	May deviate a maximum of 5% of each of the required dimensions.	
Art.3.E.8.C.3.a.2).b) One separation between buildings is allowed for each 120 linear feet of frontage, provided it is located a minimum of 120 feet from the end of a main street.		
Art.3.E.8.C.3. a.2).c) AND Art.3.E.8.C.3.b.2).b) Width of separation between buildings	May deviate a maximum of 5% of each of the required dimensions.	Based on the overall design of the main street layouts. No other dimensional deviations on other main streets.
Perimeter Frontages		
Art.3.E.8.C.3.c.3) Screening for outdoor business operations		If the development provides distinctive architectural composition and enhanced landscape above the requirements in Article 5.C. and Article 7 for the outdoor business operation area visible from the arterial street.
Building Height		
Art.3.E.8.C.3.d.1) Building height - 45 feet.	Up to 75 feet if located at the intersection of two main streets.	Demonstrate that the use associated with the building requires additional height due to its character or for structural reasons related to the building design and in such case the focal point shall be proportional to the additional height of the building.
Tenant Size and Large Single Tenant		
Art.3.E.8.C.3.e.1) No single tenant may occupy more than 200 feet of arterial or main street frontage	Allow a maximum of 60 feet of additional frontage	Architectural treatments
Art.3.E.8.C.3.e.4) Large single tenant that exceeds 65,000 square feet shall be designed as a multi-tenant	For the sides of the building that face large parking lots previous demonstration that the building architecture maintains	

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building and in compliance with Table 5.C.1.I-13, Large Scale Commercial Development.	the scale at pedestrian level and façade exterior treatment is included	
Vertical Integration		
Art.3.E.8.C.4.b		
Parking – Parking Location		
Art.3.E.8.C.6.a		
Parking - Pedestrian Connection		
Art.3.E.8.C.6.b)		
Landscaping		
Art.3.E.8.C.7.a.2)		

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