

Fort Lauderdale CRA Central City Rezoning

April 16, 2021
Central City CRA Board

0 250 500 1,000 Feet

	Community Commercial Corridor (CCC)		Neighborhood Mixed Use (N-MXD)		Commercial Facilities (CF)		Utilities (U)
	Residential RD-15		Commercial Facilities High (CF-H)		Park (P)		
	Commercial Business (C-B)						



0 250 500 1,000 Feet


Purpose of this Meeting:

1. **status of the work**

2. **provide the timeline to completion**

 review prior work

 explain the gap

 review where we are now

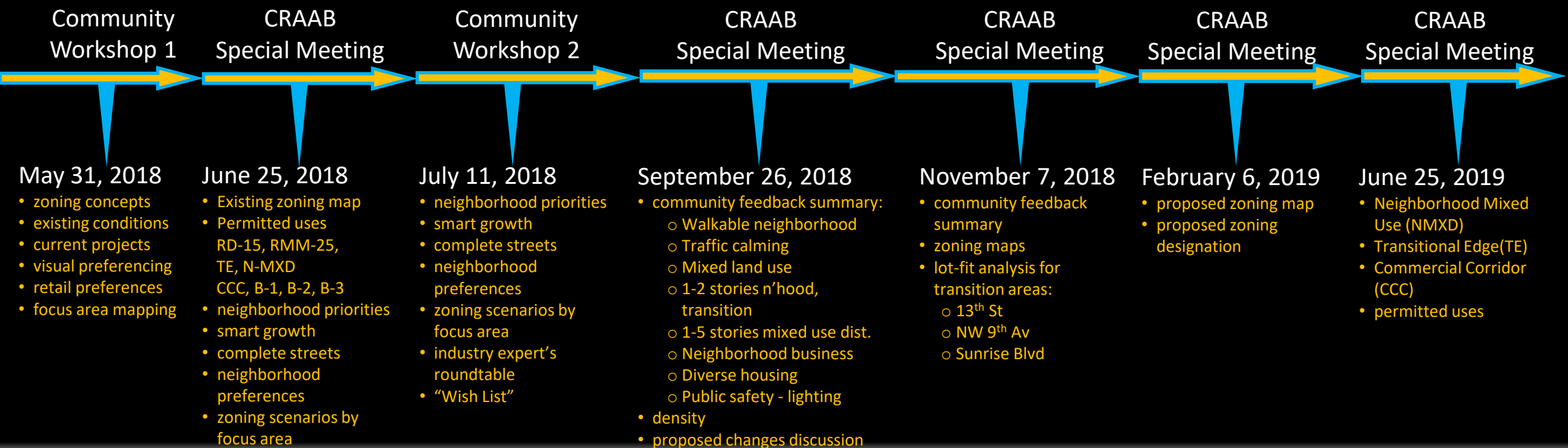
3. **establish the path forward**

 tasks

 approach

2018 through 2019: Prior Work

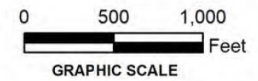
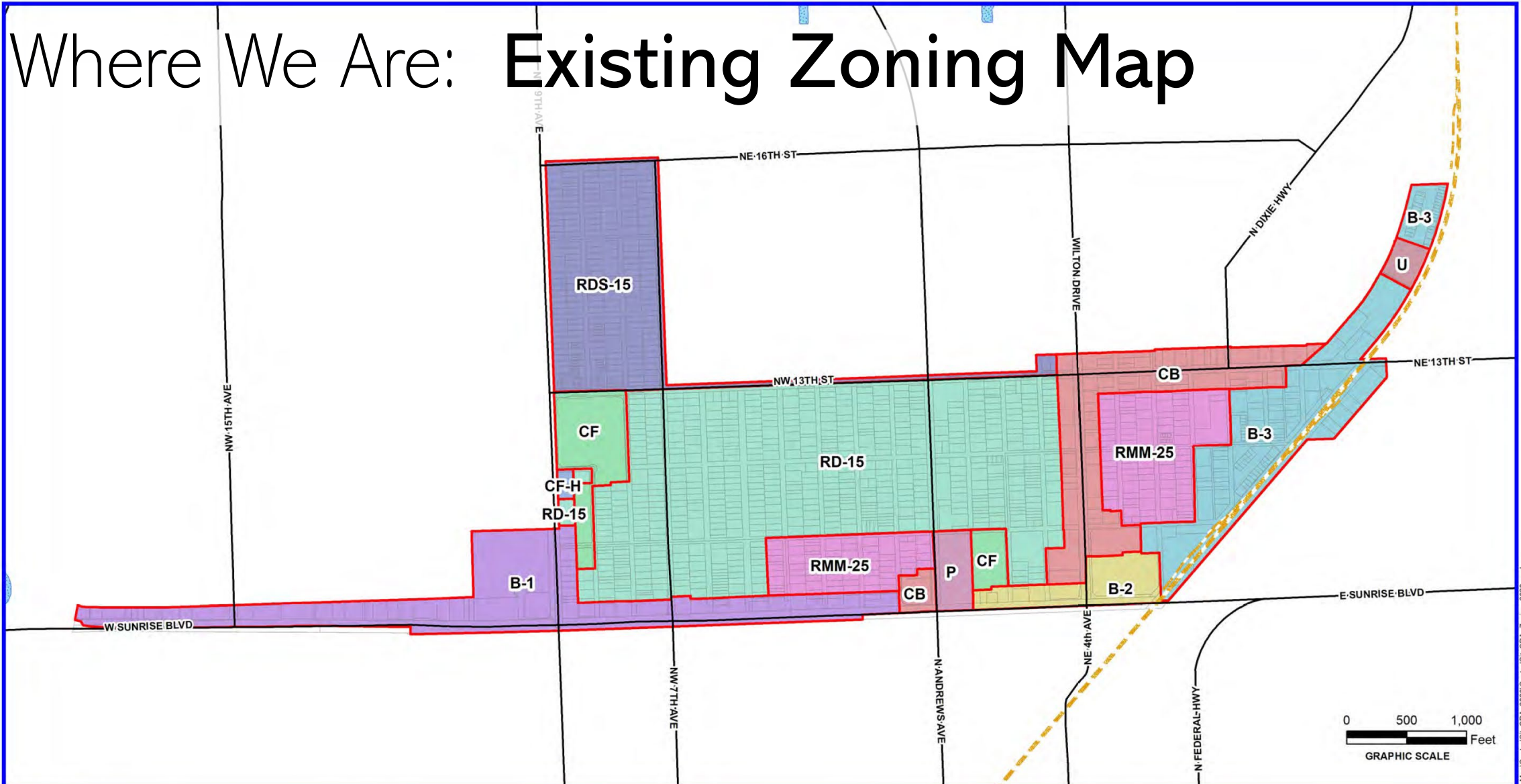
- Extensive stakeholder and community engagement
- Record of consensus zoning map
- Record of further next steps for permitted uses
- Draft text with uses, intensities, forms and public realm rules



Community Engagement: **Prior Work – Workshops**



Where We Are: Existing Zoning Map



Legend

- | | | | | |
|---------------------------------|--------------------------------------------------|--------------------------------------------|----------------------------------------------------------------|-------------|
| Central City CRA Current Zoning | B-2 - General Business | CF - Community Facility | RD-15 - Residential Single Family and Duplex/Medium Density | U - Utility |
| Zone Class | B-3 - Heavy Commercial/Light Industrial Business | CF-H - Community Facility/House of Worship | RDS-15 - Residential Single Family/Medium Density District | |
| B-1 - Boulevard Business | CB - Community Business | P - Parks - Recreation and Open Space | RMM-25 - Residential Multifamily Mid Rise/ Medium High Density | |



CITY OF FORT LAUDERDALE
ZONING DISTRICT MAP








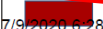

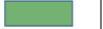


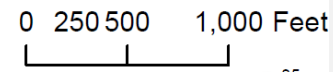
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Where We Are: Last Proposed Zoning Map

- Proposed Zoning Text Modifications
- 3 Proposed new Zoning Districts
- Central City Zoning Map

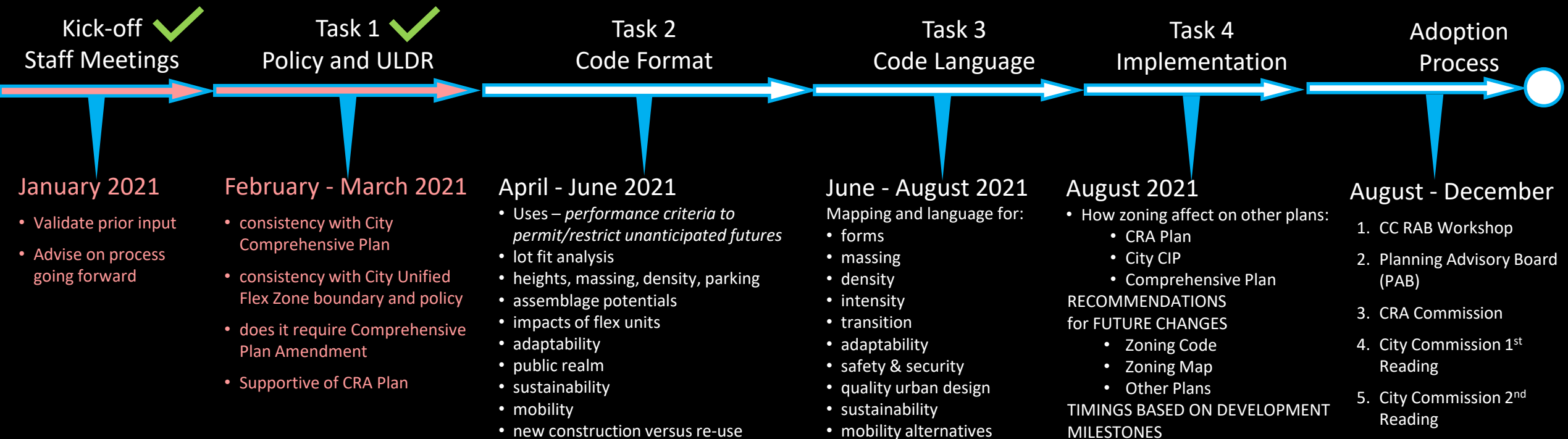


 Community Commercial Corridor (CCC)	 Neighborhood Mixed Use (N-MXD)	 Commercial Facilities (CF)	 Utilities (U)
 Transition Edge (TE)	 Residential RD-15	 Commercial Facilities High (CF-H)	
 Business (B-1)	 Commercial Business (C-B)	 Park (P)	



Going Forward: Making it Work

- Re-engage stakeholders and community
- Confirm consensus of where we are
- Discuss the issues and how we move forward



Working Together: Outreach

5 public meetings:

CC RAB Workshops:

#1, February 2021

#2, April 2021

#3, August 2021

September 2021

October 2021

November 2021

December 2021

Planning Advisory Board (PAB)

CRA Commission

City Commission 1st Reading

City Commission 2nd Reading

4 City and CRA staff workshops:

Kickoff meeting

Review of existing policy and regulations

Code and development analysis Workshop 1


Draft code Workshop 2

December 2020

February 2021

June 2021

July 2021

The background image is a faded photograph of a modern building with a prominent sign. The sign is tall and rectangular, with some text on it that is difficult to read. In the foreground, there is a white SUV parked on a street. To the left, there is a street lamp and some trees. The overall scene is a typical urban or suburban setting.

Scope and our Approach

Goals: Adding Value



economic **growth**

- jobs
- ownership
- real estate value

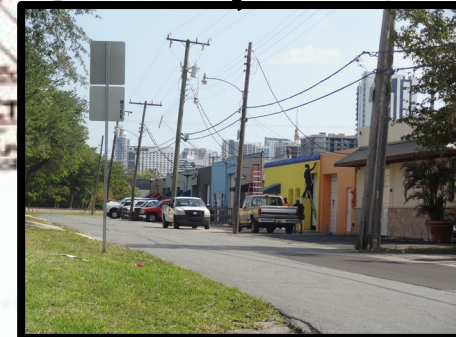
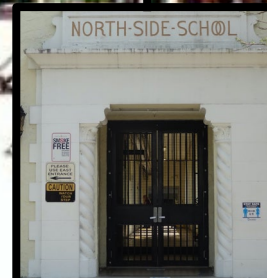
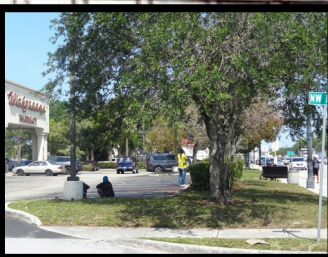
quality-of-life improvement

multi-modal **mobility**

sustainable development



Goals: Adding Value – What's There Now



Objectives: Achieve, Adapt, Fair & Legal

1. Does it **stimulate the desired goals** of economic growth, quality-of-life improvement, multi-modalism, and sustainable mixed-use development;
2. Is it **flexible to allow for change** in circumstances and economic cycles, and provide for **adaptable** spaces;
3. As a hybrid code, allocating uses (singular or mixed) to specific areas (Euclidian components) with form components that regulate the built structures and public realm without respect to uses and occupations, the **forms must physically be able to fit the uses, densities and intensities**;
4. Have the goals been developed from an **open and fair process**;
5. Does it protect the interests of current property owners with **equity** and similarly regulate similarly situated properties;
6. Does it foster **certainty for property owners** to develop sound, reliable pro-formas for redevelopment;
7. Does it assure **certainty for neighbors and residents** to have reliable expectations for what can be “across the street”, minimizing future conflicts for approvals and improving the quality-of-life for today’s residents;
8. Does it provide for **streamlined approval processes** as much as reasonable, further reinforcing concepts of certainty;
9. Is it **simple to understand** by common persons.

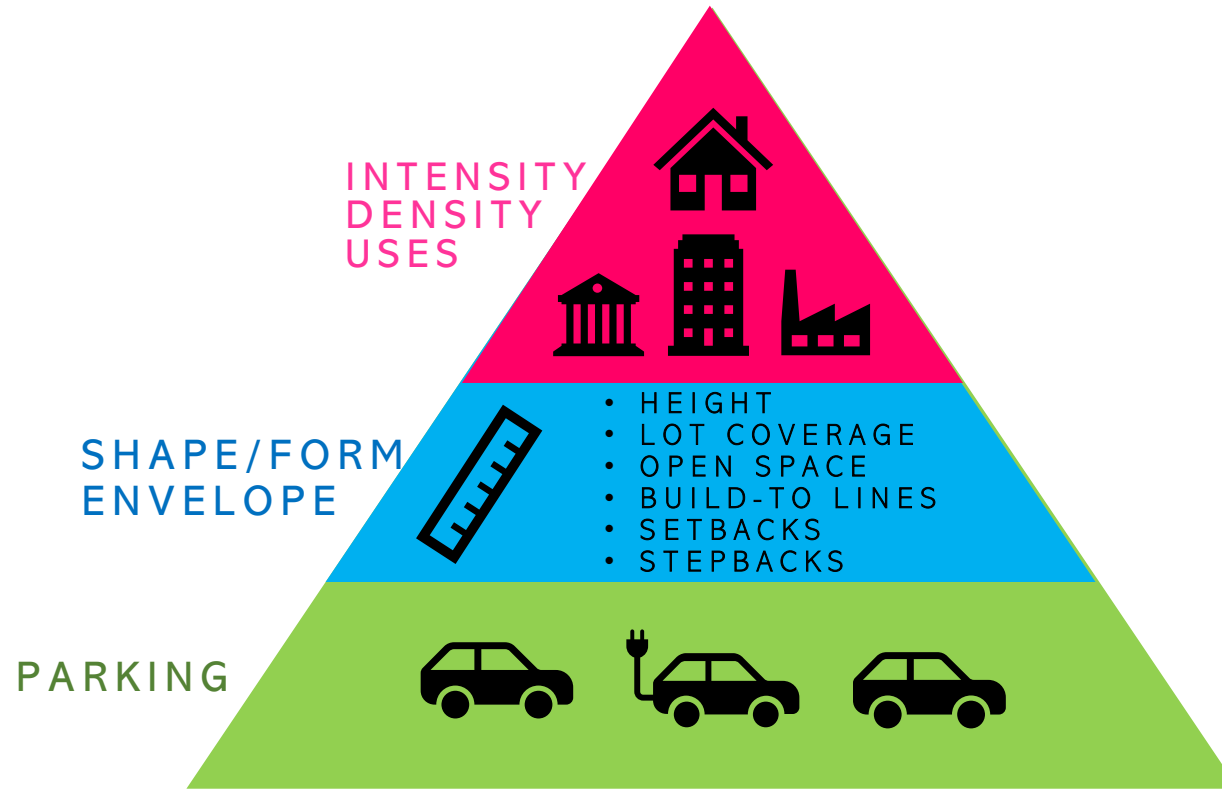
Task 1: Review Existing Policy and LDR

REVIEW TO MEETING THE APPROACH CRITERIA:

1. stimulate the desired goals
2. flexible and adaptable
3. do forms fit the uses, densities and intensities
4. open and fair process
5. equity
6. certainty for property owners
7. certainty for neighbors and residents
8. approval processes streamlined and certain
9. simple to understand

WHERE CRITERIA ARE NOT MET, CHANGE TO BE MADE IN TASK 2 & 3

Task 2: Review Existing Policy and LDR



CODE DEFINES DEVELOPMENT

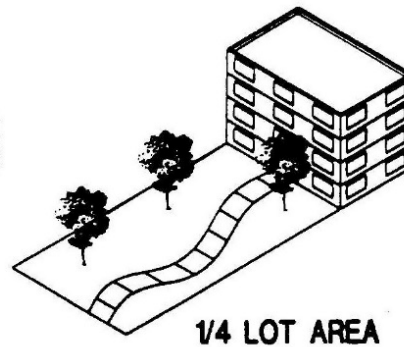
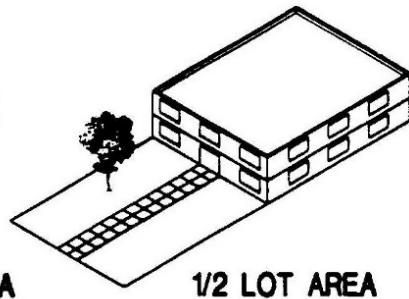
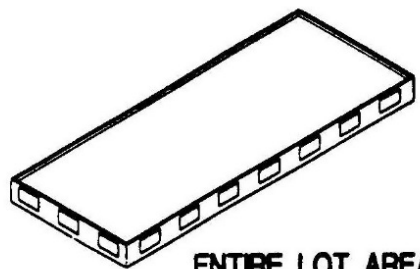
Task 2: Review Existing Policy and LDR



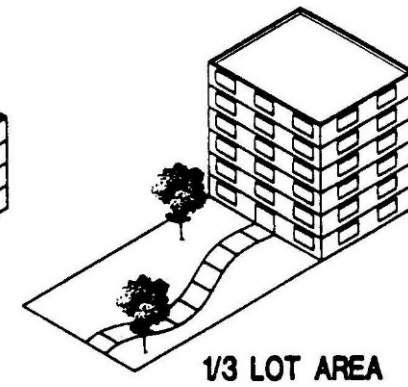
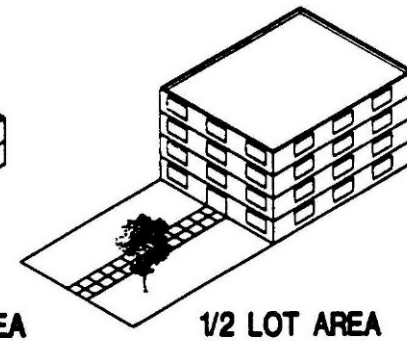
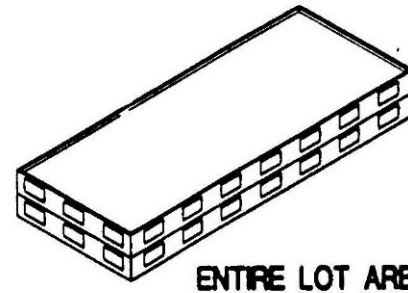
INTENSITY

- Defined by zoning code
- Must be consistent (at or lower) than Comprehensive Plan
- Measured as Floor Area Ratio (FAR)
- FAR maximum is 3.0

F.A.R. 10



F.A.R. 20

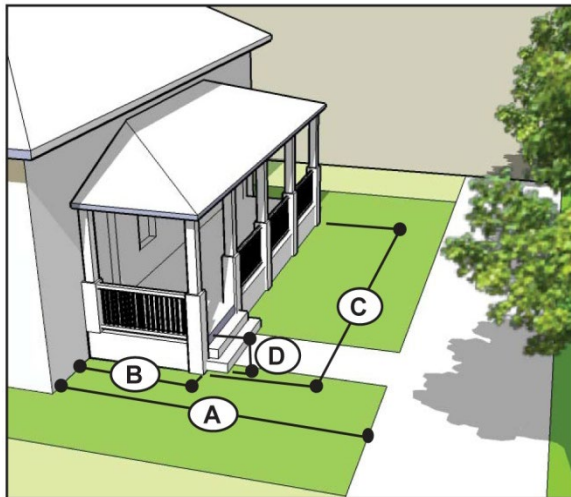


Task 2: Review Existing Policy and LDR

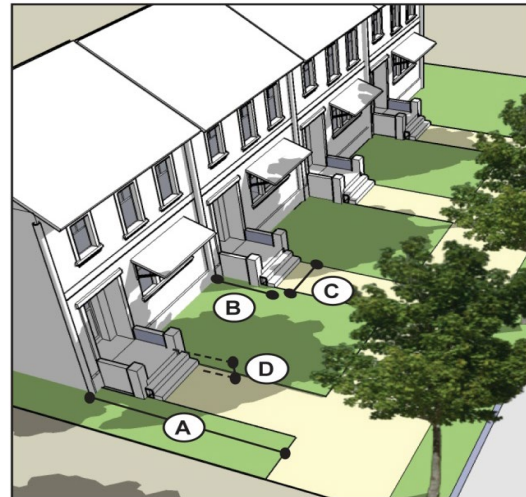


DENSITY

- An intensity control for residential development
- Defined by zoning code
- Must be consistent (at or lower) than City's Comprehensive Plan
- Must be consistent (at or lower) than County's Comprehensive Plan
- Density is 15 dwelling units / acre and 25 DU/acre



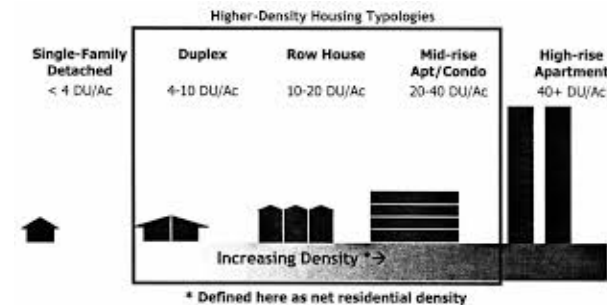
> 9 DU/acre



10 to 20 DU/acre

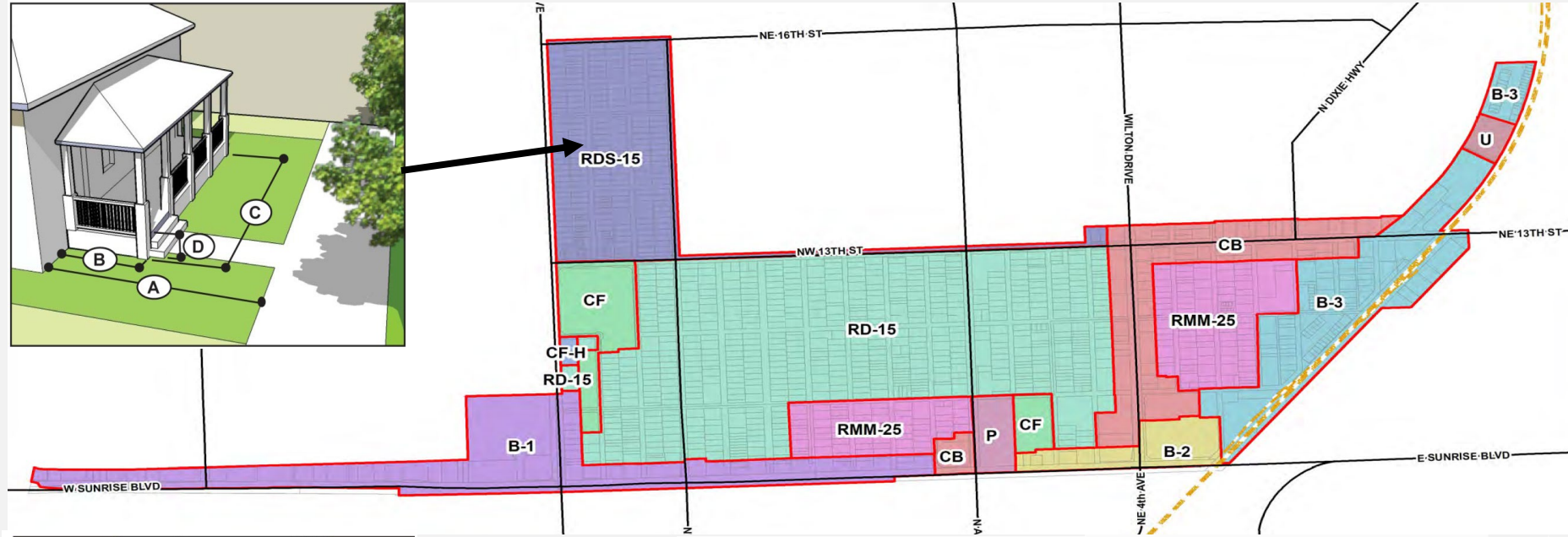


=> 20 DU/acre

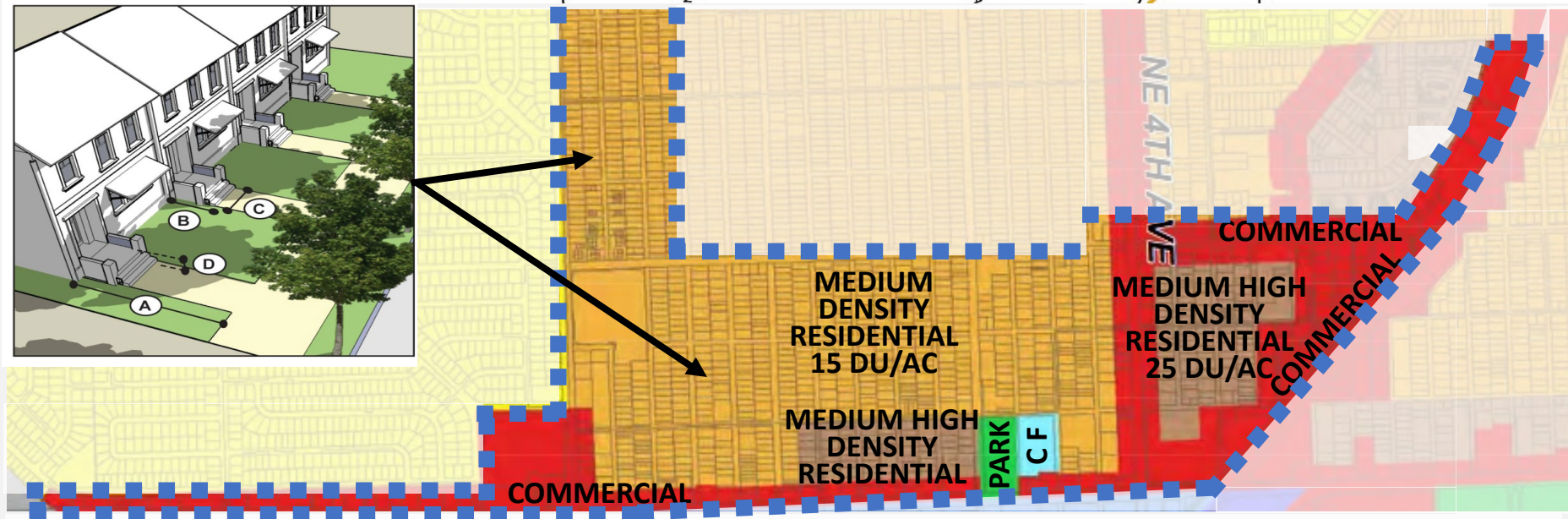


Task 2: Review Existing Policy and LDR

Existing Zoning Map



Comprehensive Plan Future Land Use Map



Task 2: Review Existing Policy and LDR

INTENSITY
DENSITY
USES



USES

- Defined by zoning code
- Also defined by City Comprehensive Plan more generally (*must be consistent*)
- Residential uses listed as typologies in general
- Non-residential listed as permitted occupancies
- Traditionally residential and commercial separated
- Mixed-use puts destinations and residences together:
 - vertically in one building, or
 - horizontally (in the same area in walking distance)

Table 47-6.14 (a)
List of Permitted Uses and Conditional Uses
Community Commercial Corridor and Neighborhood Mixed Use Districts (N-MXD)

Key: P = Permitted Use; C = Conditional Use; A = Accessory Use

USE TYPE	DISTRICT	
	CCC	N-MXD
Commercial Recreation		
Amphitheater	P	
Billiard Parlor	P	P
Bingo Hall	P	
Bowling Alley	P	
Golf Course, Golf Range	C	
Indoor Firearms Range, see Section 47-18.18	C	
Indoor Motion Picture Theater (fewer than 5 screens)	P	P
Indoor Motion Picture Theater	P	P
Mini-Golf	C	
Performing Arts Theater, less than 300 seats	P	P
Performing Arts Theater, unlimited seating	P	
Food and Beverage Sales and Service		
Bakery Store	P	P
Bar, Cocktail Lounge, Nightclub	P	P
Cafeteria	P	P
Candy, Nuts Store	P	P
Catering Operation	P	P
Convenience Store. See Sec. 47-18.43	P	P
Convenience Store, Multi-Purpose. See Sec. 47-18.43	P	P
Delicatessen	P	P
Food and Beverage, Carryout	P	P
Fruit and Produce Store	P	P
Grocery/Food Store	P	P
Ice Cream/Yogurt Store	P	P
Liquor Store	P	P
Meat and Poultry Store	P	P
Package Liquor Store, see Sec. 47-18.43	P	P
Restaurant	P	P
Seafood Store	P	P
Supermarket	P	P
Wine Specialty Store	P	P
Light Manufacturing		
	CCC	N-MXD

	CCC	N-MXD
Lodging		
Bed and Breakfast Dwelling, see Sec. 47-18.6	A	A
Hotel, see Sec. 47-18.16	P	P
Mixed Use Developments	CCC	N-MXD
Mixed Use Development, see Sec. 47-18.21	P	P
Public Purpose Facilities	CCC	N-MXD
Active and Passive Park, see Sec. 47-18.44	P	P
Addition Treatment Center, see Sec. 47-18.31	C	P
Am Terminal, Railroad Station	P	P
Family Child Day Care	P	P
Child Day Care Facilities, Intermediate, see Sec. 47-18.8	P	P
Child Day Care Facilities, Large, see Sec. 47-18.8	P	P
City and Private Club Facility	P	P
College University	P	P
Communication Towers, Structures, and Stations, see Sec. 47-18.11	C	
Community Residences (3 or more units), see Sec. 47-18.47	C	
Community Residences, 4-12 units, with 1,000 sq. ft. or more separation, see Sec. 47-18.47	C	
Conservation Area	P	P
Cultural, Educational, and Civic Facility	P	P
Food Distribution Center, see Sec. 47-18.31	C	P
Government Facility	P	P
Healthcare	P	P
Heliport, see Sec. 47-18.14	P	C
Hospital, Medical and Public Health Clinic	P	C
House of Worship	-	-
Indoor Fitness Facility, see Sec. 47-18.18	-	-
Library	P	P
Museum and Art Gallery	P	P
Police and Fire Station	P	P
Rail Office Branch/Station	P	P
Public/Private Recreation	P	P
Railroad Freight & Passenger Depot	P	P
School, including trade/business school	P	P
Social Service Facility - General, see Sec. 47-18.31	C	P
Social Service Residential Facility, Level I, see Sec. 47-18.32	C	C
Social Service Residential Facility, Level II, see Sec. 47-18.32	C	C
Residential Uses	CCC	N-MXD
Single Family Dwelling, Standard		
Bed and Breakfast Dwelling	(See Lodging Category, Above)	
Cluster Dwelling, (SFR Attached), see Sec. 47-18.9	P	P
Duplex (Two-Family Dwelling) (SFR Attached)	P	P
Use/Work Unit, see Sec. 47-18.48	P	C
Multi-Family Dwelling, Co-op Home, see Sec. 47-18.10	P	C
Shoe Store		

	CCC	N-MXD
Multi-Family Use	P	P
Townhouse Group, (SFR Attached), see Sec. 47-18.33	P	P
Zero Lot Line Dwelling, see Sec. 47-18.38	P	P
Retail Sales, and Services (* Including Wholesale Sales)	CCC	N-MXD
Antiques Store	P	P
Apparel Outlets, Accessories Store	P	P
Art Galleries, Art Studio, Dealer	P	P
Auto & Crafts Supplies Store	P	P
Bot and Tackle Store	P	P
Books Store	P	P
Book Store	P	P
Camera, Photographic Supplies Store	P	P
Candy Shop	P	P
Cash & Grocery Store	P	P
Child Day Care - Home Day Care	P	P
Child Day Care Facilities, Intermediate, see Sec. 47-18.8	P	P
Child Day Care Facilities, Large, see Sec. 47-18.8	P	P
City and Private Club Facility	P	P
City, University	P	P
Communication Towers, Structures, and Stations, see Sec. 47-18.11	C	
Community Residences (3 or more units), see Sec. 47-18.47	C	
Community Residences, 4-12 units, with 1,000 sq. ft. or more separation, see Sec. 47-18.47	C	
Fabric, Needlework, Yarn Store	P	P
Fine Arts (Adult) Retail	P	P
Florist Store	P	P
Furniture Store	P	P
Gifts, Novelties, Souvenirs Store	P	P
Glassware, China, Pottery Store	P	P
Hardware Store	P	P
Hobby Items, Toys, Games Store	P	P
Holiday Merchandise, Outdoor Sales, see Sec. 47-18.15	P	P
Home Improvement Center	P	P
Household Appliances Store	P	P
Jewelry Store	P	P
Lawn and Garden Center, Outdoor Displays, Furniture	P	P
Linens, Bed, Bedding Store	P	P
Luggage, Handbags, Leather Goods Store	P	P
Medical Supplies Store	P	P
Music, Musical Instruments Store	P	P
Newsstand, Magazine Store	P	P
Office Supplies, Equipment Store	P	P
Outdoor Store	P	P
Print Management Clinic	C	C
Paint, Wallpaper Store	P	P
Party Supply Store	P	P
Pet Store	P	P
Pharmacy	P	P
Photo Services	P	P
Shoe Store	P	P

	CCC	N-MXD
Shopping Center	P	P
Sporting Goods Store	L	L
Swimming Facility, Hot Tubs & Spas, saunas and service	P	P
Taxis, Vans, Motor Cycles Store	P	P
Services / Office Facilities	CCC	N-MXD
Adult Learning Center, see Section 47-18.52	C	
Check Cashing Store	P	P
Copy Center	P	P
Dry Cleaner, see Sec. 47-18.12	P	P
File Processing Store	P	P
Film Processing Plant, including wholesale sales	C	
Financial Institution, without drive-through	P	P
Furniture, Retail	P	P
Furniture and Office Retailers	P	P
Funeral Home	P	P
Health and Fitness Center	P	P
Hotel, see Sec. 47-18.14	C	
Instruction Fine Arts, Speech and Reception, Dance, Music, Theater	P	P
Interior Decorator	P	P
Landscaping, see Sec. 47-18.12	P	P
Mail, Postage, Fax Service	P	P
Massage Therapist	P	P
Medical/Dental Office/Clinic	C	
Medical Cannabis Dispensing Facilities, see Sec. 47-18.44	C	
Mover, Moving Van Service	C	
Nail Salon	P	P
Nursing Home, see Sec. 47-18.23	P	P
Painting/Signage, see Sec. 47-30	P	P
Personal Services, including Laundromat	P	P
Pet Boarding Facility, Daycare, Animal Care	P	C
Photographic Studio	P	P
Professional Office	P	P
Printing Plant	P	P
Security Systems	P	P
Senior Citizen Center, see Sec. 47-18.30	P	P
Shoe Repair, Shoe Store	P	P
Sign	P	P
Swimming Pool Supplies and Service	P	P
Tailor, Dressmaking Store, Direct to the Customer	P	P
Tanning Salon	P	P
Tattoo Artist	P	P
Trade/Business School	P	P
Trailer	P	P
Travel Agency	P	P
Veterinary Clinic, see Sec. 47-18.35	P	P
Watch and Jewelry Repair	P	P

	CCC	N-MXD
Storage Facilities		
Self-Storage Facility, see Sec. 47-18.29	C	
Warehouse Facility	P	P
Urban Agriculture	CCC	N-MXD
Urban Agriculture, see Sec. 47-18.41	P	P
Accessory Uses, Buildings, and Structures (See Section 47-19 for requirements.)	CCC	N-MXD
Accessory uses to hotels, see Sec. 47-19.8		
Accessory Home	P	P
Catering Services		
Child Day Care - Corporate/Employee Services when necessary to professional offices, see Sec. 47-18.8		
Drive-thru Business		
Electronic Installation, accessory to electronic sales, only in wholly enclosed building		
File Processing, when accessory to a permitted use		
Garden Center		
Gratory (See Accessory Dwellings Units), Subject to Sec. 47-19.2 (when accessory to a residential use)		
Home Occupation		
Home Accessory Use		
Outdoor Dining and Sidewalk Cafes, see Sec. 47-19.9		
Outdoor Storage, see Sec. 47-19.9		
Travel Shelter, see Sec. 47-19.12		
Videos Games Arcade, when accessory to a shopping center		
Warehouse Facility		

Task 2: Review Existing Policy and LDR

INTENSITY
DENSITY
USES

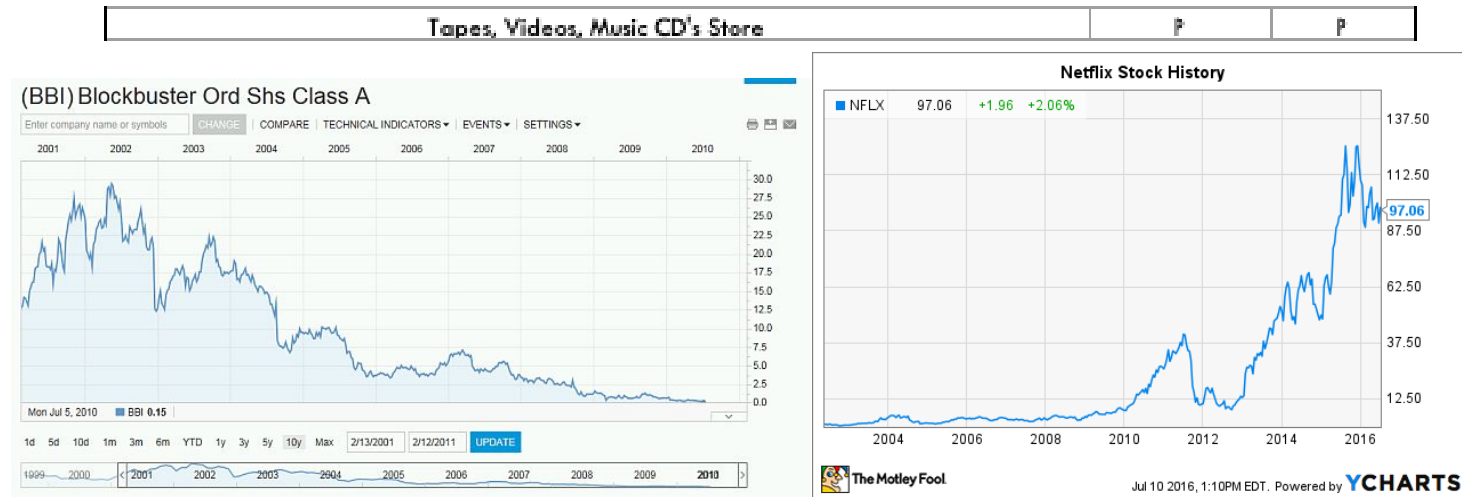


PERMITTED COMMERCIAL USES

- Like predicting stock and asset markets
- Business and real estate market is always inventing new uses as others wane



is it a package store, retail, bar?



Task 2: Review Existing Policy and LDR

COMMERCIAL USES

- Better to be more general

INTENSITY
DENSITY
USES



Table 5
Permitted and Conditional Non-Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Civic Uses:				
Religious Facility	Permitted	permitted	permitted	conditional
Schools (K-12)	Permitted	permitted	permitted	conditional
Day Care	Permitted	permitted	permitted	conditional
College and University	Permitted	permitted	permitted	not permitted
Museum and Cultural Center	Permitted	permitted	permitted	not permitted
Municipal Recreation Facility	Permitted	permitted	permitted	not permitted
Parking Structure <i>(municipal, commercial)</i>	Permitted	permitted	permitted	not permitted
Office Uses:				
Professional Office	Permitted	permitted	permitted	live-work only
Medical Office	Permitted	permitted	permitted	live-work only
Retail Office <i>(storefront offices)</i>	Permitted	permitted	permitted	live-work only
Commercial and Retail Uses:				
Big Box Retail <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
Supermarket <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
General Retail <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	Franjo Rd. only
Personal Service <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	live-work only
Bank with Drive Through	Permitted	permitted	permitted	not permitted
Neighborhood Proprietor	Permitted	permitted	permitted	Franjo Rd. only
Eating and Drinking Establishments:				
Full-Service Restaurant	Conditional	permitted	conditional	Franjo Rd. only
Café, Counter & Take-Out Food	Conditional	permitted	conditional	Franjo Rd. only
Food Service with Drive Through	Conditional	permitted	conditional	not permitted
Recreation:				
Theater	Conditional	permitted	conditional	not permitted
Clubs	Conditional	permitted	conditional	not permitted
Athletic Center (commercial)	Permitted	permitted	permitted	not permitted
Other Uses:				
Hotel	Permitted	permitted	permitted	not permitted
Motel	not permitted	not permitted	not permitted	not permitted
Enclosed Self Storage	not permitted	conditional	conditional	not permitted
Automotive Use	Conditional	conditional	conditional	not permitted
Gas / Service Station	not permitted	not permitted	not permitted	not permitted

Task 2: Review Existing Policy and LDR



USES: LIVE/WORK for ECONOMIC RESILIENCY

live-work units may be implementable without mixed-use designation



Adapt to changing economies



Changing housing needs



Empowering local communities



Work / Live Regulations

Task 2: Review Existing Policy and LDR

CODE DEFINES
DEVELOPMENT

INTENSITY
DENSITY
USES

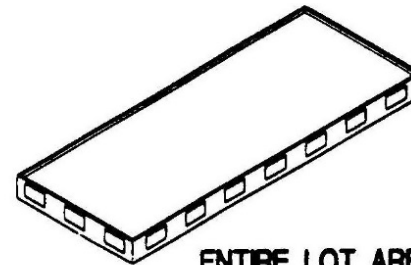


SHAPE/FORM
ENVELOPE

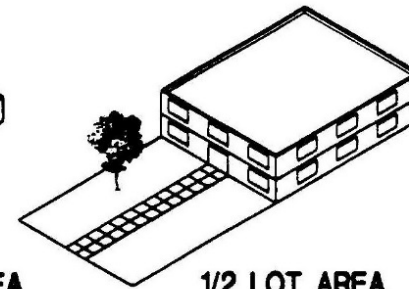


- HEIGHT
- LOT COVERAGE
- OPEN SPACE
- BUILD-TO LINES
- SETBACKS
- STEPBACKS

MAKING SURE IT'S COMPATIBLE
MAKING SURE IT FITS



ENTIRE LOT AREA



1/2 LOT AREA



1/4 LOT AREA

Task 2: Review Existing Policy and LDR

CODE DEFINES
DEVELOPMENT

INTENSITY
DENSITY
USES



SHAPE/FORM
ENVELOPE



- HEIGHT
- LOT COVERAGE
- OPEN SPACE
- BUILD-TO LINES
- SETBACKS
- STEPBACKS

Dimension		Minimum	Maximum
A	Building Setback	varies by district	
B	Depth	10 feet	20 feet
C	Width	20 feet	50% of facade
D	Floor Elevation	0	3 feet
Allowable Encroachment		N/A	N/A

MAKING SURE IT'S COMPATIBLE
MAKING SURE IT FITS

Forecourt Frontage Type



Forecourt Character Example

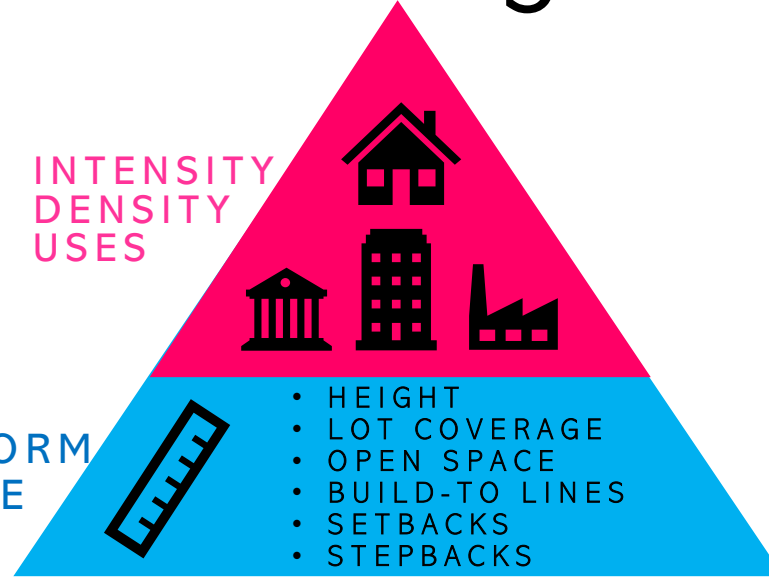


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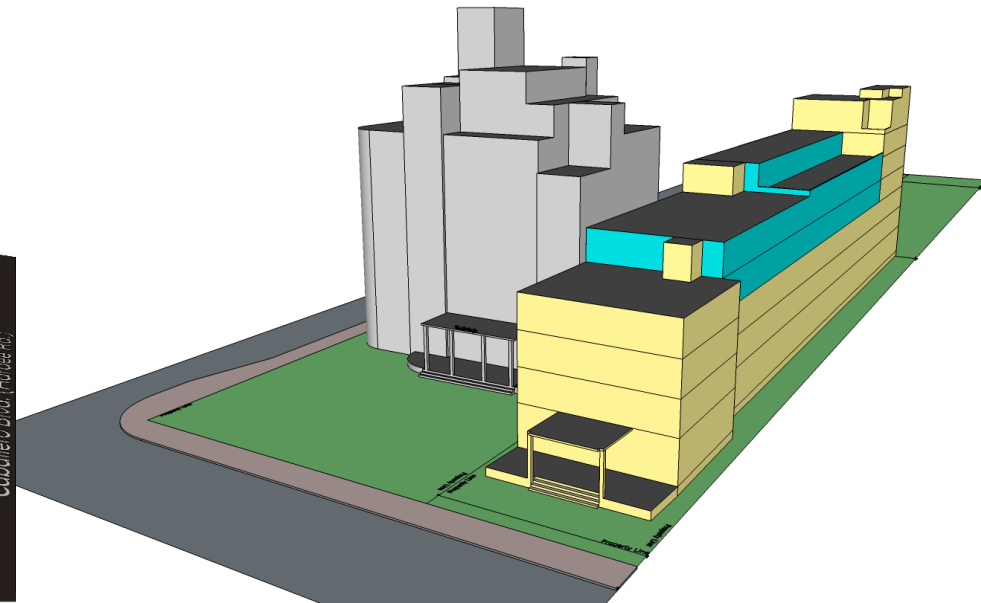
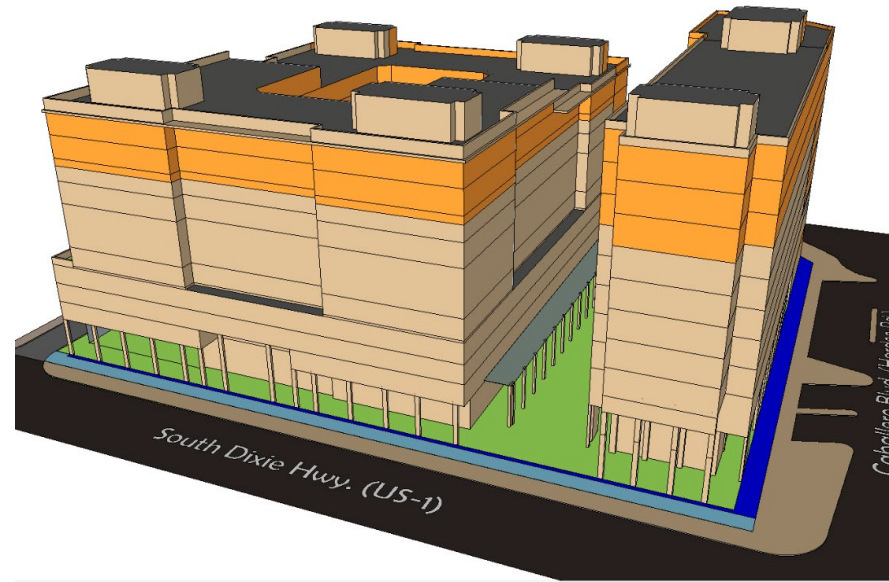
CODE DEFINES
DEVELOPMENT

SHAPE/FORM
ENVELOPE

INTENSITY
DENSITY
USES

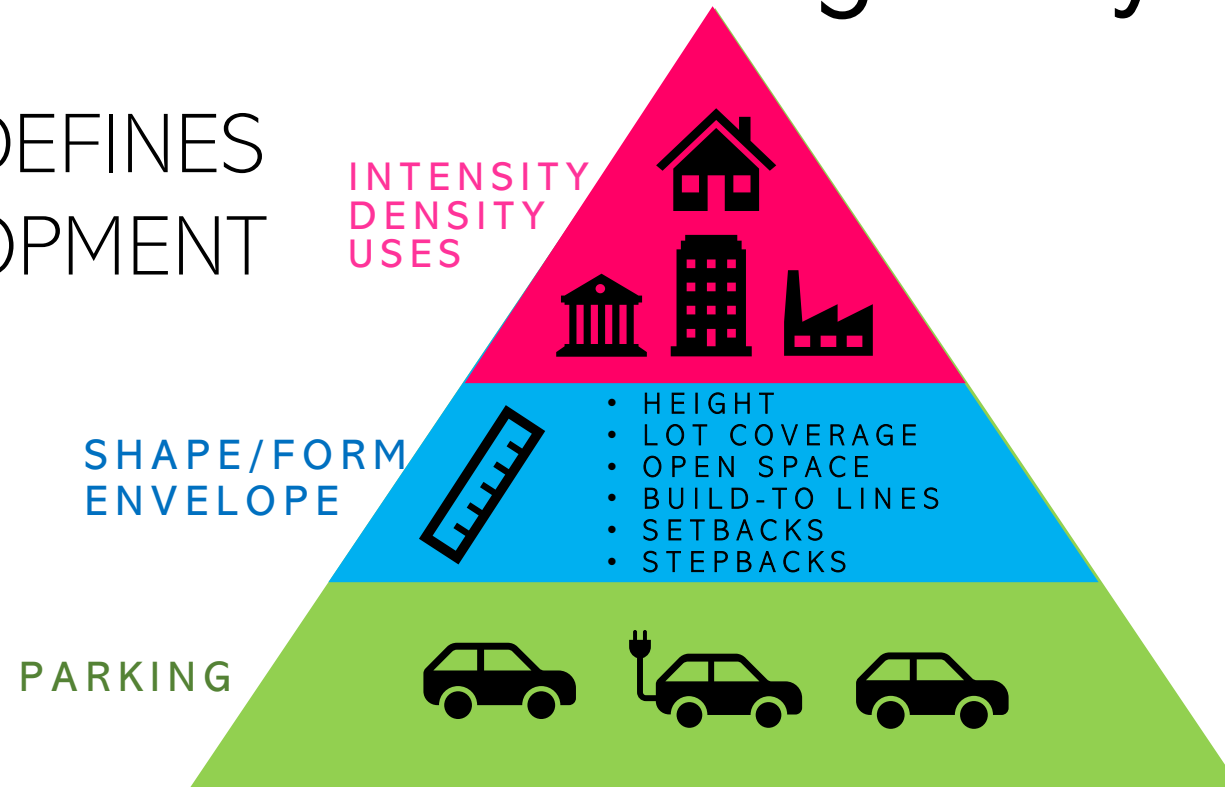


STUDYS OF HEIGHTS & MASSING
AS AFFECTED BY LOT SIZE &
ASSEMBLAGE OR
PORTABLE DEVELOPMENT UNITS
& BONUSES

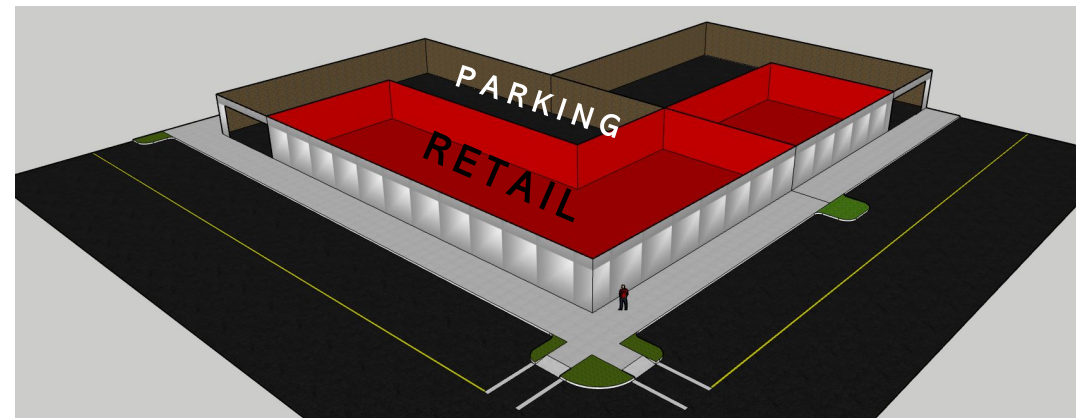
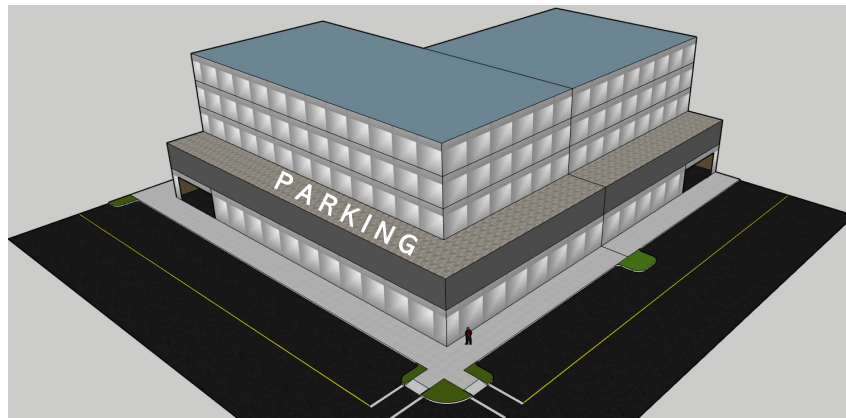


Task 2: Review Existing Policy and LDR

CODE DEFINES
DEVELOPMENT



MAKING SURE
IT FITS



Task 2: Review Existing Policy and LDR

IMPORTANCE OF THE PUBLIC REALM

ZONING CONCEPTS FOR IMPROVED QUALITY OF LIFE



PUBLIC GATHERING SPACES



STRATEGIC MIXED-USE LOCATION



STREETScape



Task 2: Review Existing Policy and LDR

SUSTAINABILITY

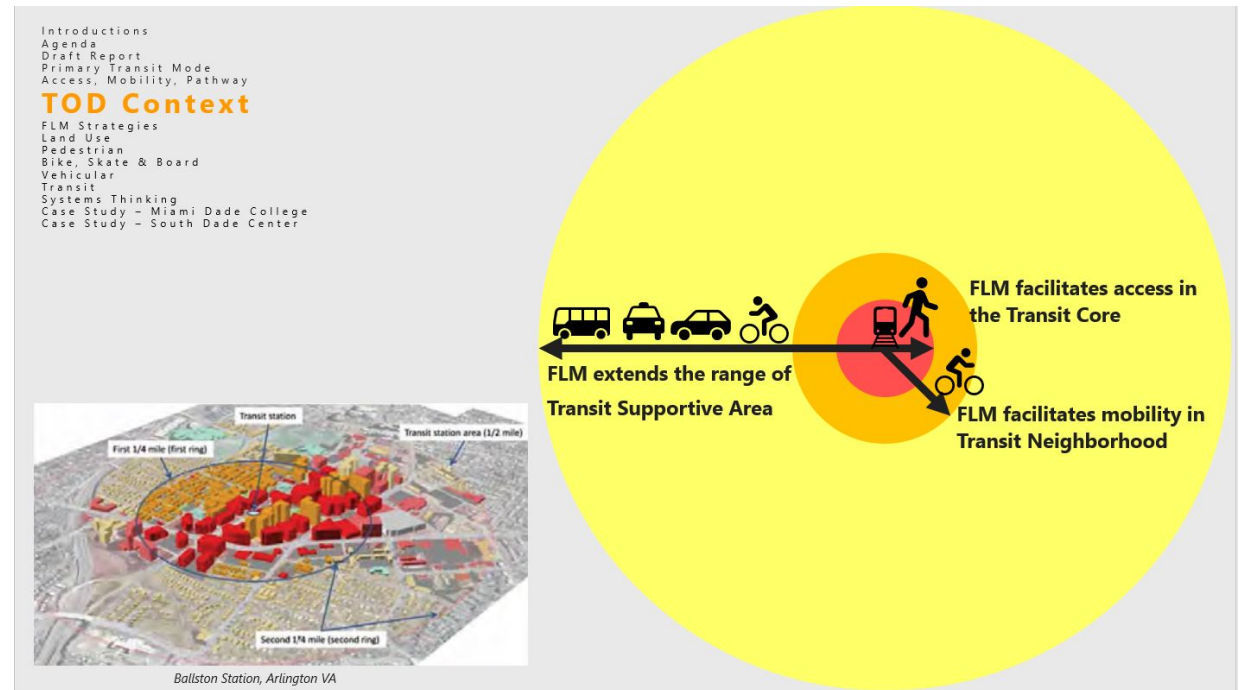
ZONING CONCEPTS FOR SUSTAINABILITY & ENVIRONMENTAL RESILIENCY

-  **THIRD PARTY CERTIFICATIONS,** *(LEED, Energy Star for Buildings, National Green Building Standard, Florida Green Building Coalition)*
-  **HEIGHT TRANSITION DIRECTION**
-  **BUILDING ORIENTATION**
-  **MATERIALS**
-  **GLAZING**

Task 2: Review Existing Policy and LDR

ROLE OF MOBILITY

- Planning for a station area. (TOD)
- Planning to reach other station areas and mass transit assets (FLM)

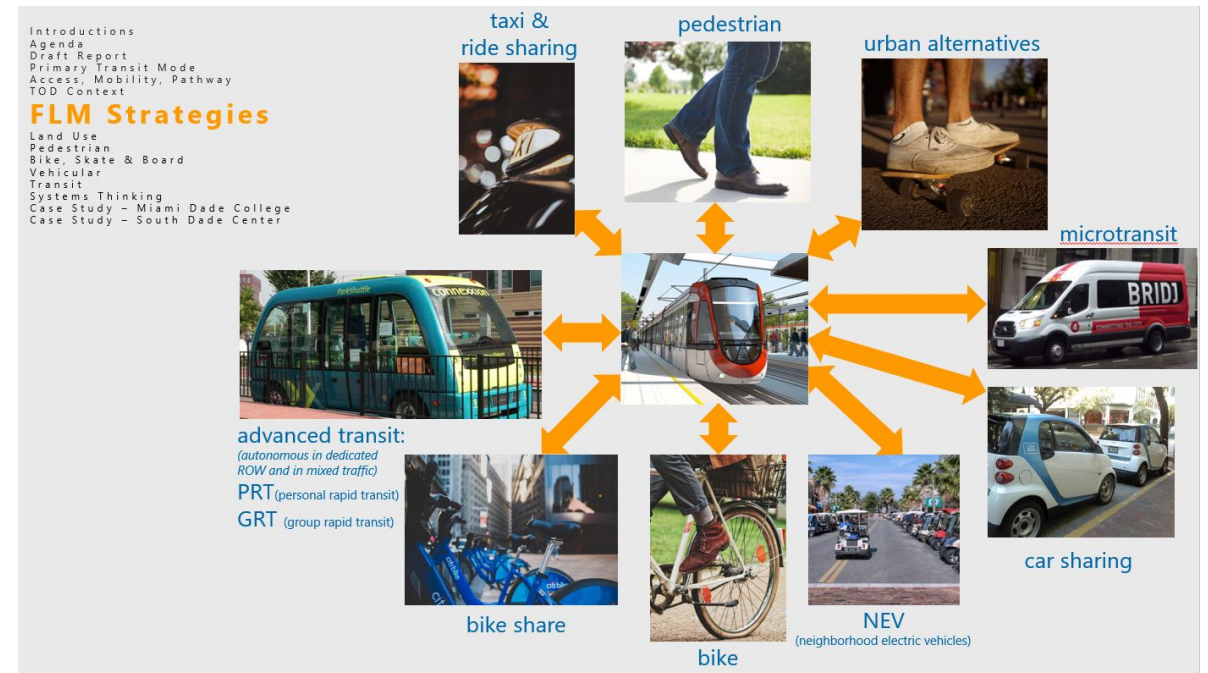


Task 2: Review Existing Policy and LDR

ROLE OF MOBILITY:

- Transit Area Development (TOD) east of NE 4th Av.

- Planning to reach other station areas and mass transit First & Last Mile (FLM)



Task 3: Code Language

4 WAYS:

TEXT

exact, certain, defensible

MAPS

convey geography, exact, certain, defensible

TABLES

condense pages of text, easy to read, easy to understand relationships, exact, certain, defensible

FORM DIAGRAMS

help understanding, need text or tables

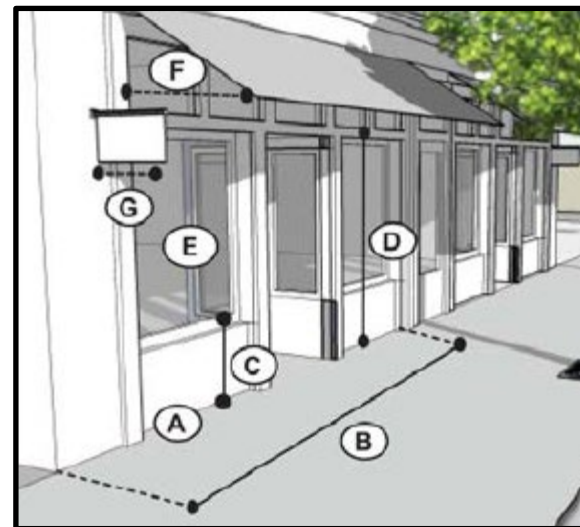
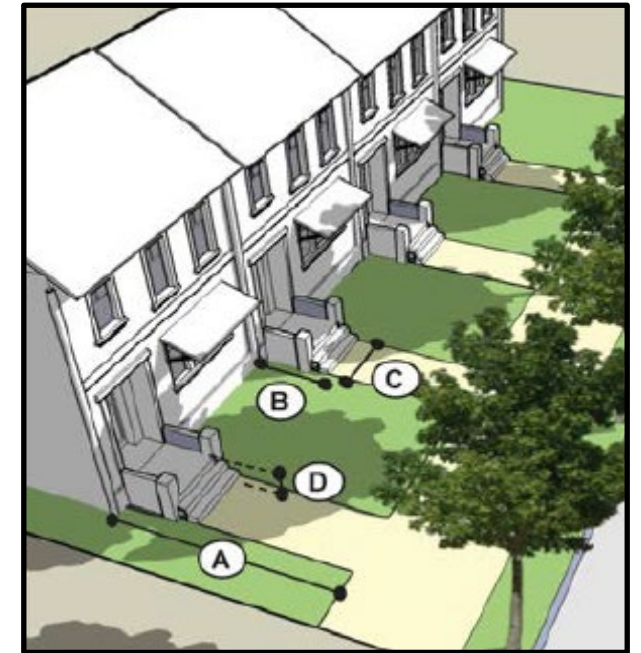
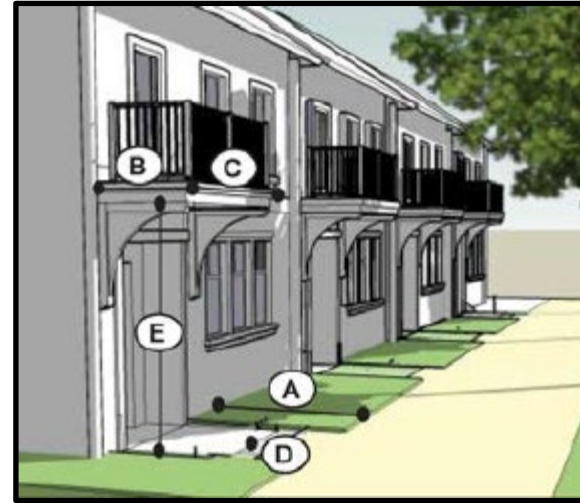
CHARACTER PIX

only as aids to understanding, possibility of unintended information and branding

Task 3: Code Language - Text

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  FORMS
-  MASSING
-  DENSITIES
-  INTENSITIES
-  TRANSITION
-  ADAPTABILITY
-  SAFETY & SECURITY
-  QUALITY URBAN DESIGN



Task 3: Code Language - Tables

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  FORMS
-  MASSING
-  DENSITIES
-  INTENSITIES
-  TRANSITION
-  ADAPTABILITY
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-  QUALITY URBAN DESIGN

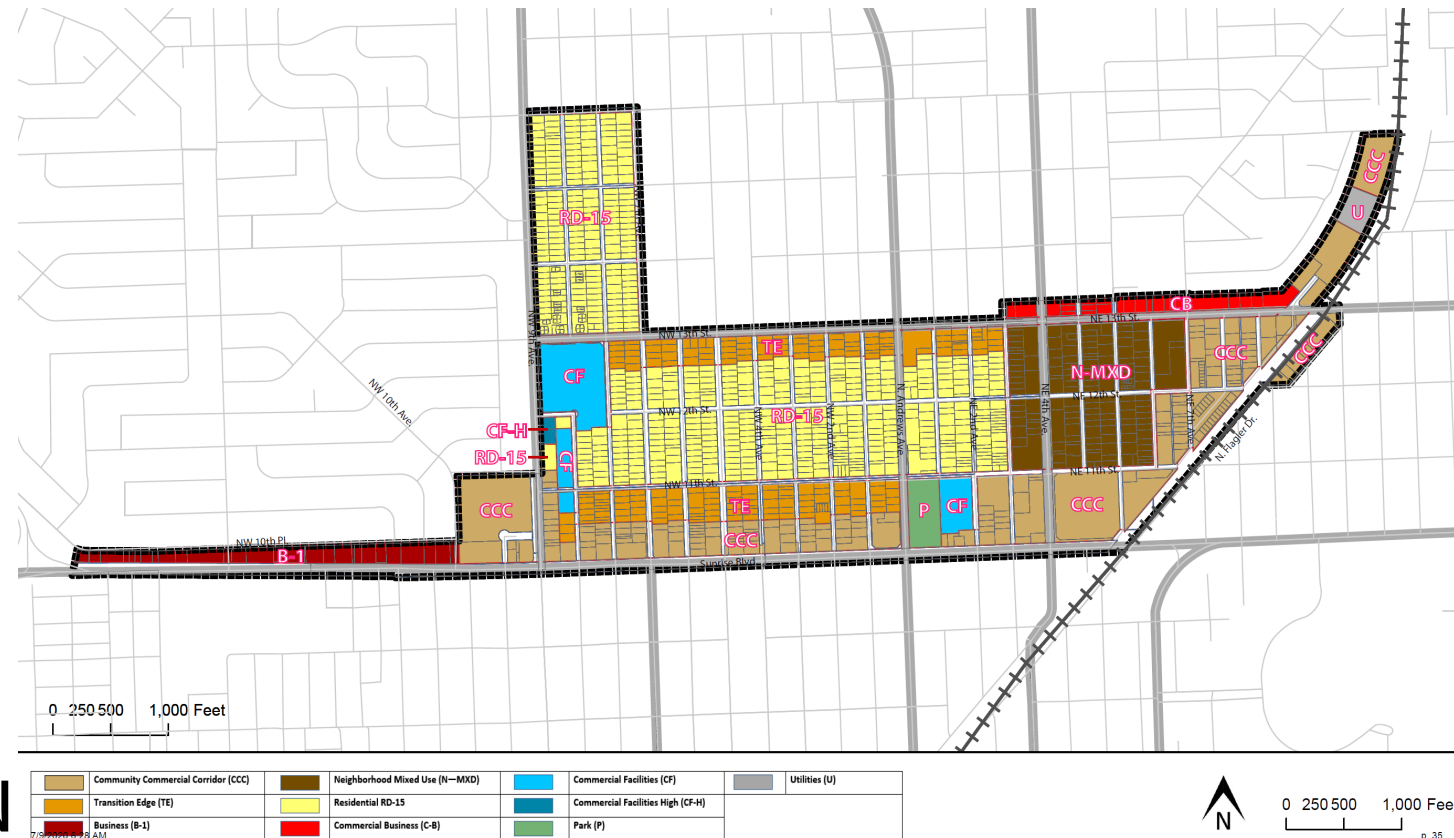
Table 5
Permitted and Conditional Non-Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Civic Uses:				
Religious Facility	Permitted	permitted	permitted	conditional
Schools (K-12)	Permitted	permitted	permitted	conditional
Day Care	Permitted	permitted	permitted	conditional
College and University	Permitted	permitted	permitted	not permitted
Museum and Cultural Center	Permitted	permitted	permitted	not permitted
Municipal Recreation Facility	Permitted	permitted	permitted	not permitted
Parking Structure <i>(municipal, commercial)</i>	Permitted	permitted	permitted	not permitted
Office Uses:				
Professional Office	Permitted	permitted	permitted	live-work only
Medical Office	Permitted	permitted	permitted	live-work only
Retail Office <i>(storefront offices)</i>	Permitted	permitted	permitted	live-work only
Commercial and Retail Uses:				
Big Box Retail <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
Supermarket <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
General Retail <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	Franjo Rd. only
Personal Service <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	live-work only
Bank with Drive Through	Permitted	permitted	permitted	not permitted
Neighborhood Proprietor	Permitted	permitted	permitted	Franjo Rd. only
Eating and Drinking Establishments:				
Full-Service Restaurant	Conditional	permitted	conditional	Franjo Rd. only
Café, Counter & Take-Out Food	Conditional	permitted	conditional	Franjo Rd. only
Food Service with Drive Through	Conditional	permitted	conditional	not permitted
Recreation:				
Theater	Conditional	permitted	conditional	not permitted
Clubs	Conditional	permitted	conditional	not permitted
Athletic Center (commercial)	Permitted	permitted	permitted	not permitted
Other Uses:				
Hotel	Permitted	permitted	permitted	not permitted
Motel	not permitted	not permitted	not permitted	not permitted
Enclosed Self Storage	not permitted	conditional	conditional	not permitted
Automotive Use	Conditional	conditional	conditional	not permitted
Gas / Service Station	not permitted	not permitted	not permitted	not permitted

Task 3: Code Language - Map

CREATING LANGUAGE TO DESCRIBE,
ENCOURAGE AND REGULATE:

-  FORMS
-  MASSING
-  DENSITIES
-  INTENSITIES
-  TRANSITION
-  ADAPTABILITY
-  SAFETY & SECURITY
-  QUALITY URBAN DESIGN



Task 4: Implementation Plan



NEW CONSTRUCTION VERSUS
RENOVATION & REUSE



TIMING: PROGRESSIVE MAP CHANGES,
TRANSITION & MARKET ABSORPTION



OTHER PLANS THAT ARE AFFECTED

- Comprehensive Plan Text
- Comprehensive Plan Future Land Use Map
- CRA Plan
- Capital Improvements Program





Thank you.
Questions?