

June 2018

the Village of
ESTERO
LAND DEVELOPMENT
CODE UPDATE

CLARION

JOHNSON
ENGINEERING

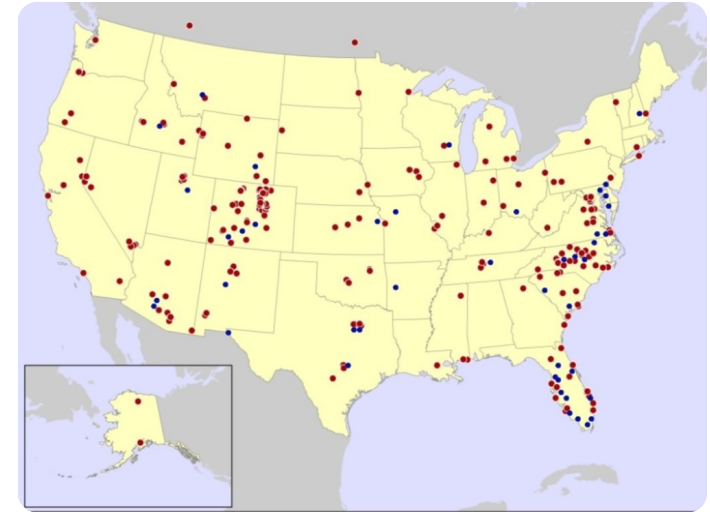
Overview

- The Clarion Team
- Work Program and Schedule
- Discussion: Project Goals
- Public Involvement
- Comments and Questions
- Next Steps



The Clarion Team

- Florida and national experience updating codes
- Experts in form, use, and performance-based codes
- Significant experience updating codes in built communities
- National leaders in zoning best practices
- National leaders in sustainable development regulations



- ✓ **Over 100 comprehensive code rewrites**
- ✓ **2015 Driehaus Code Award, Charter Award:**
Beaufort County Community Code
- ✓ **2014 Florida Planning & Zoning Association
Outstanding Zoning Code :**
Pompano Beach, FL
- ✓ **2013 National APA Implementation Award:**
Philadelphia Zoning Ordinance
- ✓ **2012 EPA Smart Growth Award:**
Portsmouth Zoning Ordinance

The Clarion Team: Clarion Associates

KEY PROFESSIONALS:

Craig Richardson, Esq., Project Director / Project Manager

Leigh Anne King, AICP, LEED, Principal Advisor

Tim Richards, AICP, Code Drafting

David Henning, Esq., Code Drafting

Chris Peterson, Graphic Design

Examples of Florida Experience

- ✓ **Apopka** | Land Development Code (In Progress)
- ✓ **Daytona Beach** | Land Development Code
- ✓ **Pompano Beach** | Zoning Code
- ✓ **Monroe County** | Housing Study
- ✓ **Miami-Dade County** | Sustainable Development and Building Code
- ✓ **Alachua** | Land Development Revisions
- ✓ **Palm Beach County** | Land Development Code



The Clarion Team: Johnson Engineering, Inc.

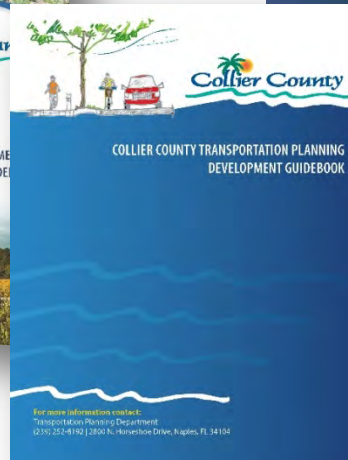
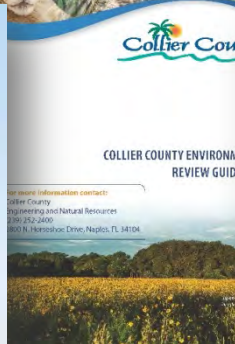
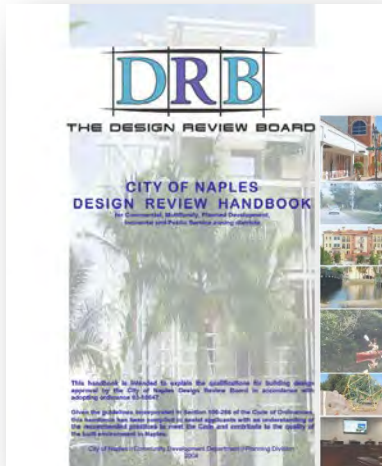
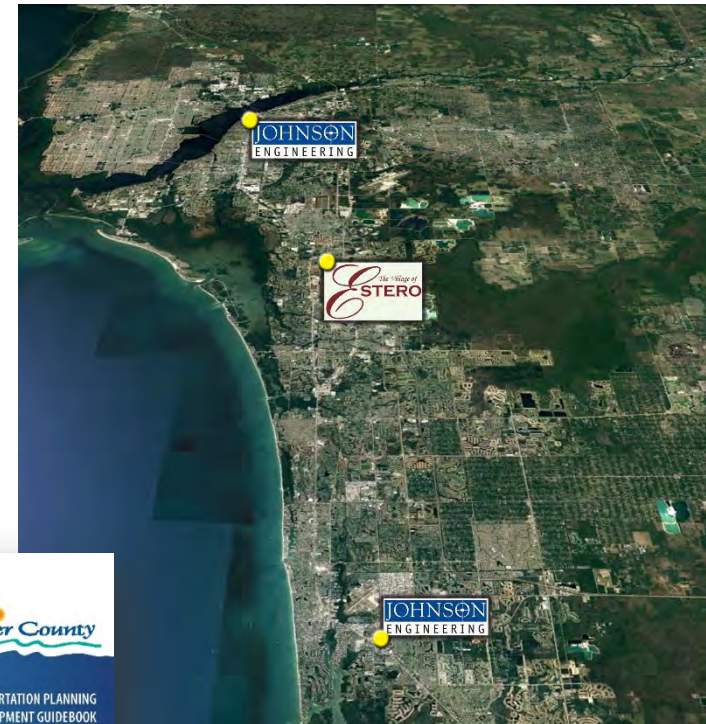
Key Professionals:

Laura DeJohn, AICP, Principal Planner

Marina Guirguis, Junior Planner & Designer

Amanda Martin, Planning Technician

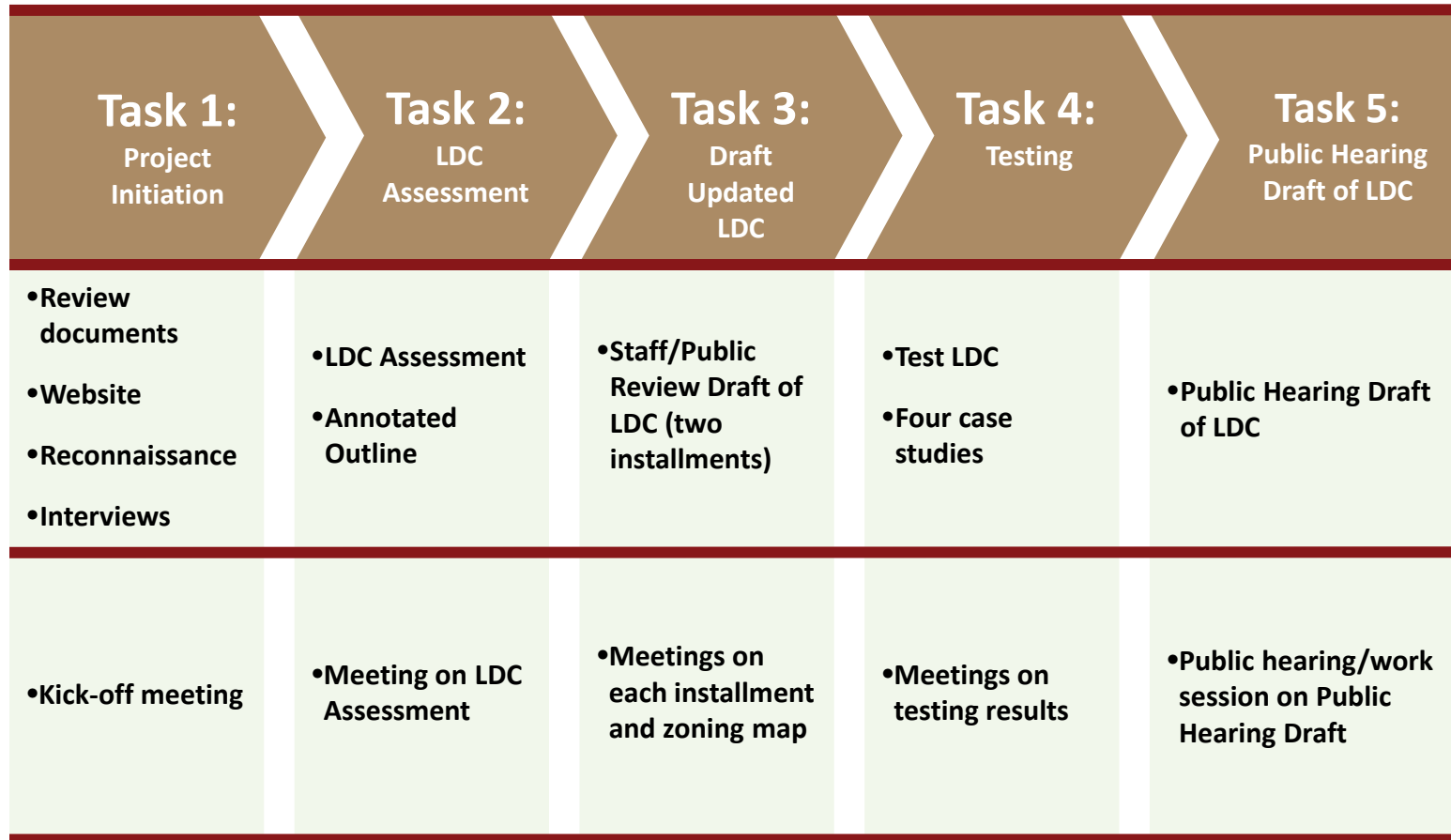
Lindsay Clark, Landscape Designer



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Work Program & Schedule



Thoughts on Project Goals

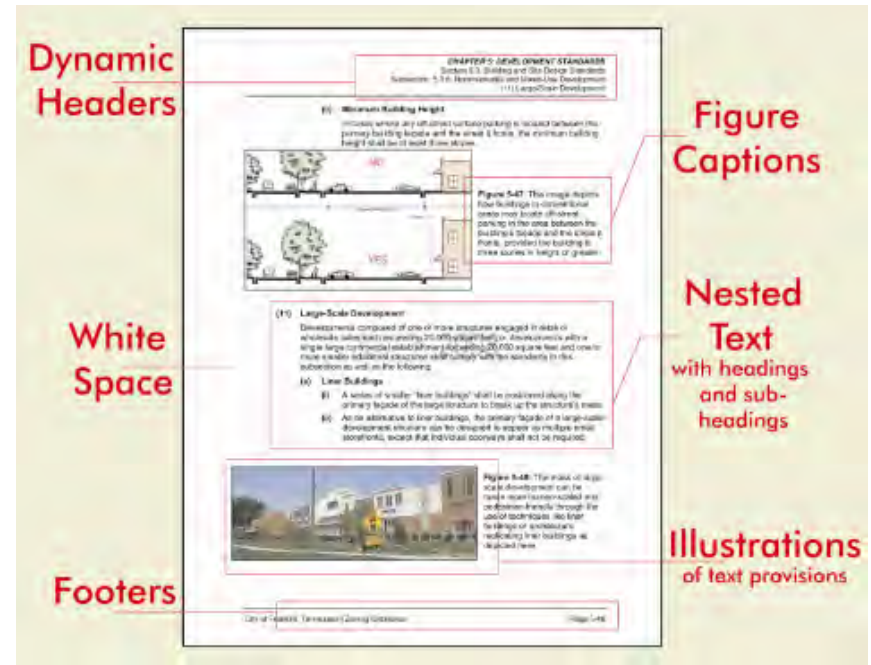
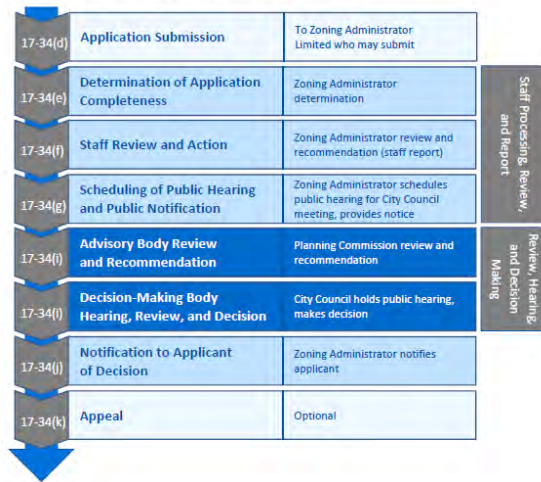
1. Make the Land Development Code (LDC) more User-Friendly
2. Modernize the Development Standards
3. Implement the Estero Comprehensive Plan



Make the LDC More User-Friendly

- Modernize the code format and structure
- Streamline approval processes, as appropriate
- Clarify language

Figure 17-35.1: Summary of Text Amendment Procedure



Make the LDC More User-Friendly

- Make more graphically rich
- Simplify, where appropriate
- Add flexibility provisions, where appropriate

2.4. RS-18: Single-Family Residential¹⁷

A. Purpose
The RS-18 district is intended to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.

B. RS-18 Lot and Building Standards		C. Other Standards	
Lot Standards		Other Standards	Locations in LDC
A Width (minimum)	135 feet	Measurements and Quarterbacks	Section 2.2.2
Area (minimum)	18,000 sq. ft.	Use-Specific Standards	Section 3.3
Density (maximum)	7 du/acre	Off-Street Parking	Section 3.5
B Setback (minimum)		Landscaping, Buffering	Section 3.6
B Front	25 feet (2)		
C Side	10 feet	Notes:	
D Side (abutting street)	15 feet	(1) Cornerly 50 feet in RS-18; (2) Cornerly 20 feet in RS-18; (3) Cornerly 20 feet in RS-18.	
D Rear	25 feet (2)		
E Height (maximum)	22 feet		
F Building height	22 feet		
Impervious Coverage (maximum)			
Building coverage	33 percent (2)		
Total coverage	63 percent		

2.10. RM-3: High-Density Multifamily¹⁷

A. Purpose
The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

B. RM-3 Lot and Building Standards		C. Other Standards	
Lot Standards		Other Standards	Locations in LDC
A Width (minimum)	135 feet	Measurements and Quarterbacks	Section 2.2.2
Area (minimum)	8,000 sq. ft. ¹⁸	Use-Specific Standards	Section 3.3
Density (maximum)	30 du/acre	Off-Street Parking	Section 3.5
B Setback (minimum)		Landscaping, Buffering	Section 3.6
B Front	10 feet (2)	Site and Building Design	Section 3.7
C Side (1)	8 feet (2)		
D Side (2)	20 feet (2)		
E Height (maximum)	35 feet	Notes:	
F Building height	35 feet	(1) Cornerly 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.	
Impervious Coverage (maximum)		(2) The lot may be divided into two lots, each with a street, where it is necessary to meet the requirements of this section.	
Building coverage	40 percent (2)	(3) Cornerly 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.	
Total coverage	70 percent		

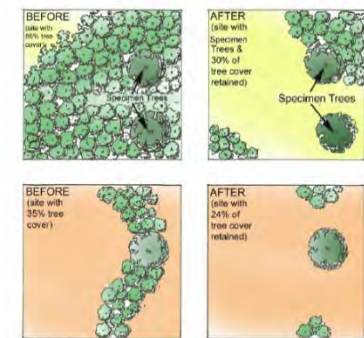
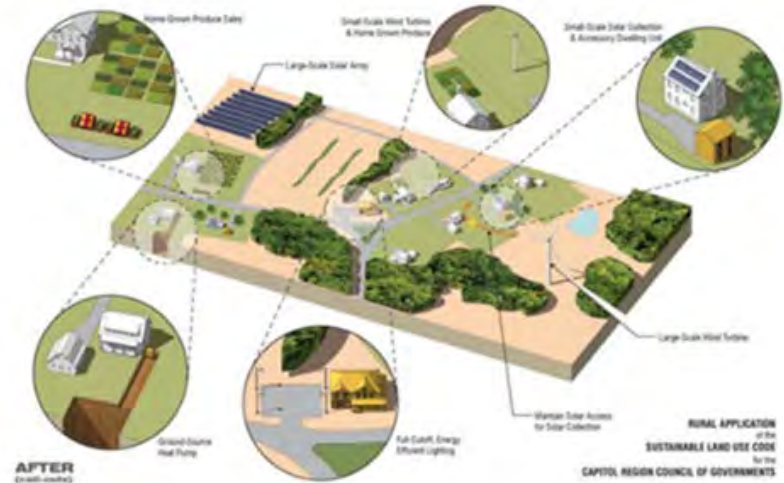
¹⁷ This district is carried forward into the current RM-3 district.
¹⁸ The current lot size requirements are set in a manner to encourage higher densities than the lower intensity districts, RM-2 and RM-2.5.
¹⁹ A platform standard will encourage more walkable and dense development in key areas throughout the city.
²⁰ Backed to match the parcel boundary in the RM-3 and RM-2.5 districts.

Sevier County Land Development Code
 (Revised) 07/15/2015, 08/11/2016, 03/17/2017

Modernize the Development Standards

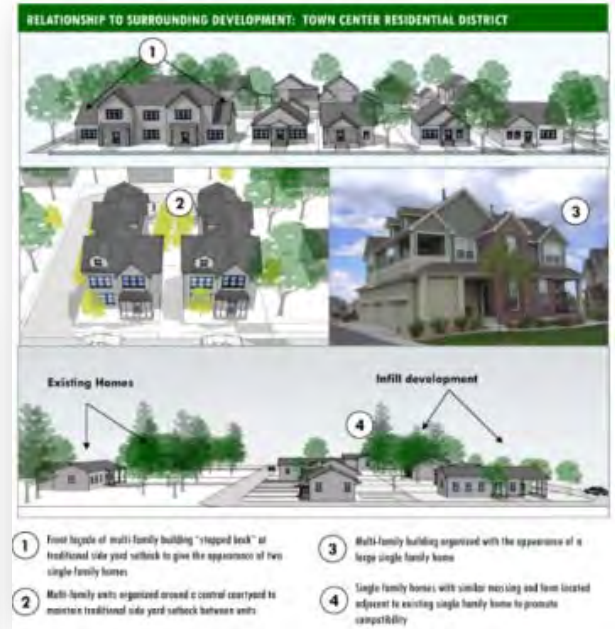
- **Parking Standards**
- **Bicycle Standards**
- **Landscaping Standards**
- **Green Building Practices**
 - Green building requirements
 - Green building incentives
 - Types of development practices addressed:

- Energy conservation and alternative energy
- Water conservation and quality
- Tree protection
- Urban agriculture
- LEED building, or comparable
- Building materials
- Recycling
- Compact, walkable development
- Other



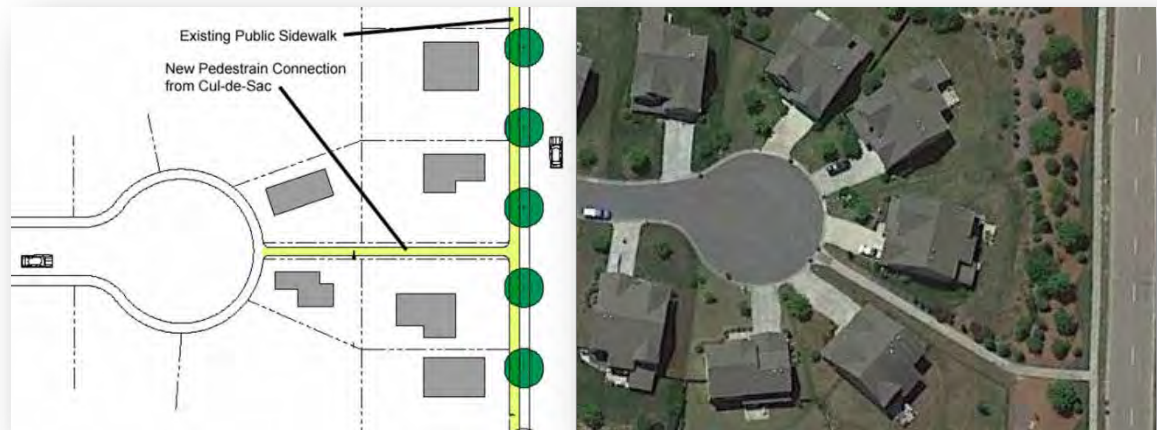
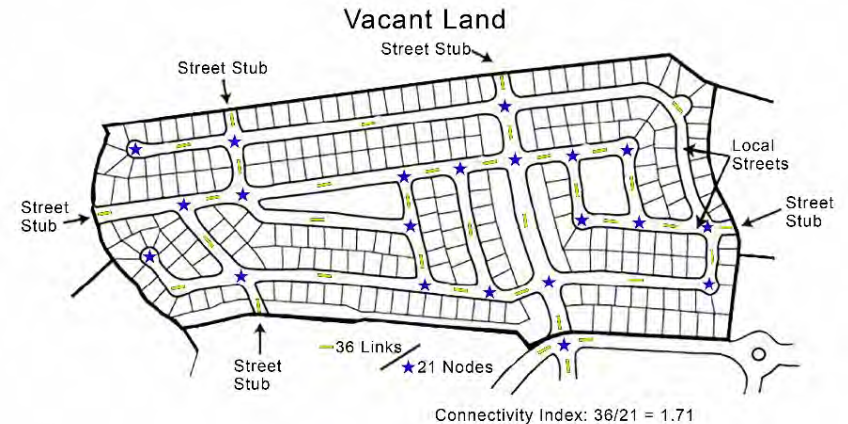
Implement Comprehensive Plan: Improve Form and Design Standards

- Standards for mixed-use developments
- Commercial development standards
- Multifamily development standards
- Other



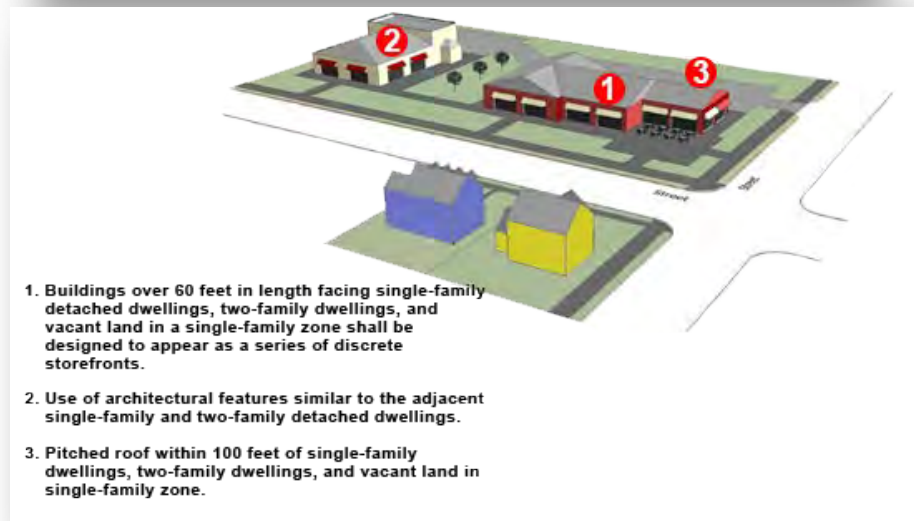
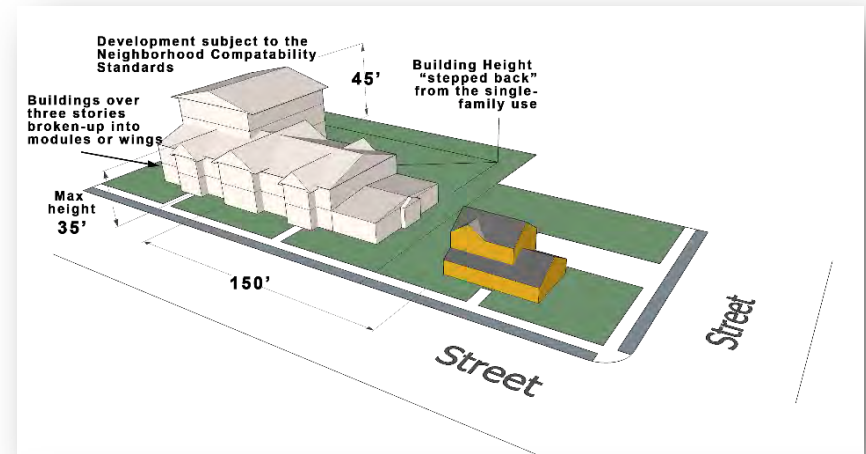
Implement Comprehensive Plan: Create Better Connections

- Standards for pedestrian connections
- Connectivity index
- Cross-access requirements
- External access requirements



Implement Comprehensive Plan: Protect Residential Development from Encroachment

- Orientation, height, and mass of adjacent buildings
- Location of off-street parking
- Vehicular access
- Location of open space
- Location of outdoor dining areas and drive-throughs
- Architectural features, roof form, and building materials
- Perimeter fences and walls
- Operational standards



Implement Comprehensive Plan: Other Issues

- Support Complete Streets Corridor Standards
- Vegetation Preservation and Maintenance in Existing and New Projects
- Specific Flood Prevention and Water Quality Standards



Public Involvement

Project Web site

- Project information and announcements
- Upcoming meetings
- Work products
- ***www.esterozoning.org***

Opportunities to provide input

- Kick-off meeting
- Meeting on Code Assessment
- Meetings on individual installments of Public Review Draft of LDC
- Meetings on Testing
- Public Hearing or Meeting on Public Hearing Draft



Questions and Discussion

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