

WORKSHOP ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
October 17, 2018

Agenda Item:

Land Development Code

Description:

The Council engaged the services of Clarion Consultants to assist with preparation of the Village's first Land Development Code. The consultants have been working with staff and the Village's land use counsel on this project. The first phase was to assess the current Code. This has been completed and the consultants will present an overview of their findings, which are contained in the September 2018 "Land Development Code Assessment" document, to obtain direction from the Council before they proceed to the next step, which will include drafting the Code language and preparing a zoning map.

Financial Impact:

This project was previously approved by Council and has been included in the budget.

Attachment:

1. Land Development Code Assessment PowerPoint

Land Development Code Assessment

the Village of
ESTERO
LAND DEVELOPMENT
CODE UPDATE

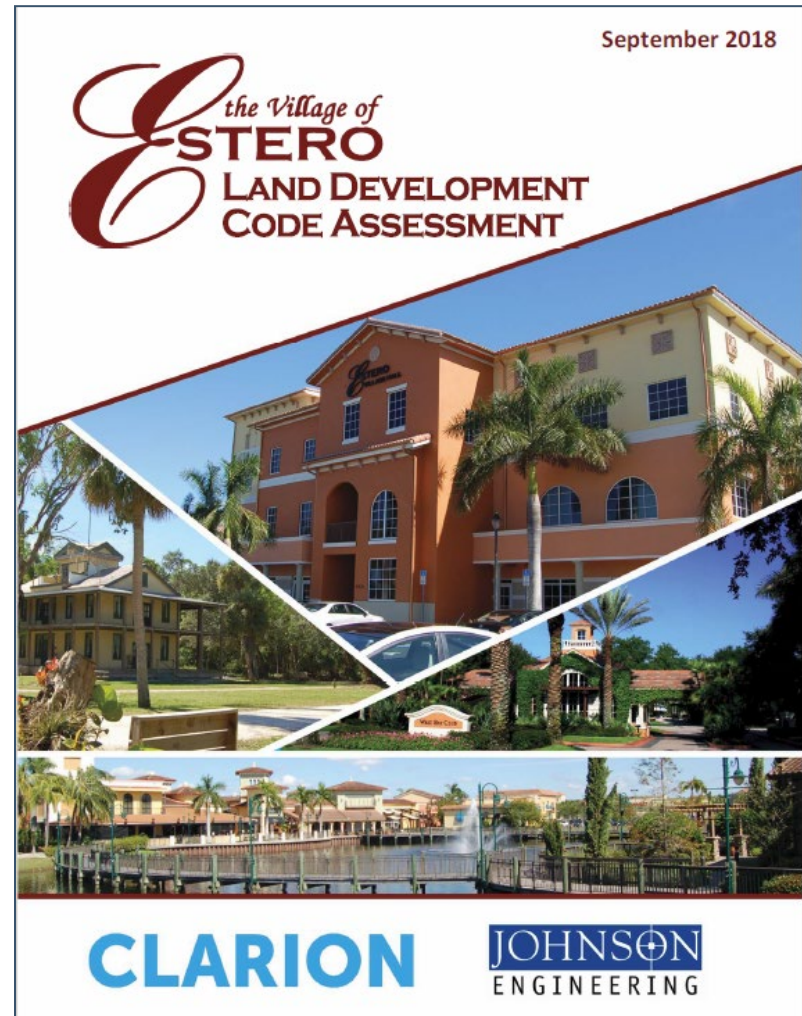
CLARION

JOHNSON
ENGINEERING

October 2018

Overview

- Project Status and Background
- Land Development Code Assessment
- Next Steps

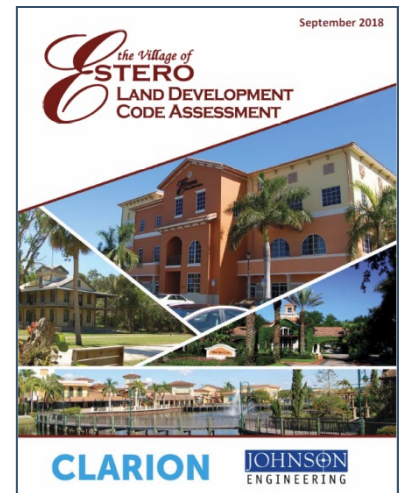


Project Status and Background

Task	Timeframe	Status
Project Initiation	June 2018	Complete
Land Development Code Assessment	June – October 2018	Complete
Drafting the Code and Zoning Map	October 2018 – August 2019	Next Step
Testing the New Code	September 2019	
Public Hearing Draft of New Land Development Code	October-December 2019	

Assessment: Structure and Themes

- Introduction and Overview
- Diagnosis
 - Theme 1: Create a User-Friendly Code
 - Theme 2: Implement the Comprehensive Plan
 - Theme 3: Restructure, Modernize, and Tailor the Zone Districts to Implement the Plan
 - Theme 4: Consider Modernizing Site Development Standards and Ensure Consistency with Plan
- Annotated Outline of New Development Code



Key Recommendations

- Reorganize the document structure
- Better use of graphics, illustrations, and flowcharts
- Improve document formatting and referencing
- Make language clearer and more precise
- Modernize, refine and update definitions
- Use a Procedures Manual
- Streamline Review Procedures

Benefits

- Logically organized code that is graphically rich and easier to understand
- Efficient and predictable process
- Flexibility options in appropriate contexts
- More precise and measurable standards and language

LANDS COUNTED AS OPEN SPACE SET-ASIDES		
AREA COUNTED AS COMMON OPEN SPACE SET-ASIDES	DESCRIPTION	DESIGN AND MAINTENANCE REQUIREMENTS
Natural Resource and Hazard Areas (wetlands, floodplains, flood hazard areas, shorelines)		
	Natural water resources, including wetlands, shorelines, streams, estuarine areas, riparian buffers, flood hazard areas, existing tree canopy and important wildlife habitat areas.	<ul style="list-style-type: none">• Preservation of any existing natural resource, wetland, floodplain, and flood hazard areas shall have highest priority for locating open space.• Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.• See tree protection standards (Section 5.6, Tree Protection)• See CBPA-O district regulations (Section 3.9.6, CBPA-O: Chesapeake Bay Preservation Area Overlay)

Reorganize Document Structure

- Logical and Intuitive
- Organized around Core Elements



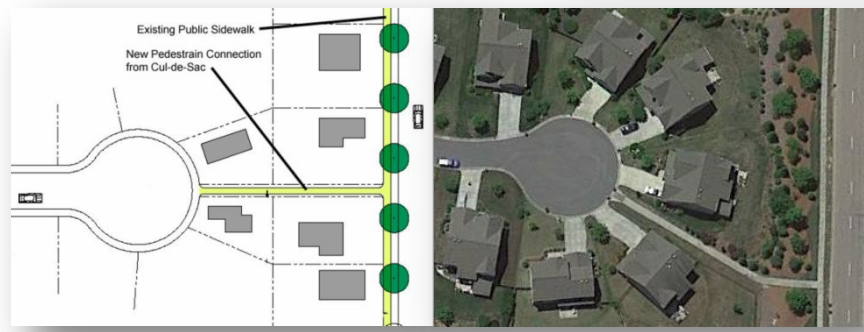
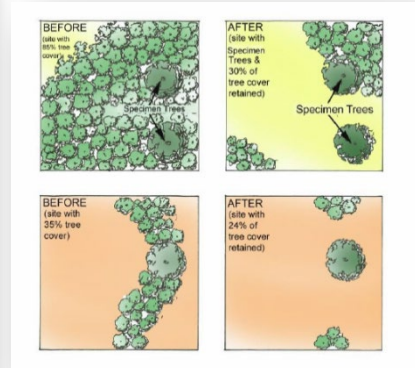
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- Article 1. General Provisions
 - Article 2. Administration
 - Article 3. Zone Districts
 - Article 4. Use Regulations
 - Article 5. Site Development Standards
 - Article 6. Signage
 - Article 7. Natural Resources
 - Article 8. Public Facility Funding and Coordination
 - Article 9. Nonconformities
 - Article 10. Definitions, Rules of Construction and Interpretation, and Rules of Measurement
-

Better Use of Graphics, Illustrations, and Flowcharts

- Use graphics and photos to explain zoning concepts
- 2-D and 3-D illustrations to describe rules and form
- Flowcharts to summarize processes
- Tables to concisely summarize standards

Figure 17-35.1: Summary of Text Amendment Procedure

17-34(d)	Application Submission	To Zoning Administrator Limited who may submit	Staff Processing, Review, and Report
17-34(e)	Determination of Application Completeness	Zoning Administrator determination	
17-34(f)	Staff Review and Action	Zoning Administrator review and recommendation (staff report)	
17-34(g)	Scheduling of Public Hearing and Public Notification	Zoning Administrator schedules public hearing for City Council meeting, provides notice	Review, Hearings and Decision Making
17-34(i)	Advisory Body Review and Recommendation	Planning Commission review and recommendation	
17-34(j)	Decision-Making Body Hearing, Review, and Decision	City Council holds public hearing, makes decision	
17-34(l)	Notification to Applicant of Decision	Zoning Administrator notifies applicant	
17-34(k)	Appeal	Optional	



Theme 1: Create a User-Friendly Code

Pages
II-1 to II-22

Example Layout for Zone Districts

Diagram labels linked
to the table

Reference to
other applicable
standards

Purpose statement

Photos and illustration

Reference to
use standards

Dimensional and intensity
standards in table form

Separate standards for
different character contexts

Article 8: Zoning Districts
8.2 Residential Base Zoning Districts
8.2.9.7 Residential - Transitional

3.2.9. R-T: RESIDENTIAL - TRANSITIONAL

A. PURPOSE

The purpose of the Residential - Transitional (R-T) district is to provide a transition between single-family neighborhoods and more intense commercial and mixed use development, and major road corridors. Allowed development includes detached single-family dwellings, two-family dwellings, townhomes, small-scale multi-family dwellings, and parks and recreation centers.



B. USE STANDARDS

See use standards and use-specific standards in Article 8: The Regulations.

C. INTENSITY AND DIMENSIONAL STANDARDS

Standard	Traditional Character District			Suburban Character District		
	Single-Family and Two-Family Townhomes	Medium-Density Family	High-Density Townhomes	Single-Family Townhomes	Medium-Density Family	High-Density Townhomes
Lot Area, min. (sq. ft.)	5,000	10,000	8,000	5,000	10,000	8,000
Lot Area, min. (sq. yard)	5,000 (11)	2,500	1,875	5,000 (11)	2,500	2,500
Use Width, min. (ft.)	30 (11)	30	30	30	30	30
Front Yard Setback (ft.)	10					
Side Yard Setback, min. (ft.)	3.5	10 (4)	10	3.5	3.5	10 (4)
Corner Side Yard Setback, min. (ft.)	5	10	10	5	5	10
Rear Yard Setback, min. (ft.)	5	10	10	5	5	10
Building Height, max. (ft.)	45					
Maximum Open Space (% lot area)	15 (10)					

D. REFERENCE TO OTHER STANDARDS

Sec. 5.1 Off-street Parking and Loading	Sec. 5.7 Exterior Lighting
Sec. 5.2 Landscaping	Sec. 5.8 Form Standards
Sec. 5.3 Open Space	Sec. 5.9 Incentives for Sustainable Development Practices
Sec. 5.4 Neighborhood Protection	Sec. 2.4.7 Site Plan
Sec. 5.5 Signs	Article VI Nonconformities
Sec. 5.6 Fences and Walls	Article VII Definitions and Rules of Measurement

April 2016
Page 2-20
Norfolk, VA
Zoning Ordinance Public Review Draft

Norfolk, VA
Zoning Ordinance - Public Review Draft
April 2016
Page 2-21

Theme 1: Create a User-Friendly Code

Pages II-1 to II-22

Streamline and modernize procedures

- Use summary tables to communicate clear review responsibilities
- Establish standard review procedures
- Streamline and modernize review, where appropriate
 - Planned Development (consolidated procedure)
 - Development Orders/Site Plans
 - Limited Development Order/Minor Site Plan
 - Deviations (major and minor)
- Clarify and codify procedures, where appropriate

TABLE 1.7.2: ESTERO SUGGESTED DEVELOPMENT REVIEW PROCEDURES

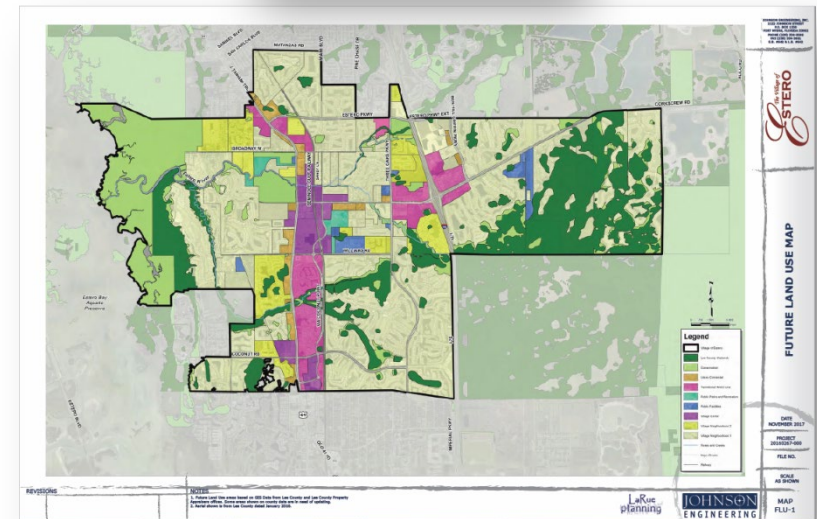
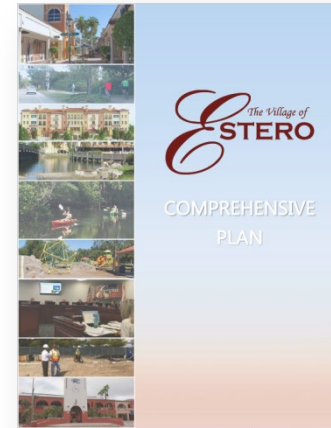
A-Appeal D-Decision R-Recommendation S-Staff Review W-Community Workshop Required
 #-Mandatory Pre-application or Prehearing Meeting < > -Public Hearing Required

Review Procedure	Village Council	Planning & Zoning Board	Design Review Board/Historic Preservation Board	Community Development Director	Development Review Manager	Community Workshop ¹
Discretionary Approval						
Comprehensive Plan Amendment	<D>	<R>		S		W
Development of Regional Impact (DRI) #	<D>	<R>		S		W
Zoning District Map Amendment (Rezoning)# ²	<D> ³	<R>		S		W
Planned Development (Rezoning) #	<D>	<R>		S		W
Development Agreement	<D>	<R>		S		
Special Exception	<A> / <D> ⁴	<D>		S		W
Site Development						
Development Order/Site Plan						
Development Order/Site Plan #	<A>		<D>	S		W
Minor Amendments				S	D	
Limited Development Order/Minor Site Plan ⁵	<A>			D		W
Minor Amendments				S	D	
Plat Review	<D>			S ⁶		
Vacation of Easement, Right-of-Way, or Plat	<D>			S		
Concurrency						
Certificate of Concurrency Compliance ⁷				D		
Certificate of Concurrency Exemption ⁷				D		
Concurrency Variance Certificate ⁷				D		
Historic Preservation						
Regular Certificate of Appropriateness			<D> ⁸	S		
Special Certificate of Appropriateness			<D> ⁸	S		
Density Bonus						
Density Bonus	<D>			S		
Permits						
Commercial Building Repainting Permit			<D>			
Driveway/ Right-of-Way Permit ⁹						
Sign Permit			<D> ¹⁰	D/S		
Temporary Use Permit (includes Special Events)		<A> / <D> ¹¹		D/S ¹¹		
Tree Removal/Vegetation Removal Permit				D		
Building Permit ¹²						
Relief						
Variance						
Variance for Flood Hazard		<D>		S		
Variance for Zoning	<A> / <D> ¹³	<D>		S		W
Deviation						
Major Deviation	<A>	<D>	<D>	S		
Minor Deviation	<A>			D		
Appeal of Administrative Official	<A>					
Vested Rights	<D>					
Interpretation						
Interpretation	<A>			D		



Key Recommendations

- Create Higher Density, Walkable, Mixed Use Urban Centers in Appropriate Locations
- Strengthen Connections for Pedestrians, Vehicles, and Bicycles
- Enhance Architectural, Form, and Design Standards for Multifamily, Commercial, and Mixed Use Development
- Support and Encourage Connections between Public Parks / Sensitive Lands, and Open Space Set-Asides on Private Lands
- Support and Encourage Sustainable Development Practices
- Strengthen Flood Protection and Stormwater Management Standards



Theme 3: Restructure, Modernize, and Tailor the Zone Districts to Implement the Comprehensive Plan

TABLE 3.1.3: PROPOSED ZONE DISTRICT STRUCTURE

Existing Zone Districts	Proposed Zone Districts	FLUM Designation Which District Implements
BASE DISTRICTS		
Agriculture Districts		
Agricultural district (AG-2)	Agriculture (AG) District	Wetland Conservation Urban Commercial Transitional Mixed Use Public Parks and Recreation Public Facilities Village Center Village Neighborhood 1 Village Neighborhood 2
Agricultural district (AG-3)		Village Neighborhood 1
Agricultural district (AG-1)		[DELETE] District is currently not applied in the Village of Estero
Residential Districts		
Single-Family Districts		
Residential single-family conservation district (RSC-1)	Residential Single-Family Conservation (RSFC) District	Village Neighborhood 2
Residential single-family district (RS-1)	Residential Single-Family (RSF) District	Village Center Village Neighborhood 1 Village Neighborhood 2
Residential single-family conservation district (RSC-2)	[DELETE]	Village Neighborhood 1
Residential single-family district (RS-2)		Village Neighborhood 1
Residential single-family district (RS-4)		Districts are currently not applied in the Village of Estero
Residential single-family attached district (RSA)		
Residential single-family district (RS-3)		
Residential single-family district (RS-5)		
Residential two family conservation district (TFC-1)		
Residential two family conservation district (TFC-2)		
Two-family district (TF-1)		

TABLE 3.1.3: PROPOSED ZONE DISTRICT STRUCTURE

Existing Zone Districts	Proposed Zone Districts	FLUM Designation Which District Implements
Multiple-Family Districts		
Residential multiple family district (RM-2)	Residential Multiple Family (RMF) District	Wetland, Conservation Village Neighborhood 1 Village Neighborhood 2
Residential multiple family district (RM-3)	[DELETE]	Districts are currently not applied in the Village of Estero
Residential multiple family district (RM-6)		
Residential multiple family district (RM-8)		
Residential multiple family district (RM-10)		
Mobile Home Districts		
Mobile home conservation residential district (MHC-2)	Mobile Home Conservation (MHC) District	Village Neighborhood 1
Mobile home residential district (MH-1)	Mobile Home Small Lot (MHSL) District	Village Neighborhood 1 Village Neighborhood 2
Mobile home residential district (MH-2)		Conservation Village Neighborhood 1 Village Neighborhood 2
Mobile home residential district (MH-3)	Mobile Home Large Lot (MHLL) District	Village Neighborhood 1
Mobile home conservation residential district (MHC-1)	[DELETE]	Districts are currently not applied in the Village of Estero
Mobile home residential district (MH-4)		
Recreational Vehicle Districts		
Recreational vehicle district (RV-3)	Recreational Vehicle (RV) District	Wetland Conservation Village Center Village Neighborhood 2 Village Neighborhood 1
Recreational vehicle district (RV-2)	[DELETE]	Districts are currently not applied in the Village of Estero
Recreational vehicle district (RV-4)		

Theme 3: Restructure, Modernize, and Tailor the Zone Districts to Implement the Comprehensive Plan

TABLE 3.1.3: PROPOSED ZONE DISTRICT STRUCTURE		
Existing Zone Districts	Proposed Zone Districts	FLUM Designation Which District Implements
Community Facilities District		
Community facilities (CF)	Community Facilities (CF) District	Public Parks and Recreation Public Facilities Village Center
Business Districts		
	Neighborhood Commercial (NC) District [NEW]	
	Urban Commercial Redevelopment (UCR) District [NEW]	Urban Commercial Village Neighborhood 2
Community commercial district (CC)	Community Commercial (CC) District	Urban Commercial Transitional Mixed Use Village Center Village Neighborhood 1
	Office-Mixed-Use (OMX) District [NEW]	
	Village Mixed Use (VMX) District [NEW]	

TABLE 3.1.3: PROPOSED ZONE DISTRICT STRUCTURE		
Existing Zone Districts	Proposed Zone Districts	FLUM Designation Which District Implements
Commercial district (C-1A)	[DELETE]	Urban Commercial
Commercial district (C-1)		Urban Commercial Village Neighborhood 2
Commercial district (C-2)		Districts are currently not applied in the Village of Estero
Commercial district (C-2A)		
Neighborhood commercial district (CN-1)		
Neighborhood commercial district (CN-2)		
Neighborhood commercial district (CN-3)		
General commercial district (CG)		Transitional Mixed Use
Special commercial office district (CS-1)		District is currently not applied in the Village of Estero
Special commercial office district (CS-2)		Village Neighborhood 2
Highway commercial district (CH)		Districts are currently not applied in the Village of Estero
Tourist commercial district (CT)		
Commercial parking district (CP)		
Intensive commercial district (CI)		
Rural commercial district (CR)		
Marine-Oriented Districts		
Marine commercial district (CM)	[DELETE]	Districts are currently not applied in the Village of Estero
Marine industrial district (IM)		
Port district (PORT)		
Industrial Districts		
Light industrial district (IL)	Light Industrial (IL) District	TBD
General industrial district (IG)	[DELETE]	Districts are currently not applied in the Village of Estero
Rural industrial district (IR)		

Theme 3: Restructure, Modernize, and Tailor the Zone Districts to Implement the Comprehensive Plan

TABLE 3.1.3: PROPOSED ZONE DISTRICT STRUCTURE		
Existing Zone Districts	Proposed Zone Districts	FLUM Designation Which District Implements
PLANNED DEVELOPMENT DISTRICTS		
Residential planned development district (RPD)	Residential Planned Development (RPD) District	Wetland Conservation Transitional Mixed Use Village Neighborhood 1 Village Neighborhood 2
Community facilities planned development district (CFPD)	Community Facilities Planned Development (CFPD) District	Urban Commercial
Commercial planned development district (CPD)	Commercial Planned Development (C PD) District	Wetland Conservation Urban Commercial Transitional Mixed Use Public Facilities Village Center Village Neighborhood 1 Village Neighborhood 2
Mixed use planned development district (MPD)	Mixed Use Planned Development (MXPD) District	Wetland Conservation Urban Commercial Transitional Mixed Use Village Center Village Neighborhood 1
Estero planned development	Estero Planned Development (EPD) District	Village Center
Compact planned development (Compact PD)	[Reference or create summary process for Compact PD District, so it is unnecessary to carry forward entire Compact PD regulations]	Village Center-Tier 4
RPD-CPD <i>(Pelican Landing is the only instance of RPD-CPD designation [reference: ZVL2014-00039])</i>	[Remove from district line-up, but recognize validity of approved RPD-CPD in Section 1.8, Transitional Provisions in Article 1: General Provisions (include there rules relevant to amendments and how to treat new development in the RPD-CPD)]	Urban Commercial Village Center Village Neighborhood 2

TABLE 3.1.3: PROPOSED ZONE DISTRICT STRUCTURE		
Existing Zone Districts	Proposed Zone Districts	FLUM Designation Which District Implements
Mobile home planned development district (MHPD)	[DELETE]	Districts are currently not applied in the Village of Estero
Recreational vehicle planned development district (RVPD)		
Industrial planned development district (IPD)		
Airport operations planned development district (AOPD)		
Private recreational facilities planned development (PRFPD)		
Mine excavation planned development district (MEPD)		
SPECIAL PURPOSE DISTRICTS		
Environmentally critical district (EC)	Environmentally Critical (EC) District	Conservation Public Facilities
Airport compatibility district	[Delete from district line-up since it only applies to a small area in the Village; require area where it applies to comply with district standards by referencing in Lee County LDC, or establishing supplementary standards (versus a district) in new LDC that incorporates relevant standards.]	Applies to any building that exceeds 125 feet in height
Planned unit development district (PUD)	[Remove from district line-up, but recognize validity of approved PUDs in Section 1.8, Transitional Provisions in Article 1: General Provisions (include in that section rules relevant to amendments and how to treat new development in approved PUD)]	Wetland Public Facilities Village Neighborhood 2 Village Neighborhood 1
OVERLAY DISTRICTS		
Corkscrew Road Redevelopment Overlay District	Corkscrew Road Redevelopment Overlay (CRR O) District	N/A
US 41 Redevelopment Overlay District	US 41 Redevelopment (US 41 O) Overlay District	N/A
San Carlos Island Redevelopment Overlay District	[DELETE]	District is currently not applied in the Village of Estero

Theme 3: Restructure, Modernize, and Tailor the Zone Districts to Implement the Comprehensive Plan

TABLE 3.1: PROPOSED ZONE DISTRICTS	
Proposed Zone Districts	FLUM Designation Which District Implements
BASE DISTRICTS	
Agriculture Districts	
Agriculture (AG) District	Wetland Conservation Urban Commercial Transitional Mixed Use Public Parks and Recreation Public Facilities Village Center Village Neighborhood 1 Village Neighborhood 2
Residential Districts	
<i>Single-Family Districts</i>	
Residential Single-Family Conservation (RSFC) District	Village Neighborhood 2
Residential Single Family (RSF) District	Village Center Village Neighborhood 1 Village Neighborhood 2
<i>Multiple-Family Districts</i>	
Residential Multiple Family (RMF) District	Wetland, Conservation Village Neighborhood 1 Village Neighborhood 2
<i>Mobile Home Districts</i>	
Mobile Home Conservation (MHC) District	Village Neighborhood 1
Mobile Home Small Lot (MHSL) District	Village Neighborhood 1 Village Neighborhood 2
	Conservation Village Neighborhood 1 Village Neighborhood 2
Mobile Home Large Lot (MHLL) District	Village Neighborhood 1
Recreational Vehicle Districts	
Recreational Vehicle (RV) District	Wetland Conservation Village Center Village Neighborhood 2 Village Neighborhood 1
Community Facilities District	
Community Facilities (CF) District	Public Parks and Recreation Public Facilities Village Center

TABLE 3.1: PROPOSED ZONE DISTRICTS	
Proposed Zone Districts	FLUM Designation Which District Implements
Business Districts	
Neighborhood Commercial (NC) District [NEW]	
Urban Commercial Redevelopment (UCR) District [NEW]	Urban Commercial Village Neighborhood 2
Community Commercial (CC) District	Urban Commercial Transitional Mixed Use Village Center Village Neighborhood 1
Office-Mixed-Use (OMX) District [NEW]	
Village Mixed-Use (VMX) District [NEW]	
Industrial Districts	
Light Industrial (IL) District	TBD
SPECIAL PURPOSE DISTRICTS	
Environmentally Critical district (EC)	Environmentally critical district (EC)
PLANNED DEVELOPMENT DISTRICTS	
Residential Planned Development (RPD) District	Wetland Conservation Transitional Mixed Use Village Neighborhood 1 Village Neighborhood 2
Community Facilities Planned Development (CFPD) District	Urban Commercial
Commercial Planned Development (CPD) District	Wetland Conservation Urban Commercial Transitional Mixed Use Public Facilities Village Center Village Neighborhood 1 Village Neighborhood 2
Mixed Use Planned Development (MXPDP) District	Wetland Conservation Urban Commercial Transitional Mixed Use Village Center Village Neighborhood 1
Estero Planned Development (EPD) District	Village Center
OVERLAY DISTRICTS	
Corkscrew Road Redevelopment Overlay (CRRO) District	N/A
US 41 Redevelopment (US 410) Overlay District	N/A

Identify Uses in a Simpler, more Flexible Way

Three Tier System

- Use Classification
- Use Category
- Use Type

		Table 4-2(e): Principal Use Table																				Use-Specific Standards																
		P=Permitted by right C=Allowed subject to conditional use permit U=Allowed subject to provisional use permit - =Prohibited A=Allowed subject to an approved PD Master Plan and PD Terms and Conditions Document																																				
Use Category	Use Type	C-1	A-1	R-0	R-0A	R-1	R-1A	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	RTH	O-1	O-2	O-3	O/S		B-1	B-2	B-3	UMU	M-1	M-2	M-3	G-PD	SRM-PD	UMU-PD	TND-PD					
Residential Use Classification																																						
Household Living	Dwelling, duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	
	Dwelling, live/work	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	P	C	C	P	-	-	-	-	-	-	A	A	A	A	
	Dwelling, mansion apartment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A
	Dwelling, manufactured home	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Dwelling, multi-family	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	A	A	A	A	
	Dwelling, single-family detached	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	A	A	-	A	
	Dwelling, townhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	A	A	A	A	
Dwelling, upper story	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	A	A	A	A		
Group Living	Assisted living facility	-	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	A	A	A	A		
	Continuing care retirement community	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	A	A	A	A		
	Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	A	-	-	
	Lodging house	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	
Public, Civic, and Institutional Use Classification																																						
Community Services	Auditorium, conference and convention center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	U	-	U	U	-	-	-	-	-	-	A	-	A	-	
	Club or lodge	-	U	-	-	-	-	-	-	-	-	-	-	-	-	U	-	-	-	-	-	C	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
	Community center, private	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	A	A	A

Theme 4: Consider Modernizing the Site Development Standards and Ensure Their Consistency with the Comprehensive Plan

Pages
II-50 to II-74

- Mobility and Connectivity Standards
- Off-Street Parking, Loading, and Bicycle Standards
- Landscaping and Buffer Standards
- Tree Protection Standards
- Comprehensive Open Space Set-Aside Standards
- Architectural, Form, and Design Standards for Multifamily , Commercial, and Mixed-Use Development
- Protect Residential Neighborhoods from Incompatible Encroachment – Neighborhood Compatibility Standards
- Conversion of Golf Courses to Other Forms of Development
- Standards and Incentives for Sustainable Development Practices

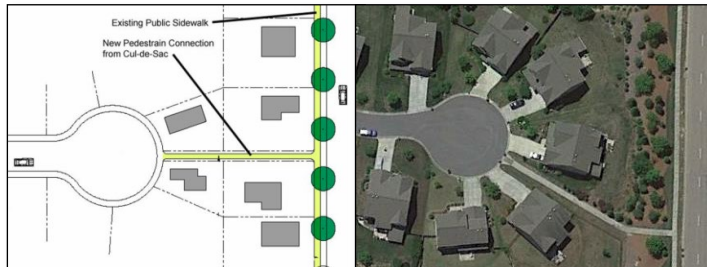
Mobility and Connectivity Standards

Current Conditions

- The Village is primarily built-out, placing clear limits on what can be achieved with strategic changes

Recommendations

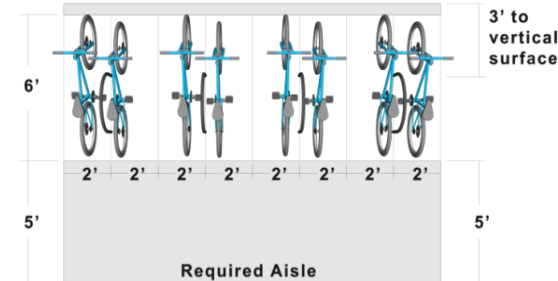
- Encourage and support multimodal (pedestrian, vehicle, and bicycle) access and circulation, where appropriate
- Support sidewalk/pedestrianway standards
- Encourage connected access and circulation systems



Off-Street Parking, Loading, and Bicycle Standards

Options for Consideration

- Modernize parking requirements
- Consider moving away from “one size fits all” standards to account for districts that support intense, mixed-use, walkable developments
- Place standards in a unified parking table
- Consider some parking to be located on sides or rear of buildings, where appropriate
- Consider adding bicycle parking standards, where appropriate



Landscaping and Buffer Standards

Current Standards

- Site landscaping
- Corridor landscaping for parts of Corkscrew Road and US 41 corridor
- Perimeter buffers
- Landscaping around signs
- Landscape and vegetation maintenance
- Irrigation
- Planting Requirements

Options for Consideration

- Consider revising planting requirements with concise single series of standards that are graphically illustrated
- Consider standardizing options for street tree planting based on different roadway conditions that support more complete streets and walkability
- Consider graphically illustrating buffer standards
- Consider organizing landscape and vegetation maintenance requirements into easy to reference diagrams
- Consider updating irrigation standards based on modern best practices
- Include a desired plant palette for the Village with graphic illustrations

TABLE 2-2.5.B.3.D-2: BUFFERYARDS AND TYPES

BUFFER TYPE AND CONFIGURATION	OPTION 1			OPTION 2			OPTION 3 MINIMUM WIDTH 5 FEET
	MINIMUM WIDTH 25 FEET			MINIMUM WIDTH 15 FEET			
	PLANTING FOR CANOPY TREES	PLANTING FOR UNDERCANY TREES	PLANTING FOR SHRUBS	PLANTING FOR CANOPY TREES	PLANTING FOR UNDERCANY TREES	PLANTING FOR SHRUBS	
Type A: Basic This bufferyard functions as a boundary demarcating individual properties with a slight visual obstruction from the ground to the height of the tree.	3	0	0	3	0	0	4-foot tall semi-transparent fence or wall + 3 emergency shrubs per every 100 linear feet
Type B: Aesthetic This bufferyard functions as an intermittent visual obstruction from the ground to the height of the tree 20 feet and creates the impression of spatial separation without eliminating visual contact between sites.	3	0	12	3	7	5	4-foot tall semi-transparent fence or wall + 10 emergency shrubs per every 100 linear feet
Type C: Semi-Opaque This bufferyard functions as a semi-transparent screen from the ground to the height of the tree.	3	5	11	3	6	15	4-foot tall opaque fence or wall + 15 emergency shrubs per every 100 linear feet

Streetview Management Areas Treated as Site Amenities

Up to 75 percent of the land area occupied by the perimeter management facilities (including existing and proposed) can be treated as site amenities, where such facilities are treated as an open space amenity.

To qualify, site amenities management facilities shall support function and aesthetic value. By providing access, openable slopes (less than 3:1), and pedestrian easements, such as paths and benches.

Public Access Easements with Paths or Trails

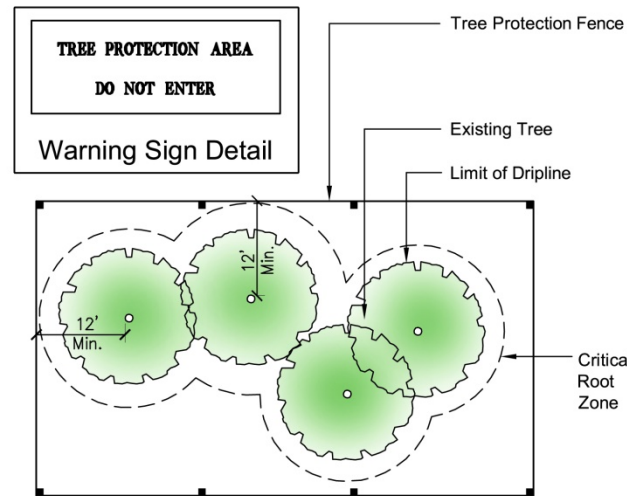
Public access easements that coordinate utility easements with public easements that are available for pedestrian and bicycle use, including, but not limited to, walking, jogging, and biking.

Such public access easements shall be located from or adjacent to the easement's terms as public easement, including, but not limited to, paths, jogging, and biking.

Tree Protection Standards

Current Standards

- Trees within open space standards
- Champion and heritage tree protection
- Relocation
- Native tree buffers
- Indigenous vegetation management
- Tree replacement
- Protection during development



Options for Consideration

- Consider establishing a Village-wide tree replacement program and process
- Consider strengthening protection measures for environmental assets like heritage trees



Comprehensive Open Space Set-Aside Standards

Current Standards

- Requirements for open space for development in residential and nonresidential contexts
- Consideration for natural conditions of the land
- Minimum dimensional requirements

Options for Consideration

- Carry forward and build on existing framework
- Refine standards to specific zone districts and uses, as appropriate
- Continue to ensure a minimum level of “green” area and habitat/tree protection
- Consider including environmentally sensitive lands, floodplains, other natural areas, stormwater management areas designed as site amenities, trails, greenways, passive and active recreation, required landscaping and buffer areas, and gathering spaces in open space definition (lands subject to being set-aside)
- Acknowledge difference in function in proposed Village Center and Village Mixed-Use districts versus the rest of the Village (e.g., plazas, fountains, green roofs)

LANDS COUNTED AS OPEN SPACE SET-ASIDES		
AREA COUNTED AS COMMON OPEN SPACE SET-ASIDES	DESCRIPTION	DESIGN AND MAINTENANCE REQUIREMENTS
Natural Resource and Hazard Areas (wetlands, floodplains, flood hazard areas, shorelines)		
	Natural water resources, including wetlands, shorelines, streams, estuarine areas, riparian buffers, flood hazard areas, existing tree canopy and important wildlife habitat areas.	<ul style="list-style-type: none"> • Preservation of any existing natural resource, wetland, floodplain, and flood hazard areas shall have highest priority for locating open space. • Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, or unhealthy conditions. • See tree protection standards (Section 5.6, Tree Protection) • See CBPA-O district regulations (Section 3.9.6, CBPA-O: Chesapeake Bay Preservation Area Overlay)
Active Recreational Areas		
	Land occupied by areas and facilities used for active recreational purposes, such as pools, playgrounds, tennis courts, jogging trails, ball fields, and clubhouses, including required public recreation area.	<ul style="list-style-type: none"> • Land shall be compact and contiguous unless used to link or continue an existing or planned open space resource. • Areas shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.

Architectural, Form, and Design Standards for Multifamily, Commercial, and Mixed-Use Development

Current Standards

- Estero community standards apply to all development except single- and two-family
- Commercial buildings (facades, rooflines, etc.)
- Preferred Mediterranean and Old Florida Styles
- Design of the Village Center core area
- Automobile service stations and big box commercial
- A combination of requirements and aspirational guidelines

Options for Consideration

- Consolidate these standards in one section of the LDC
- Organize into two categories: measurable standards and aspirational guidelines
- Organize standards and guidelines under contextual elements and building design components
- Consider expanding architectural options (different Mediterranean and Florida vernaculars) which may be illustrated with graphic reference
- Honor historic character through context sensitive design
- Counter auto-oriented sprawl with human-scale standards and pedestrian and bicycle accommodations



Protect Residential Neighborhoods from Incompatible Encroachment – Neighborhood Compatibility Standards

TABLE 4.7: POTENTIAL RESIDENTIAL COMPATIBILITY STANDARDS

Site Layout	Requires structures to maintain consistent façade directions and building orientations as existing homes along the same block face
	Requires the primary entrance of a new building to face the street from which the building obtains its street address or mailing address
Building Façade Standards	Requires construction of a similar roof type as single-family or other low density residential development in terms of slope and arrangement to prevent abrupt changes in roof form
	Requires porches, balconies, outdoor space, and other site attributes such as vending machines associated with nonresidential development to be oriented away from adjacent single-family and other low density residential development
	Requires adjacent development to use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations as that included on adjacent single-family other low density residential development
Building Dimension Standards	Requires that no building be higher than ___ feet within 100 or 150 feet of a single-family or other low density residential development, and that buildings over __ feet in height be stepped back in height, so that the tallest part of the structure is the furthest from single-family and other low density residential development
	Requires massing standards for building facades visible from single-family or other low density residential development -- that include articulation of the façade in the form of projections or recesses with a minimum depth so that no single wall plane extends for more than 40 or 50 linear feet without some form of projection or recess. Covered porches, building wings, bay windows, pilasters, might be required to meet these requirements.
Site Design Standards	Requires when dealing with multi-building development, a continuum be established of use intensity, where uses of lowest-intensity are located closest to the single-family and other low density residential development, and moderate intensity uses sited between high-intensity uses and the lowest intensity uses
Location of Drive-Thrus and Outdoor Dining	Requires drive-thru facilities and outdoor dining areas to be located away from single-family and other low density residential development, to the maximum extent practicable.

TABLE 4.7: POTENTIAL RESIDENTIAL COMPATIBILITY STANDARDS

Parking and Driveway Area Standards	Requires parking spaces be oriented away from single-family and other low density residential development
	Requires a fully-opaque vegetated buffer, fence, or wall, or a comparable buffer between single-family and other low density residential development and nonresidential and high density multi-family development ³¹
Loading and Refuse Storage Area Standards	Requires parking structure facades adjacent to single-family or other low density residential development receive enhanced design treatment to soften their visual impact
	Requires loading and refuse storage areas be located beyond a certain distance from single-family and other low density residential development
Signage Standards	Requires loading and refuse storage areas be screened from view of single-family and other low density residential development, using materials that are the same as, or of equal quality to, the materials used for the principal building ³²
	Limits the sign area and maximum height of all signs by 25 percent of that normally allowed
Open Space Set-Aside Standards	Requires open space set-asides be located in a transition area between the nonresidential, mixed-use, or high density multi-family development, and the single-family or other low density residential development, unless there is a compelling reason for it to be located elsewhere on the site

Consider Standards and Incentives for Sustainable Development Practices

Options for Consideration

- Alternative energy systems
- Energy conservation techniques
- Water conservation techniques
- Low impact development/environmental site design standards for storm water management
- Conservation of green infrastructure
- Urban agriculture activities including community gardens and farmer's markets
- Universal design techniques



Why is this important?

- Shows how the new regulations will be organized
- Includes major sections and subsections
- Each section includes a summary of what will be included
- Notes existing regulations that will be carried forward, and new and modified regulations

Article 1.	General Provisions
Article 2.	Administration
Article 3.	Zone Districts
Article 4.	Use Regulations
Article 5.	Site Development Standards
Article 6.	Signage
Article 7.	Natural Resources
Article 8.	Public Facility Funding and Coordination
Article 9.	Nonconformities
Article 10.	Definitions, Rules of Construction and Interpretation, and Rules of Measurement



Questions and Discussion



Next Steps

- Receive feedback on Assessment
- Incorporate feedback into drafting stage
- Begin drafting of new code

Land Development Code Assessment

the Village of
ESTERO
LAND DEVELOPMENT
CODE UPDATE

CLARION

JOHNSON
ENGINEERING

October 2018