

Identification of Issues for Land Development Code Update (Discovery)

Planning & Zoning Staff	Comments
<p>Group like topics together. Example: zoning district standards.</p> <p>Move all definitions to single Definitions section of the Code.</p> <p>Address conflicting standards.</p> <p>Update outdated references. Example: Department of Natural Resources.</p> <p>Do not revise the Personal Wireless Facilities regulations since these were recently adopted.</p> <p>Review parking standards.</p> <p>Require bicycle parking.</p> <p>Add language to allow the Director some discretion to make interpretations.</p> <p>Review site plan approval criteria. Limited discretion for approval/denial based on review criteria.</p> <p>Create a chart of different approval processes.</p> <p>Address commercial setbacks – excessive front setbacks encourage parking in front of buildings. Excessive waterfront setbacks do not permit waterfront dining.</p>	<p>Address handicapped accessibility</p> <p>Review language about “in the public interest”</p>

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<p>Delete commercial revitalization (Section 158.175). This process will now be addressed in the new PUD regs.</p> <p>Address waterfront/Gulf setbacks. There are too many variance requests. (Section 158.150.D – 150’)</p> <p>Address standards for administrative approval to streamline certain applications.</p> <p>Look at allowed uses and the ability to add new uses. Lawn services, for example, are currently not allowed on the island.</p> <p>Address the requirement for trellises to get Special Exception approval.</p> <p>Lot coverage = Building coverage. Clarify.</p> <p>Retaining walls are not allowed within the building setback. What is the intent of this requirement? (Section 158.152.K)</p> <p>Accessory structures – Does not allow gazebos and fire pits</p> <p>Swimming pools – Setbacks measured from the Mean High</p>	<p style="text-align: center; opacity: 0.3; font-size: 48px; transform: rotate(-30deg);">DRAFT</p>

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<p>Water Line. Change to erosion control line.</p> <p>Consider removing Mobile Home Park standards (Section 158.133). New developments could not likely meet these standards.</p> <p>Consider some administrative approvals of site plans.</p> <p>Max. FAR is currently applied to residential.</p> <p>Look at setbacks for hedges (Section 158.152)</p> <p>Consider removing the restrictions on the number of building stories. Regulate by height only.</p> <p>Review regulation of wind walls.</p> <p>Review temporary uses (Section 158.142). Construction fences – address when they need to be removed.</p> <p>Other temporary fences – Require as a Special Exception on vacant land. Meet height requirement – same standard as for a developed lot.</p>	<p style="text-align: center; opacity: 0.3; font-size: 48px; transform: rotate(-30deg);">DRAFT</p>