

City of Atlantic Beach
**Land Development
Regulations Update**

Joint Community Development Board
& City Commission Workshop
May 15, 2019



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City of Atlantic Beach LDR Update Project



What are Land Development Regulations?

- Implement the City's Vision of where and how to grow
- Must be consistent with the Comprehensive Plan
- Contain specific standards
 - Zoning
 - Subdivision regulations
 - Resource protection



Why Update the Land Development Regulations?

- Conditions have changed over time
- New State land use laws have come into effect
- Update language and definitions

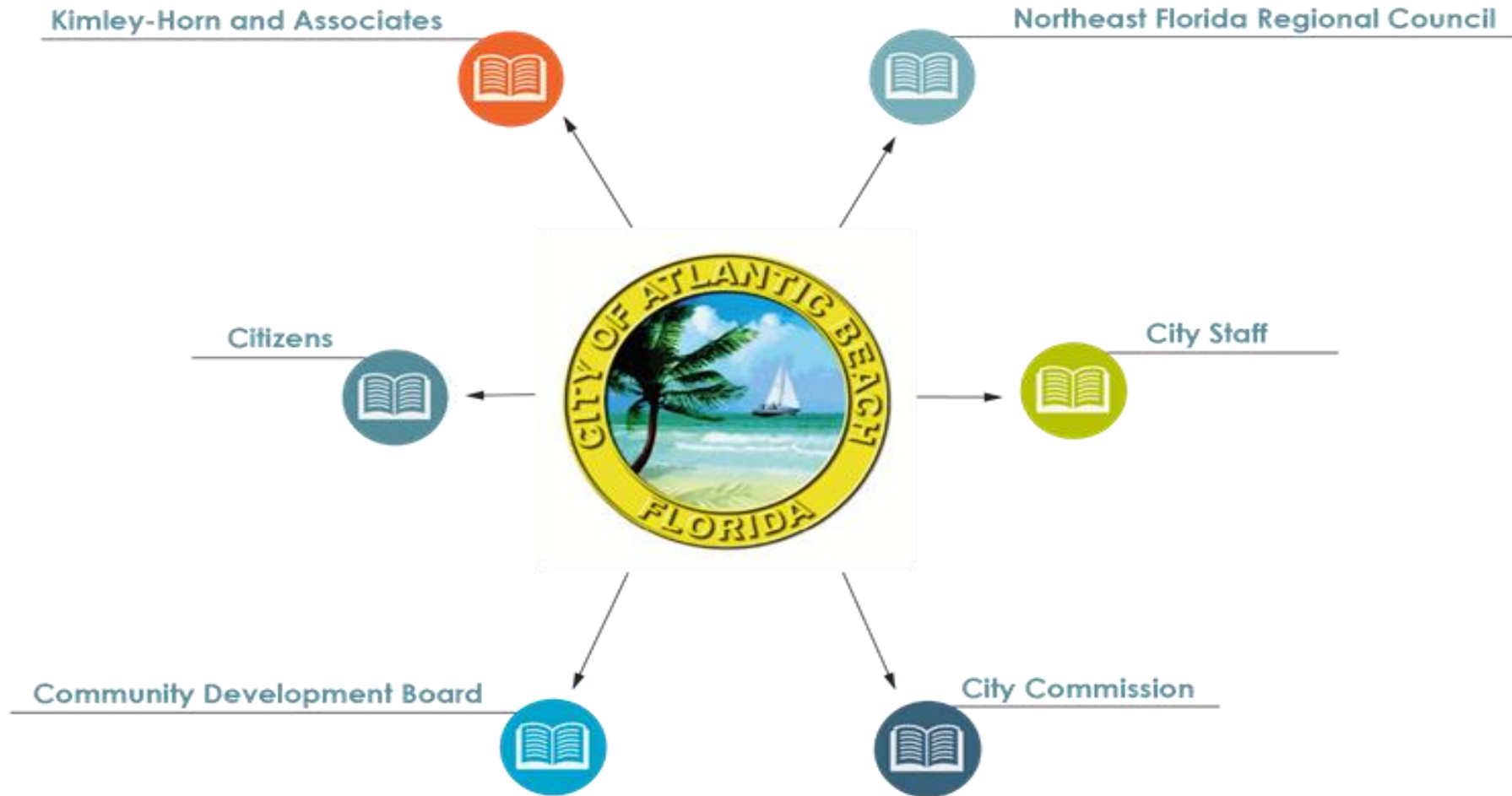


A close-up photograph of two hands shaking in a firm grip. The hand on the left is wearing a blue long-sleeved shirt, and the hand on the right is wearing a light blue long-sleeved shirt. The background is blurred, showing what appears to be an office or meeting environment.

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City of Atlantic Beach LDR Update Team

City of Atlantic Beach LDR Re-Write Team



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What Has Been Done To Date?



Land Development Regulation Update Status



July -
August

- Workshops
- Identification of Issues
- Research
- Desktop Review

August -
October

- Walkabout Tour
- Review of LDRs
- Generalized Concept Approaches

November

- Workshops
- Begin Drafting Amendments

December

- Workshop with CDB
- Coordination with Staff
- Drafted Amendments

January

- Drafted Amendments
- Coordination with Staff
- Team Meetings

February

- Drafted Amendments
- Coordination with Staff
- Team Meetings
- Draft Ordinance

Land Development Regulation Update Status (cont.)



March

- Coordination with Staff
- Drafted Amendments
- Team Meeting

April

- Drafted Amendments
- Submitted draft amendments to City Staff

May

- Comments on draft provided to KH Staff
- Joint CDB/CC Workshop

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Proposed Changes Overview



Proposed Changes Overview



1. Nonconforming Lots and Structures
2. Townhomes
 - Unit size vs. parent tract
 - Comprehensive plan/lot size controls density
3. Landscaping
4. Traditional Marketplace (TM) District
5. Parking ratios
6. Garage apartments
7. Permitted use table
8. Expanded/Clarified Definitions
9. Single Family Residential
 - No major design standards
 - Home occupation/office
 - Use by Exception
 - Garage apartments
10. Two-Family & Multi-Family Residential
 - Minor changes
 - Townhomes
 - Clarifications of regulations
11. Commercial
 - Landscaping
 - Parking
12. Process Improvements
 - Site Plan Review
 - Waiver
 - Use By Exception

Nonconforming Lots, Uses, and Structures

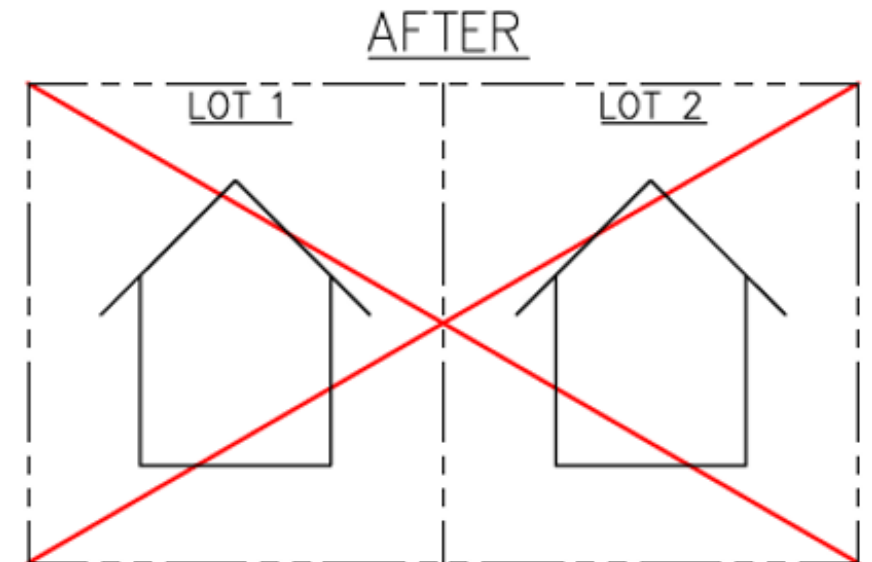
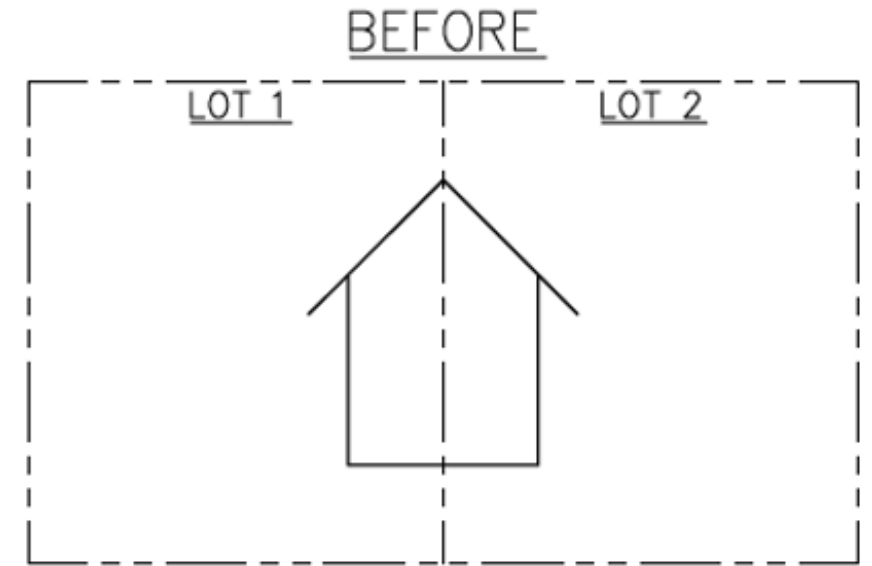


Nonconforming Lots:

- Strengthen language to prevent illegal lot splits in multiple parts of the code
- Legally non-conforming lots allowed to develop subject to use and density requirements of the Comprehensive Plan and applicable zoning district

Nonconforming Uses:

- Nonconforming uses may be resumed following substantial damage caused by a natural event (new)
- Voluntary demolition of a structure containing a nonconforming use constitutes abandonment of such use and may not be resumed (new)

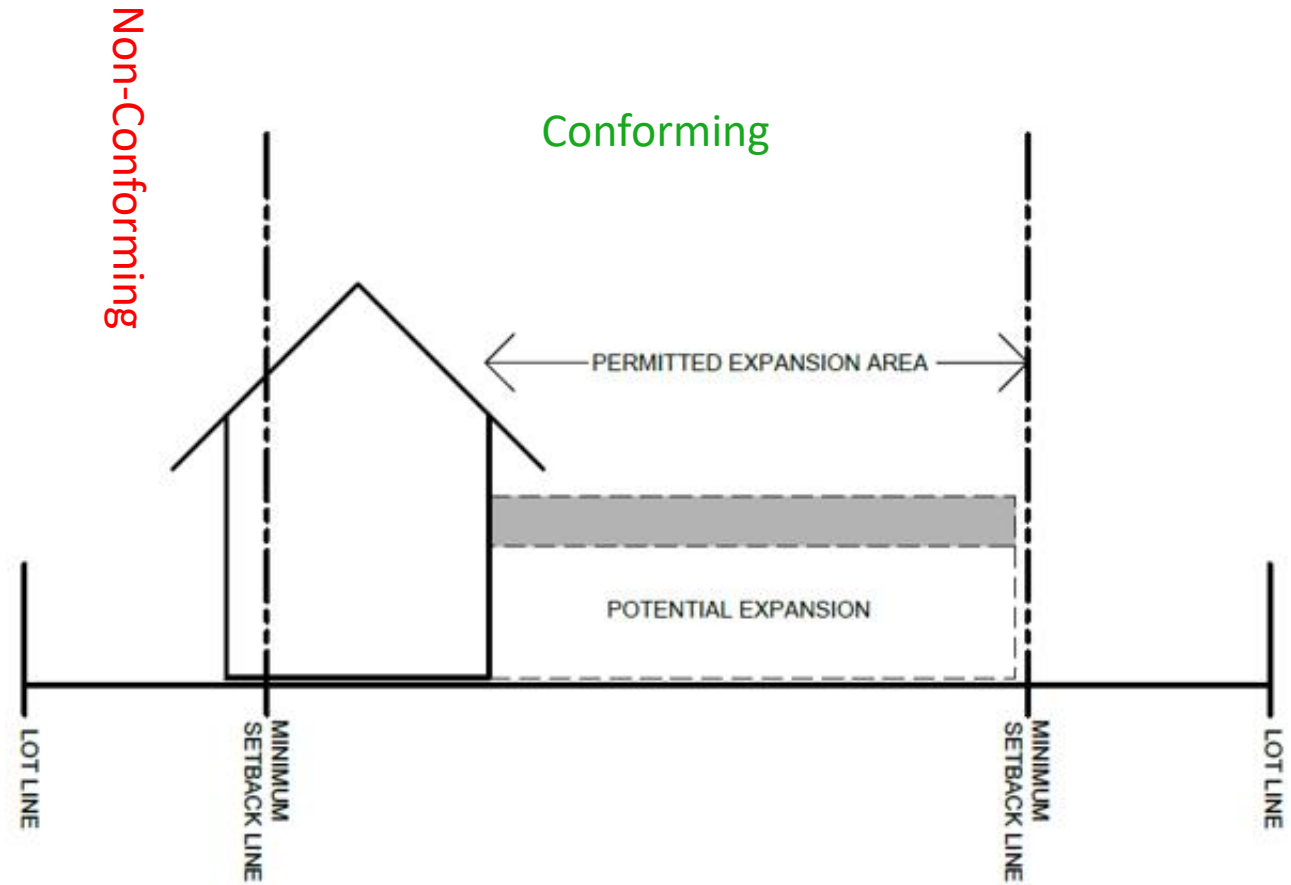


Nonconforming Lots, Uses, and Structures



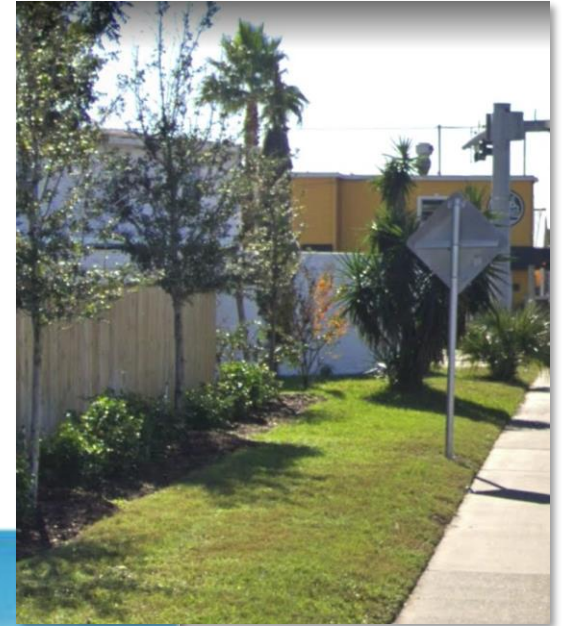
Nonconforming Structures:

- May be reconstructed in existing footprint and height if it incurs substantial damage as a result of a natural event (strengthened language)
- Voluntary demolition of a nonconforming structure constitutes abandonment of such nonconformity (new)



Landscaping Requirements

- No proposed changes to number or size requirements for trees and shrubs
- No proposed changes to buffering requirements between incompatible uses
- No proposed changes to the required 10 foot landscaping buffer along Mayport Rd and Atlantic Blvd (Commercial Corridor Standards)
- Strengthen/clarify dumpster screening requirements
 - Require either trees and shrubs or walls to screen dumpsters from adjacent properties or streets



Screening of trash area by wall and planting

Landscaping Requirements (cont.)



- Simplify street frontage landscaping while keeping with the intent to screen parking:
 - Current Requirement:

“A landscape area of not less than ten (10) square feet for each linear foot of VUA street frontage, fifty (50) percent of which shall be at least a five-foot-wide strip abutting the street right-of-way except for driveways. The remaining required landscape area shall be located within twenty-five (25) feet of the street right-of-way.”
 - Proposed Requirements:
 - Seven (7) foot landscape buffer along streets within RG-M, CPO, CL, CG, and LIW districts
 - Five (5) foot landscape buffer along streets within CBD and TM districts
- Remove interior vehicle use area landscaping from CBD and TM districts so less overall square footage of a parcel has to be used for parking lots, which results in additional “dead” space

Landscaping Requirements (cont.)

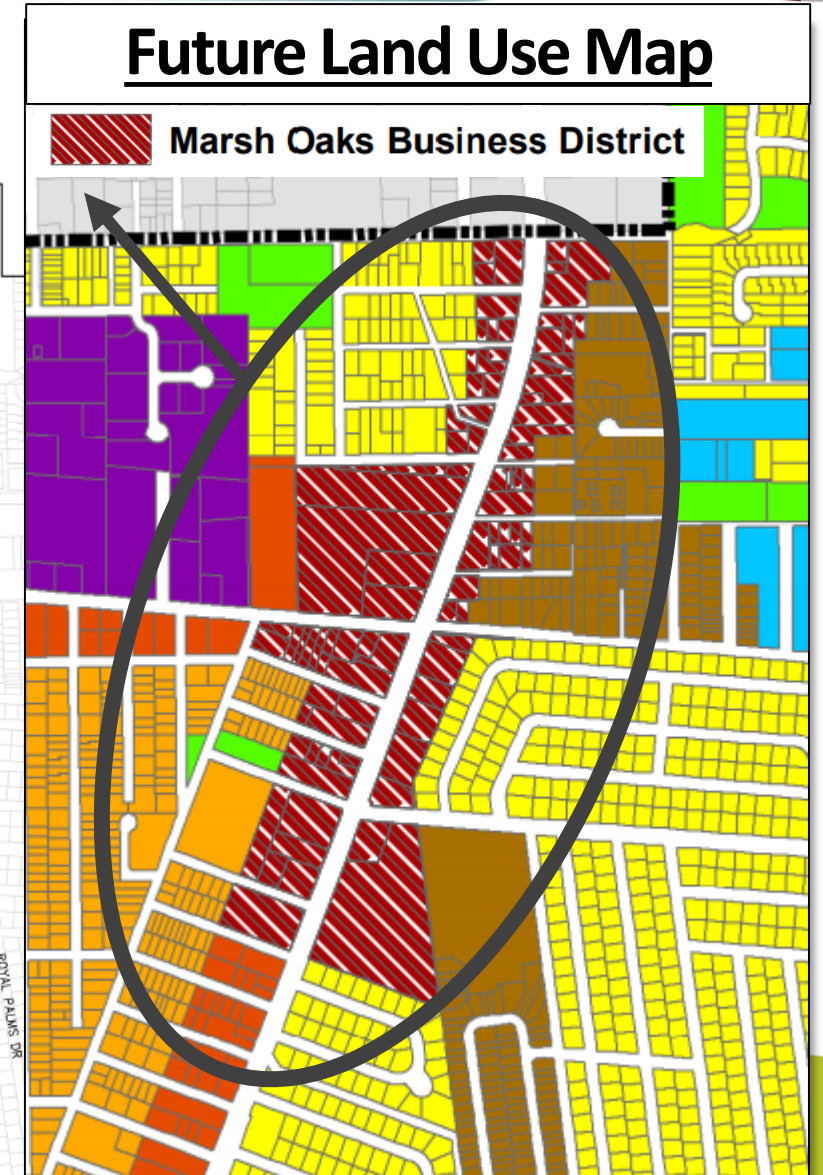
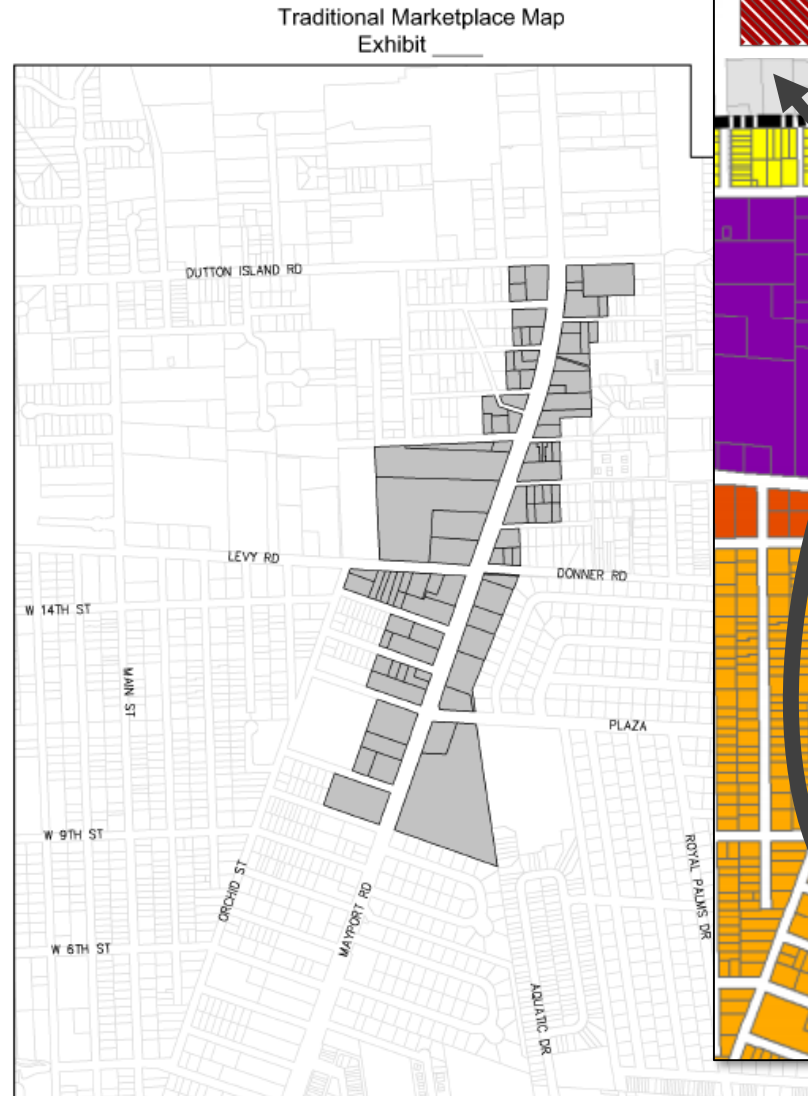


Special Administrative Remedies

- (a) For lots with a depth of one hundred fifty (150) feet or less, or an area of fifteen thousand (15,000) square feet or less, the following requirements shall apply:
 - 1. an automatic fifty (50) percent reduction in landscape yard depth requirements for screening, perimeter landscaping depth requirements, and interior landscaping areas; and
 - 2. a twenty-five (25) percent reduction in all planting requirements except for the required evergreen plantings for screening.
- (b) In situations other than section (a) above, where compliance with the landscape requirements would require: the demolition of an existing building; a loss of more than 10% of the gross required off-street parking for an existing development; or of a loss greater than 15% of the lot area for development, the following administrative remedies may be applied by the Community Development Director:
 - 1. Reduce the required minimum landscaped area widths up to 50%.
 - 2. Reduce the tree planting requirements by up to 25%.
 - 3. If the Community Development Director considers a reduction pursuant to this subsection (b), then the Community Development Director's first priority shall be to require trees along the street frontage and the second priority shall be to require trees within portions of the vehicle use area that are highly visible from any street.

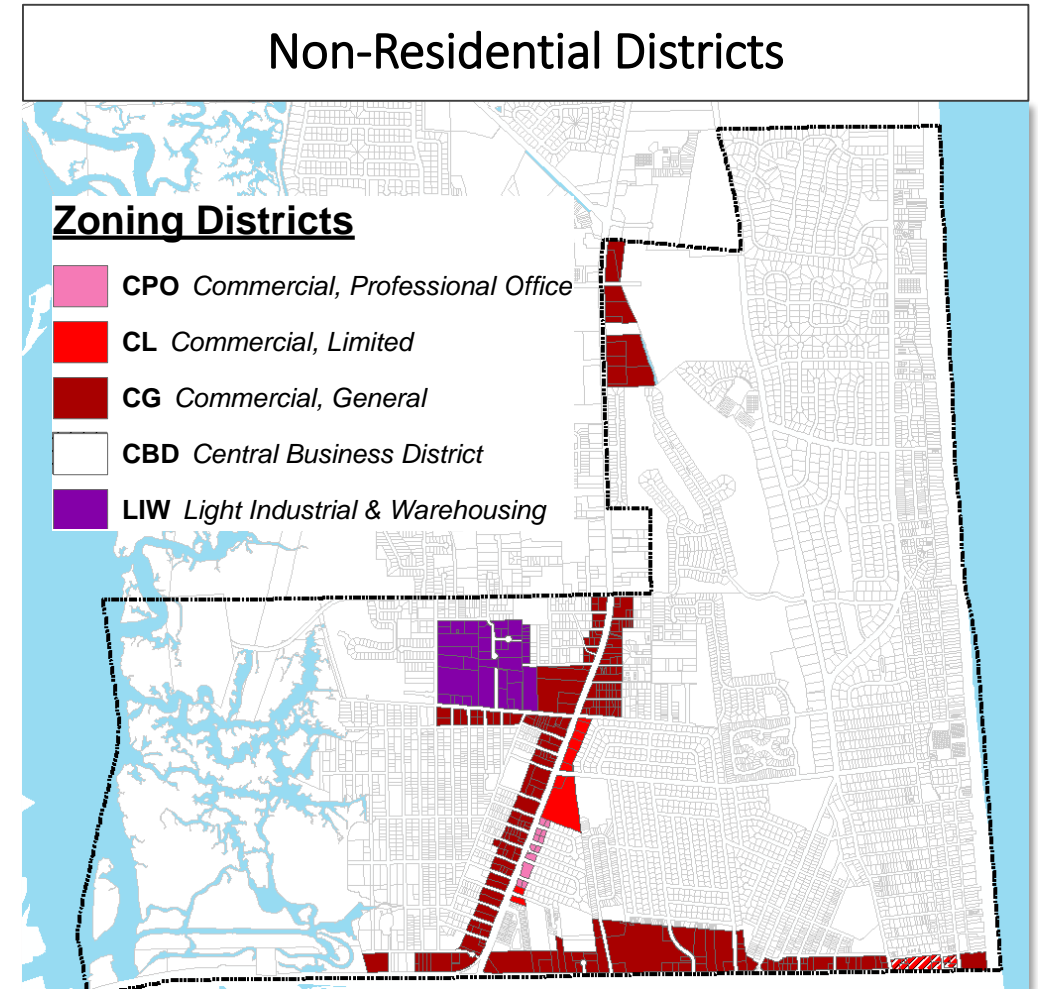
Traditional Marketplace District

- New zoning district introduced
- Not rezoning any properties, but giving property owners within the Marsh Oaks Business District the option to rezone to TM
- Intended for mixed use residential and neighborhood retail development that is more walkable and pedestrian friendly
- Includes *maximum* setback requirements in order to activate the street
- Permitted uses include those found in the Central Business District (CBD) as well as the other commercial zoning districts (CG, CL, & CPO)



Parking Requirements

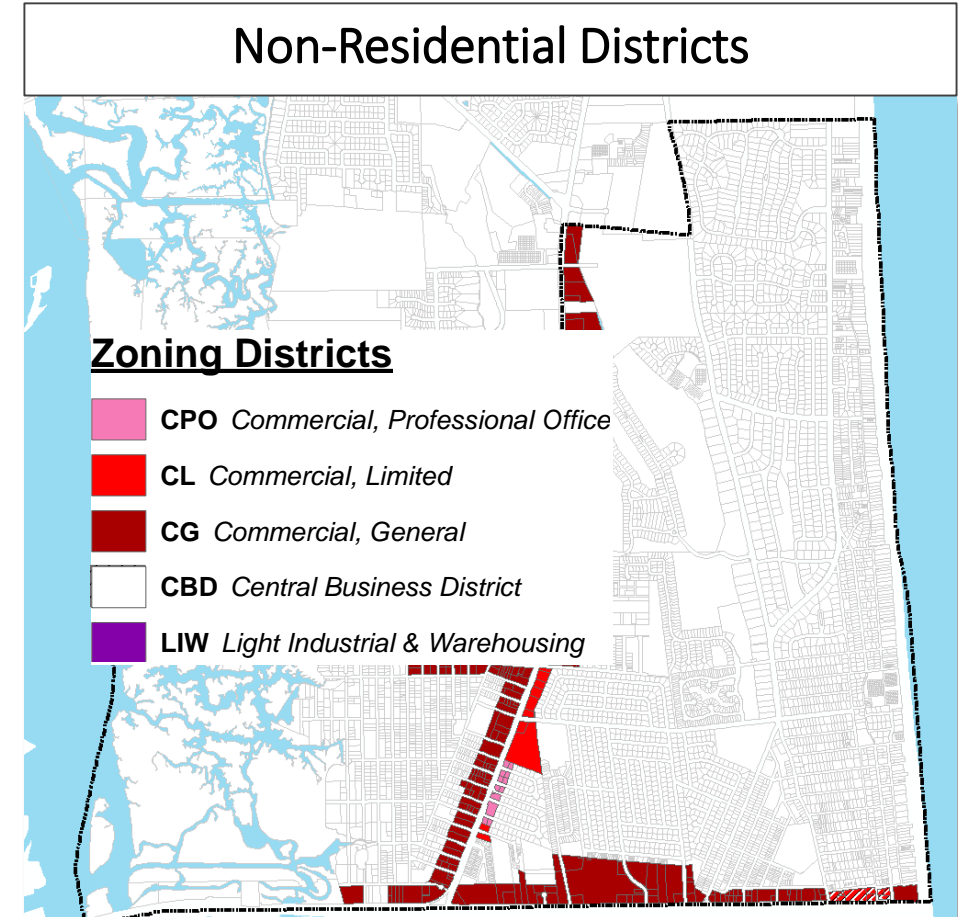
- Added or revised parking ratios for residential and commercial uses by adding a table to the code
- Removed and replaced employee-based parking ratios with more “enforceable” square footage based ratios
- Strengthen shared parking agreements to require recording with Clerk of Courts as a deed restriction and review by the City Attorney
- Added minimum bicycle parking standards:
 - 1 bike spot for every 10 required vehicle spaces, plus 2
- Added valet parking standards for non-residential developments



Parking Requirements (cont.)

Proposed parking reductions to encourage walkable and pedestrian friendly redevelopment, especially on smaller lots and within the CBD & TM zoning districts:

- Motorcycle parking: 2 motorcycle spots (4.5' X 8') may reduce vehicle parking by 1 space, up to 5% of required parking
- Bicycle parking: 4 bike spots may reduce vehicle parking by 1 space, up to 20% of required parking
- Transportation Network Company (TNC) parking: Within CBD & TM only, 1 TNC spot may reduce vehicle parking by 1 space, up to 10% of required parking
- On-street parking: Within CBD & TM only, can count towards required parking if provided directly adjacent to business



Permitted Use Table



- Easy to use/
reader-friendly
- Centralized place
in code to find
permitted uses,
opposed to
searching each
zoning district
individually

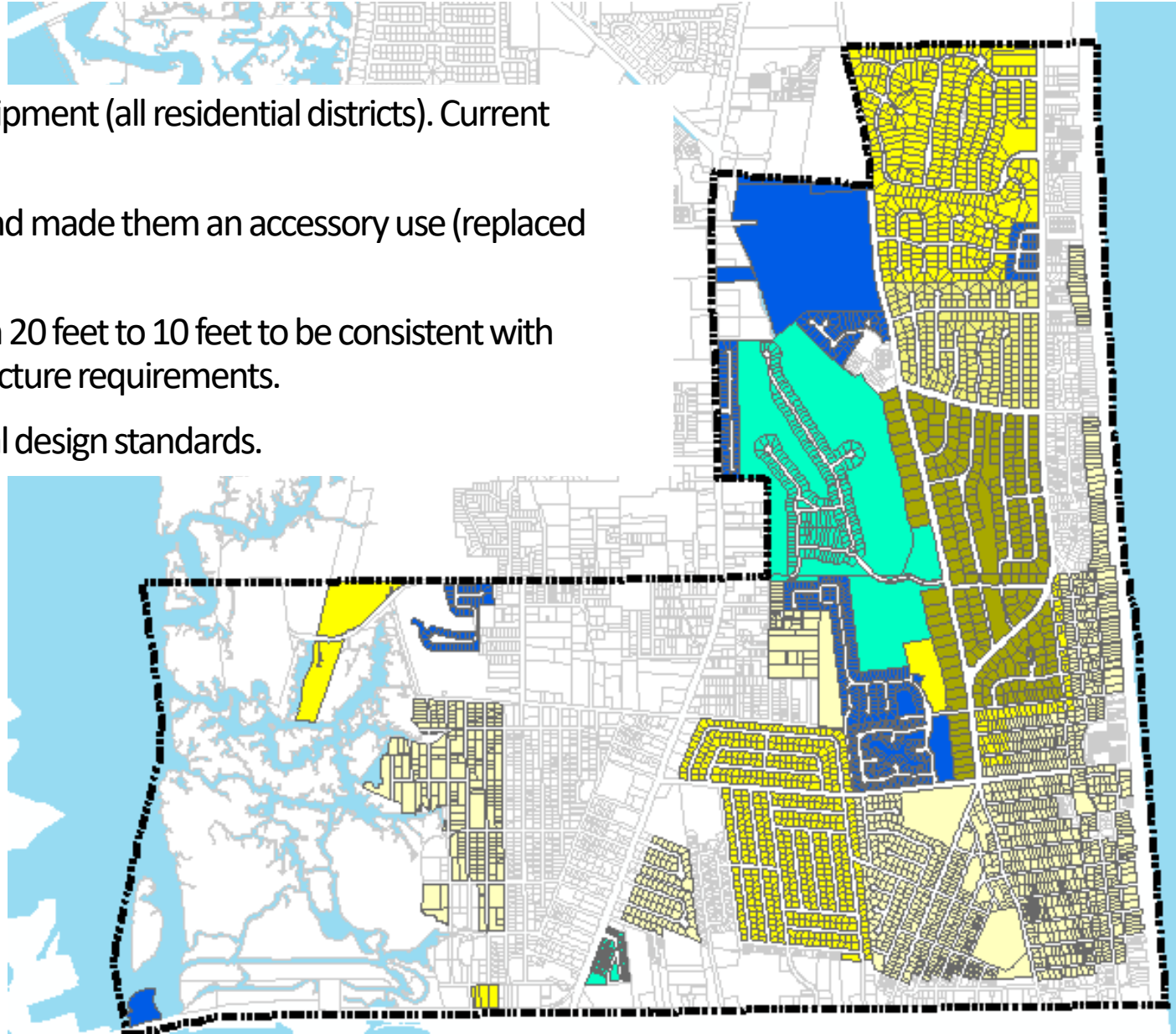
CITY OF ATLANTIC BEACH															
CHAPTER 24 ZONING CODE PERMITTED USE MATRIX DRAFT															
	CBD	TM	CPO	CL	CG	LIW	Mayport	RG-M	RG	RS-2	RS-1	R-SM	RS-L	SP	CON
Residential Uses															
Single-family residential	P*	P*	P	P	P			P	P	P	P	P	P		
Duplex residential	E*	P*			P*			P*	P*						
Townhouse residential	E*	P*			P*			P*	P*						
Multi-family residential	E*	P*			P*			P*							
Family day care and group homes								E	E						
Commercial Uses															
Automobile Sales					E	E									
Automotive Services (minor)					P*	P*	P*								
Automotive Services (major)						E									
Banks and Financial Institutions (without drive-through)	P	P	E	P	P		P								
Banks and Financial Institutions (with drive-through)				E	P		E								
Car Washes					P										
Civic Centers (i.e. art galleries, libraries, cultural centers)	P	P		P	P		P								
Child Care Center			P*	P*	P*		P*	E*	E*						
Church			E*	E*	P*		P*	E*	E*	E*	E*	E*	E*		
Community Center			E*	E*	P*		P*	E*	E*						
Contractors					E*	P	P*								
Convenience Stores (without fuel sales)				P	P										
Electric Charging Station					P		E								
Mobile Vending Units	E	E	E	E	E		E								
Gas Stations					P*		E*								
Gyms, spas, health clubs			E	E	P		P								
Hotels, motels, resorts, tourist courts, short term rentals	E	P			P		P								
Hospitals			E		E		E								
Live entertainment	E	P*			E*		P*								
Medical clinics			E	E	P										
Mixed use projects		P	P	P	P		P								
Offices (professional, business, and medical)	P	P	P	P	P		P								
On-premise consumption of beer and wine	P*	P*		P*	P*		P*								
On-premise consumption of alcohol (other than beer and wine)	E	E		E	E		E*								
Outdoor storage						P*	P*								
Pharmacies and Medical Marijuana Dispensaries		P*			P*		P*								
Produce and fresh market with outdoor sale and display					E*										
Restaurants (without drive-through)	P	P		P	P		P*								
Restaurants (with drive-through)					E		E								

Single-Family Residential Zoning Districts



Minor Changes

- Proposed standard 5 foot setback for mechanical equipment (all residential districts). Current regulation is based on neighbor's living area.
- Removed home occupations as a use-by-exception and made them an accessory use (replaced home office).
- Changed the rear setback for garage apartments from 20 feet to 10 feet to be consistent with existing development pattern and with accessory structure requirements.
- No proposed changes to Old Atlantic Beach residential design standards.



Zoning Districts


-  **RS-L** *Residential, Single-Family, Large Lots*
-  **R-SM** *Residential, Selva Marina*
-  **RS-1** *Residential, Single-Family*
-  **RS-2** *Residential, Single-Family*
-  **PUD** *Planned Unit Development*
-  **SPA** *Special Planned Area*

Two-Family & Multi-Family Residential Zoning Districts

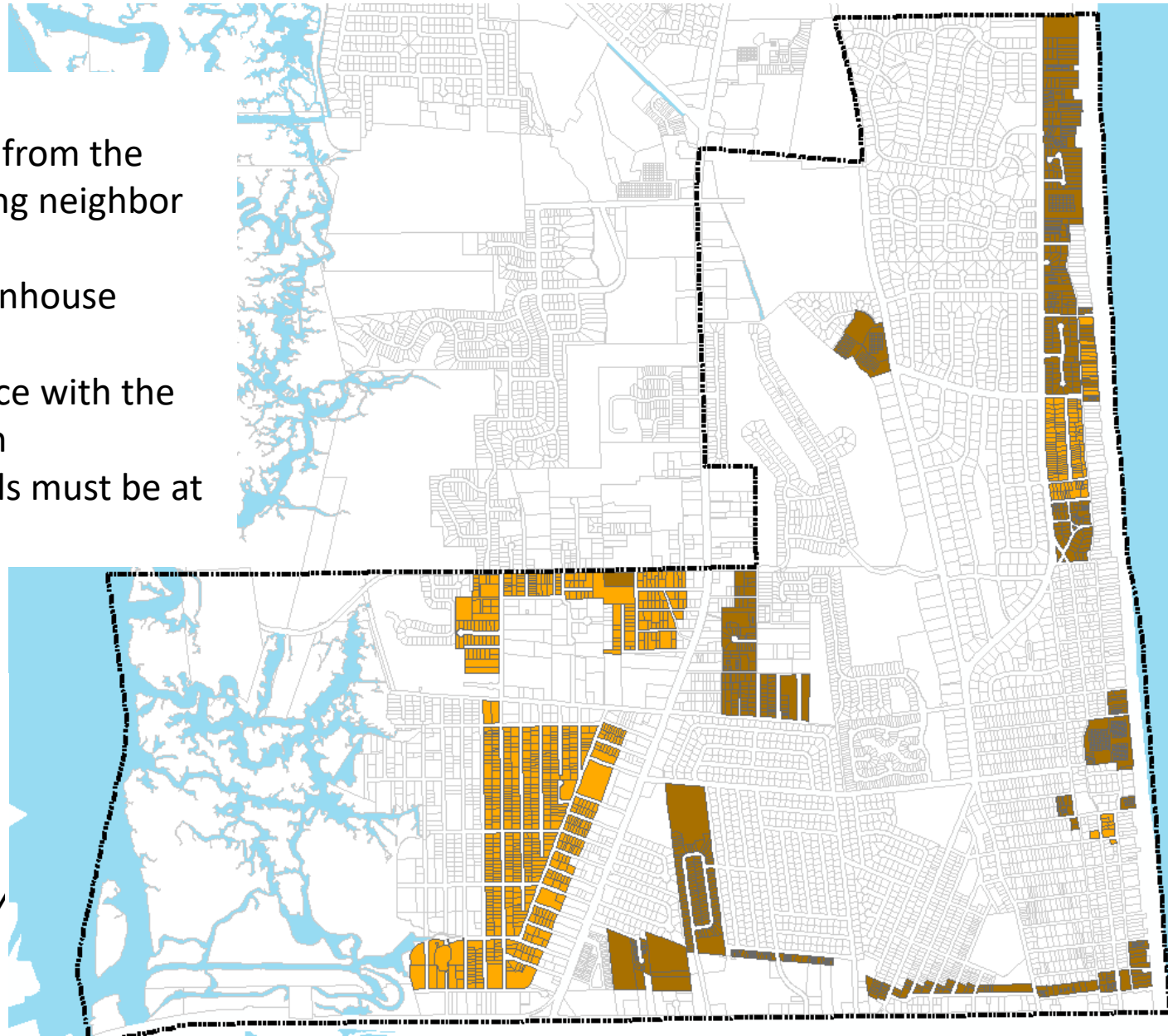
Minor Changes

- Those changes listed in the previous slide.
- Townhouses may construct additions not visible from the public right-of-way independent of their adjoining neighbor without a variance.
- Clarification of two-family, multi-family, and townhouse development regulations:
 - Existing lots may be developed in compliance with the density set forth in the Comprehensive Plan
 - Clarified that newly created “parent” parcels must be at least 75’ wide by 100’ deep

Zoning Districts

 **RG** *Residential, General, Two-Family*

 **RG-M** *Residential, General, Multi-Family*



Design & Dimension Issues

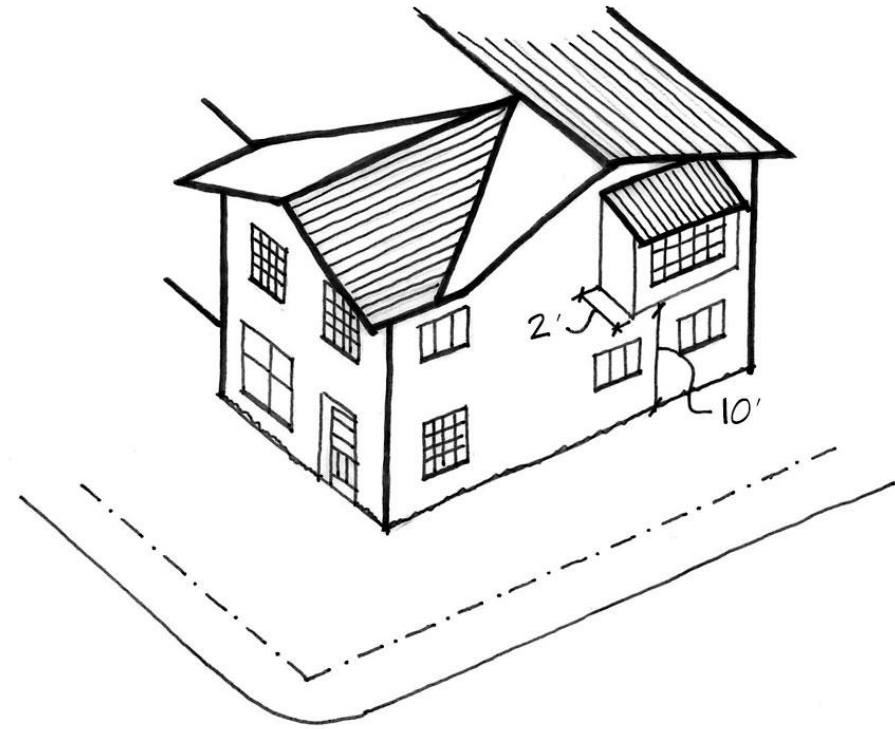


Projections

– Sec. 24-172(c)(3)

Proposed Definition:

- “Projection means a bay window, offsetting portions of a dwelling, dormer windows, balcony, or sundeck so long as these projections meet the size requirements set forth in this Chapter.”
- Graphically represented in Code



Process Improvements



Site Plan Review

- Clarified process and regulations.

APPROVAL AUTHORITY

Waiver

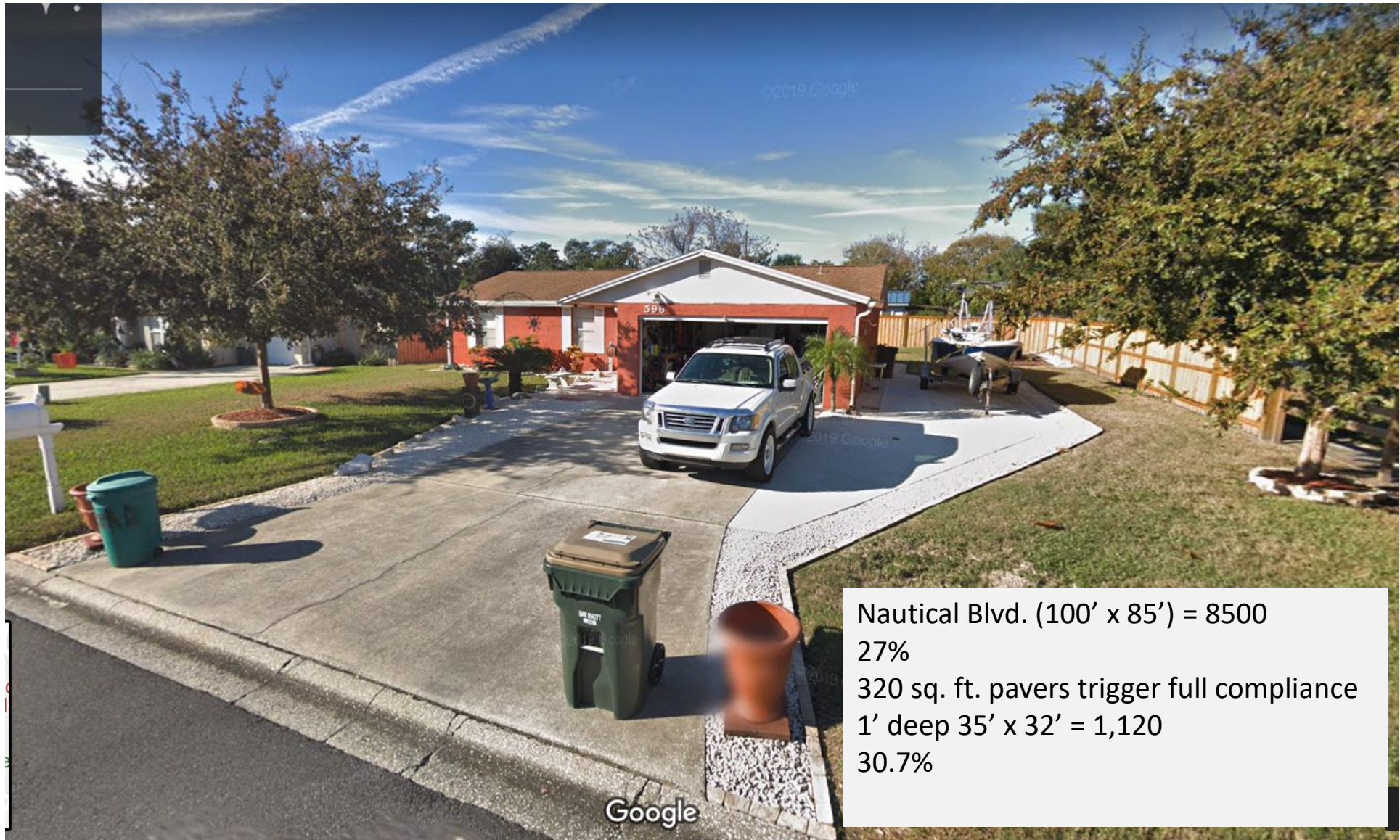
- Clarified criteria.

	STAFF	COMMUNITY DEVELOPMENT BOARD	CITY COMMISSION
Zoning change		X	X
Use-by-exception		X	
Administrative variance	X		
Variance		X	
Waiver			X

Use-by-exception

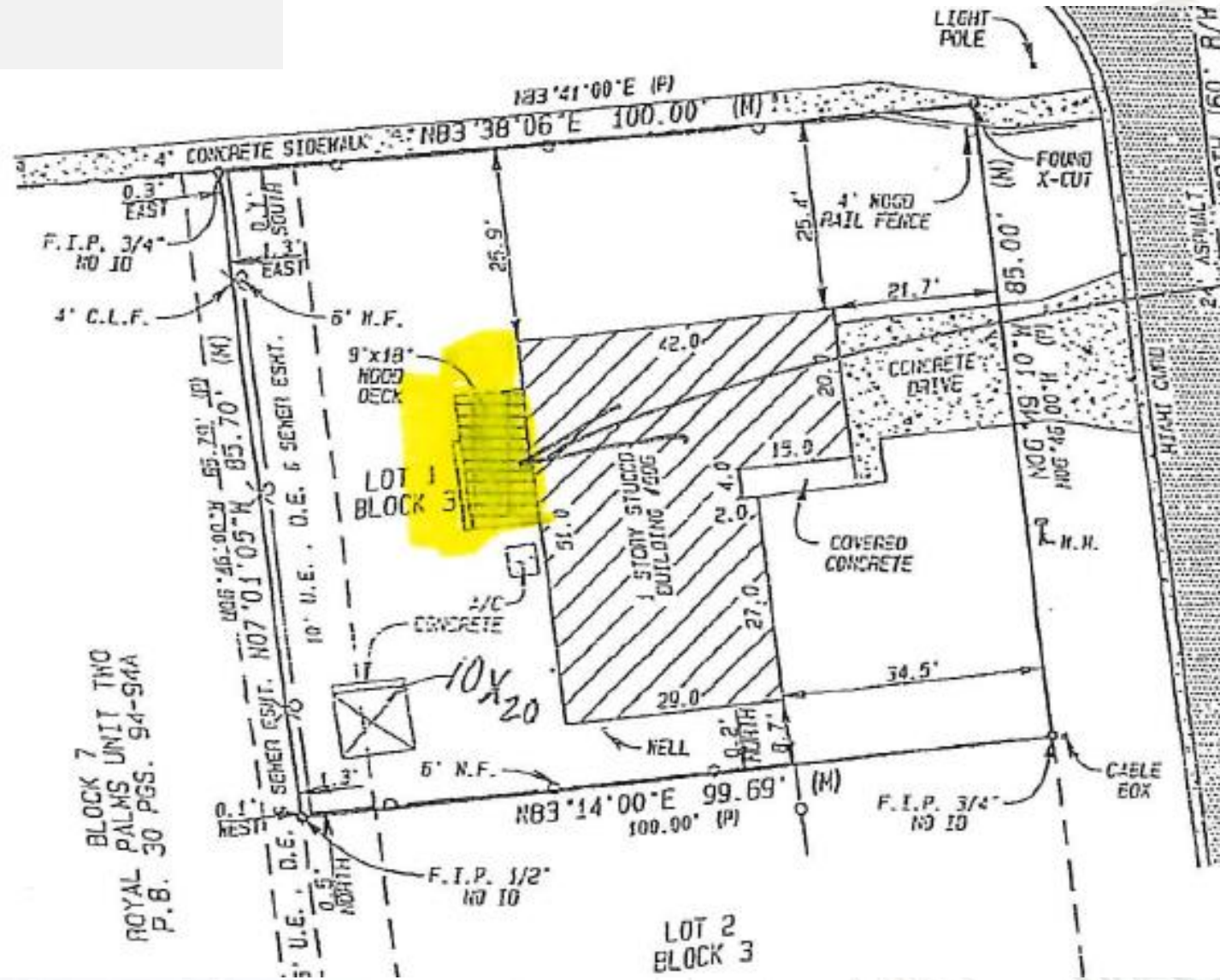
- Simplified approval procedure.

24-66 Stormwater Retention



Nautical Blvd. (100' x 85') = 8500
27%
320 sq. ft. pavers trigger full compliance
1' deep 35' x 32' = 1,120
30.7%

30.7%



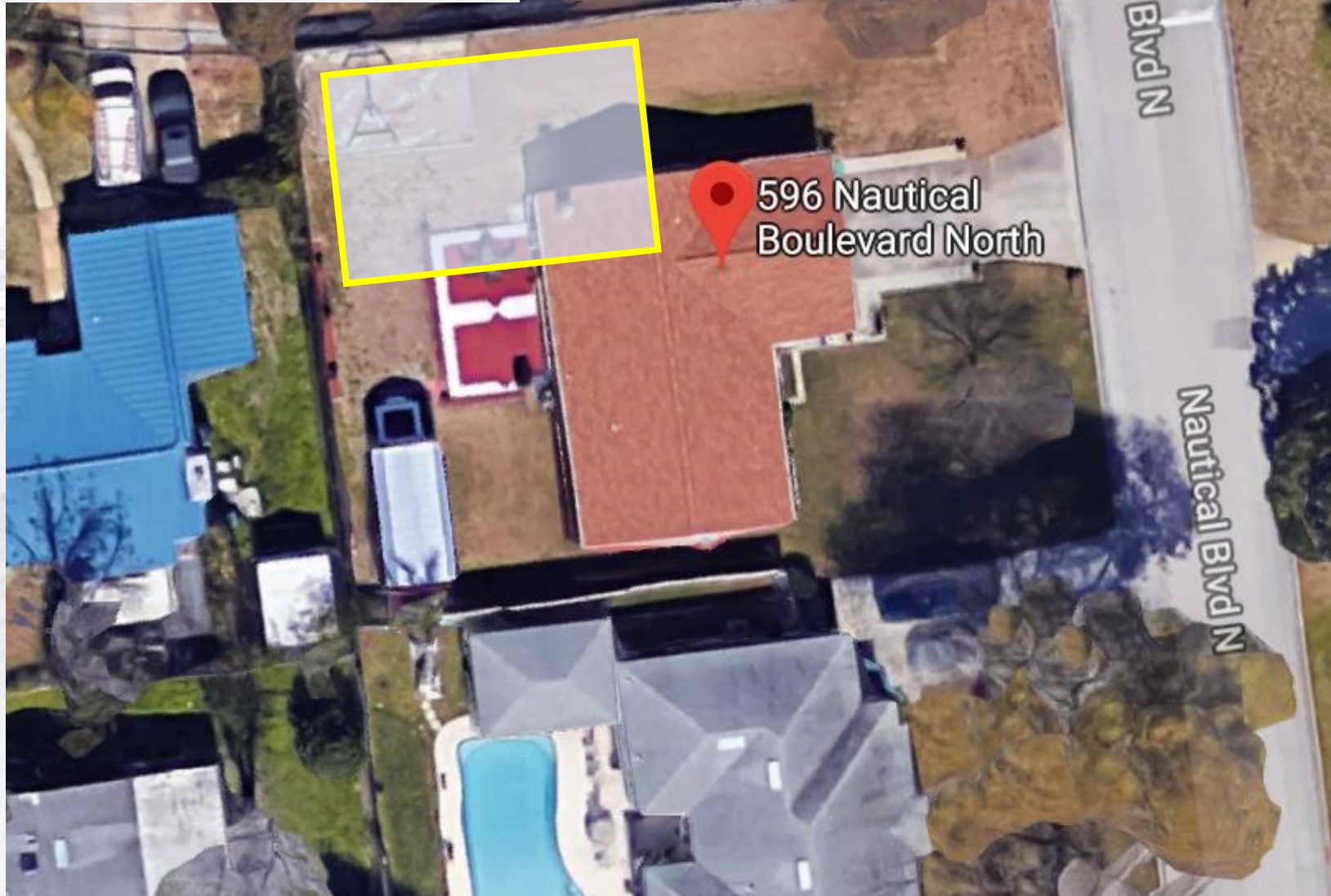
Nautical Blvd. (100' x 85') = 8500

27%

320 sq. ft. pavers trigger full compliance

1' deep 35' x 32' = 1,120

30.7%



(1) All development and redevelopment projects which **result in improvements that exceed fifty (50) percent of the market value** of all improvements, if any, on the subject development parcel before the new development or redevelopment project is started **shall provide onsite storage of stormwater for all impervious surface** on the development parcel.

(2) Projects which do not exceed the fifty (50) percent threshold described in subsection (1) above, but **increase the impervious surface on the development parcel by more than two hundred and fifty (250) square feet** shall provide onsite storage of stormwater for the increase in the impervious surface area only.

(3) Projects which do not exceed the fifty (50) percent threshold and increase the impervious surface on the development parcel by **two hundred and fifty (250) square feet or less are not required to provide onsite storage of stormwater**; provided, however, as of [insert effective date of ordinance], this exemption shall apply one time only for each development parcel.



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Next Steps



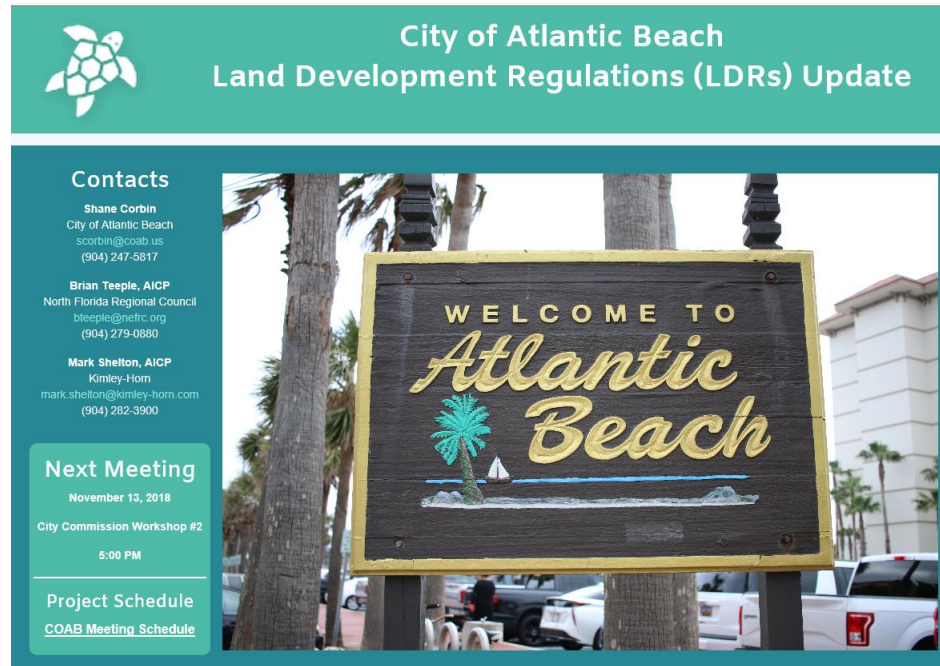
Next Steps

June 18th - Community Development Board Public Hearing

June 24th – City Commission Public Hearing (First Reading of Ordinance)

July 8th – City Commission Public Hearing (Second Reading of Ordinance)

**For more information:
www.coabldr2018.com**



The graphic features a teal header with the City of Atlantic Beach logo (a stylized turtle) and the text "City of Atlantic Beach Land Development Regulations (LDRs) Update". Below the header is a teal sidebar with white text containing contact information for Shane Corbin, Brian Teeple, and Mark Shelton, as well as details for the next meeting on November 13, 2018, and links to the project schedule and COAB meeting schedule. To the right of the sidebar is a photograph of a wooden sign that reads "WELCOME TO Atlantic Beach" with a palm tree and sailboat illustration.

City of Atlantic Beach
Land Development Regulations (LDRs) Update

Contacts

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Next Meeting
November 13, 2018
City Commission Workshop #2
5:00 PM

Project Schedule
[COAB Meeting Schedule](#)

WELCOME TO Atlantic Beach

Contact Us

Call or Email:

- Beth Payne, Northeast Florida Regional Council

- Bpayne@nefrc.org
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- Shane Corbin, City of Atlantic Beach

- Scorbin@coab.us
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Thank you!

