

REALITY CHECK ON SMART GROWTH ZONING CODES: WHAT'S OUT THERE?

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Local Government Commission

- Smart Growth Zoning Codes Guidebook
- Good intentions, high school civics, too many cooks, don't step in that!!
- 40s



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SMART GROWTH ZONING CODES A RESOURCE GUIDE

- A. Comprehensive Codes
 - Traditional Neighborhood Development
 - Transit-Oriented Development
 - Mixed Use Districts
- B. Single Focus Codes
 - Streets
 - Parking
 - Design
- C. Administration
 - Process
 - Format



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IV. Permitted Uses

Administrative public buildings
 Adult congregate living facility
 Advertising agencies
 Alcoholic beverage sales (package)
 Alcoholic beverage on-premises consumption
 Alterations and tailoring
 Amusement enterprises, private commercial
 Antique and gift shop
 Appliances, sales and service
 Artists' studios
 Automotive accessories sales
 Bakery, wholesale and retail
 Bathroom accessories
 Bed and breakfast inn
 Bicycles, sales and service
 Bookstores, stationery, newsstands
 Bookkeepers
 Butcher shop, retail only
 Carpets, rugs and linoleum
 Churches (with or without educational and recreational buildings and facilities)
 Clinics
 Coin dealers
 Computers, hardware, and software sales and service
 Confectionery and ice cream stores
 Convention center
 Corner store or neighborhood convenience store without gas pumps
 Dance and music studios
 Day nurseries, kindergartens and day care
 Drug and amaly stores
 Employment agencies
 Financial institutions, banks, savings and loan
 Florist and gift shops
 Furniture, retail, new and used
 Government service facilities
 Grocers, retail and wholesale
 Gun shop
 Hardware stores
 Health food
 Hobby and craft shops
 Home occupations
 Hospitals and nursing homes
 Hotel
 Hypnotists
 Inn
 Insurance
 Interior decorating and draperies
 Jewelry stores
 Libraries

Loan companies
 Locksmiths
 Luggage shops
 Manufacturing and assembly of scientific and optical precision instruments
 Markets and stores, small
 (Not exceeding 20,000 square feet)
 Medical clinics and laboratories
 Municipal Buildings
 Nurseries, plants, trees, etc., Retail and wholesale
 Nursing Homes
 Offices
 Outdoor signs sales offices
 Paint store
 Parking garages
 Parks and public recreation areas and facilities
 Pet shops and grooming
 Photographic studios
 Physical fitness and health clubs
 Post office
 Private clubs and lodges
 Public restrooms
 Public utilities and service structures
 Quick printers
 Radio and TV broadcasting studios, excluding towers
 Radio and TV sales and service
 Rental stores
 Retirement homes, including independent living through assisted living
 Residential, single family (attached and detached)
 Residential, multifamily
 Restaurants
 Schools, service and vocational schools (such as cosmetology, medical and dental assistant's training)
 Shoe repair shops
 Sidewalk cafes
 Steak shops
 Sporting goods, retail
 Tailoring shops
 Taxidermists
 Telephone business office and exchanges
 Theaters, not drive-ins
 Title companies
 Tobacco shops
 Town Center marketing and sales center
 Toy stores
 Trail heads
 Travel agencies
 Wearing apparel stores

Permitted Uses, Continued:

Any other similar retail store or business enterprise not listed, that in the judgement of the Development Review Committee is not specifically limited to other zoning districts within the City and is consistent with those included above, and further, that will be in harmony with the spirit of the Winter Springs Town Center Master Plan.

Uses Permitted by Special Exception Only

Automobile repair shops (routine service)
 Bowling alleys
 Bus terminal
 Car wash
 Corner store or neighborhood convenience store with gas pumps
 Equestrian facilities
 Gas stations
 Laundrettes and laundromats
 Printers, commercial
 Schools, private and parochial
 Skiing risks
 Stadiums and arenas
 Swimming pools; sales service and supplies
 Veterinary clinics (no overnight boarding)



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TOWN CENTER DISTRICT CODE

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I. INTENT

The City of Winter Springs seeks to create a town center based upon traditional standards for city building. In February, 1998 the City of Winter Springs created a plan for the town center through a design session involving the community and a team of design professionals. This Code is based on that plan. Traditional urban design conventions have been applied to create a palette of squares, parks, and street types that form the framework for the town center. These conventions are derived from a number of sources in planning literature. Where approvals, interpretations and judgments are left to the discretion of City officials, these officials shall use the following texts for guidance as to best practices:

Civic Art, by Hegemann and Peets;
 Great Streets, by Allan B. Jacobs;
 The New Urbanism: Toward an Architecture of Community, by Peter Katz;
 AIA Graphic Standards, 9th Edition;
 The Lexicon of the New Urbanism, by Duany et al, Congress for the New Urbanism;
 Shared Parking, by Barton-Aschman Associates, The Urban Land Institute

This document repeals the Town Center Overlay Zoning District Regulations of June 9, 1997 (Ordinance #661) and September 8, 1997 (Ordinance #676). Should any conflict arise between the provisions of this Code and other local land development regulations for the City of Winter Springs, the provisions of this Code shall apply. To the extent that this code is silent where other codes govern, they shall apply.

A. How To Use This Code:

1. Determine whether your use is permitted in the Town Center.
2. Review the General Provisions which apply throughout the district.
3. Determine which Street Type your lot fronts. (If you have a corner lot, you must determine the primary space or street based on the hierarchy on page 10.)
4. Next, review section VI, for provisions about the Street Type, Square, or Park that corresponds to the lot.
5. Finally, review the Building Elements and Architectural Guidelines which contain specific rules for buildings.



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J. Parking:

1. Parking Requirements

The intent of these parking regulations is to encourage a balance between compact pedestrian oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed.

There shall be no minimum parking requirement in the Town Center. The applicant shall provide a parking analysis justifying the proposed parking solution.

Minimum parking space dimensions for head-in or diagonal parking shall be 9'x18' with 11 foot drive lanes (22' for 2 way traffic) and parallel parking spaces shall be 5'x20' minimum with 10 foot drive lanes (20' for 2 way traffic).

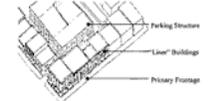
Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act and Florida Accessibility Code.

2. On-Street Parking

The selection of diagonal or parallel parking along any section of road shall be determined in consultation with DRC. In the event that DRC approves diagonal instead of parallel parking, dimensions should be adjusted on pages 12-24.

3. Off-Street Surface Parking Lot Placement

Off-street surface parking lots shall be set back a minimum of 50 feet from the property line along the Main Street. DRC shall have discretion to make this requirement applicable elsewhere on prominent frontages, such as along key pedestrian connections, within significant vistas and within important public spaces. Outbuildings serving as garages facing alleys shall be permitted within this setback. Surface parking lots may be built up to the property line on all other street frontages.



4. Structured Parking Lot Placement

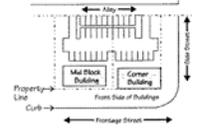
Parking structures shall be set back a minimum of 50 feet from the property line of all adjacent

streets to reserve room for Liner Buildings between parking structures and the lot frontage. The Liner Building shall be no less than two stories in height. Liner Buildings may be detached from or attached to parking structures.

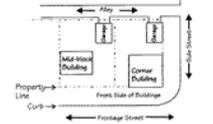
5. Access to Off-Street Parking

Alleys shall be the primary source of access to off-street parking. Parking along alleys may be head-in, diagonal or parallel.

Alleys may be incorporated into parking lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is also encouraged.



Corner lots that have both rear and side access shall access parking through the rear (see diagram below).



Circular drives are prohibited except for civic buildings.

Garage door(s) shall be positioned no closer to streets, squares or parks than 20 feet behind the principal plane of the building frontage. Garage doors facing streets, squares or parks shall not exceed 10 feet in width. Where space permits, garage doors shall face the side or the rear, not the front.



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PARKING

“There shall be no minimum parking requirement in the Town Center.”



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A. Hierarchy of Squares, Parks, and Streets:

- ↑
highest
 (primary)
 ↓
lowest
 (secondary)

 - Squares and Parks
 - Main Street
 - SR 434 Frontage Road
 - Urban Boulevard
 - Town Center Street
 - Edge Drive
 - Neighborhood Street
 - Trail Street
 - Neighborhood Lane



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C. Squares, Parks and Streets Map



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9. Urban Boulevard

The Urban Boulevard is a special street with wide medians down the center—usually containing a tree. This extra pedestrian clearance makes this street type an elegant multi-use connector between special zones within the town center.

A. Building Placement

Build to line location: 0 ft. from (15') to 5'

Space Between Buildings: 40 ft. maximum

B. Building Volume

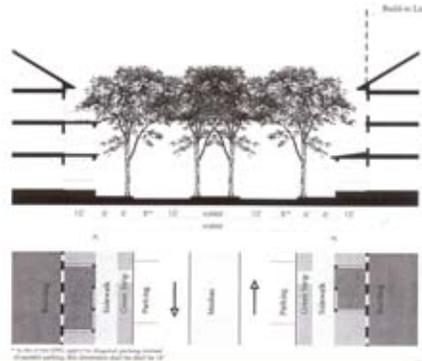
Blg. Width: 30 ft. maximum
100 ft. maximum

Blg. Depth: 125 ft. maximum

Blg. Height: 2 stories maximum
4 stories maximum
30 ft. maximum

C. Notes:

1. Appurtenances may extend beyond the height limit.
2. All permitted uses are allowed on all floors.
3. Tree spacing shall be optimized for the species used, in consultation with the City Arborist.
4. The alignment of floor-to-floor heights of adjoining buildings is encouraged to allow for shared use of elevators.



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12. Neighborhood Street

The Neighborhood Street is a quiet, more intimate street. Build-to lines are set back and a green strip is incorporated. If needed the setback area can be paved to provide a wider sidewalk for intense uses front-loading the street front.

A. Building Placement

Build to line location: 0 ft. from (15') to 5'

Space Between Buildings: 30 ft. maximum

B. Building Volume

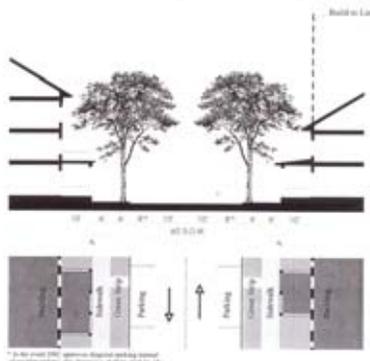
Blg. Width: 30 ft. maximum
100 ft. maximum

Blg. Depth: 125 ft. maximum

Blg. Height: 2 stories maximum
4 stories maximum
30 ft. maximum

C. Notes:

1. Appurtenances may extend beyond the height limit.
2. All permitted uses are allowed on all floors.
3. Trees shall be planted a minimum of 40 ft. in cases.
4. Tree spacing shall be optimized for the species used, in consultation with the City Arborist.
5. The alignment of floor-to-floor heights of adjoining buildings is encouraged to allow for shared use of elevators.



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Desirable

Large Footprint Buildings are wrapped in a liner of smaller buildings with doors and windows facing the street.



Undesirable



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COMPREHENSIVE CODES

- Traditional Neighborhood Development
 - Prices
- Transit-Oriented Development
 - Fuel costs, Levitz, Home Depot
- Mixed-Use Codes
 - L/W, no res



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SINGLE FOCUS CODES

- Streets
Grid, curbs, small blocks, narrow, complete
- Parking
Share, on-street, reduce (25%, 75%, re-use)
- Design
Pictures, not text, keep it simple



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ADMINISTRATION

- Process
Special Development Permit, Administrative
- Format
Code priests conversing in Latin
- Mistakes here can undo everything you wanted to accomplish.



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EXAMPLES?!?!

TO FIND ALLOWED USES, GO TO.....

- Table A (5 Pages), then...
- Section 430, which refers you to...
- Development Standards of Article IV, footnote to check...
- Section 431, unless Alternative Standards are used, then
- It's reviewed as a Type III Use, and must comply with
- Principles in Section 431...
- But not those in Section 403-3.1.
- Simple, right?



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EXAMPLES?!?!

- Shared parking ordinance is fine, but requires each space be marked with each allowed user for each hour of the day.
- Local color—La Jolla Shores



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KEY POINTS FOR CODE REFORM

- Get the substance right. Don't step in that!
- Don't put barriers in front of good projects
- Put code interpreters out of work
- Use sensible administration (monitor)
- Take the long view

