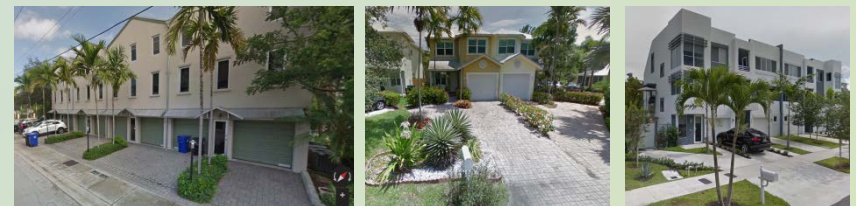
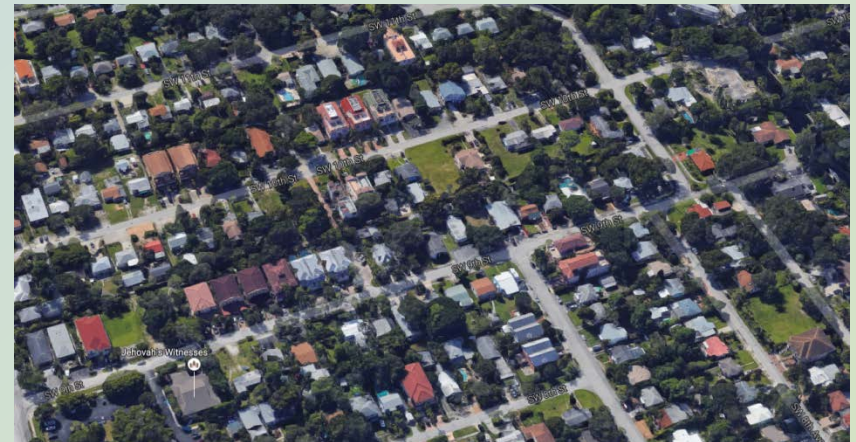


# NEIGHBORHOOD DESIGN CRITERIA REVISIONS

## NDCR

- **Brief Project History**
- **Adopt Key Amendments to Address Common Concerns**
- **Explain aspects that do not work in Existing Code**
- **Present Proposed Ordinance Language**



# PROJECT HISTORY:

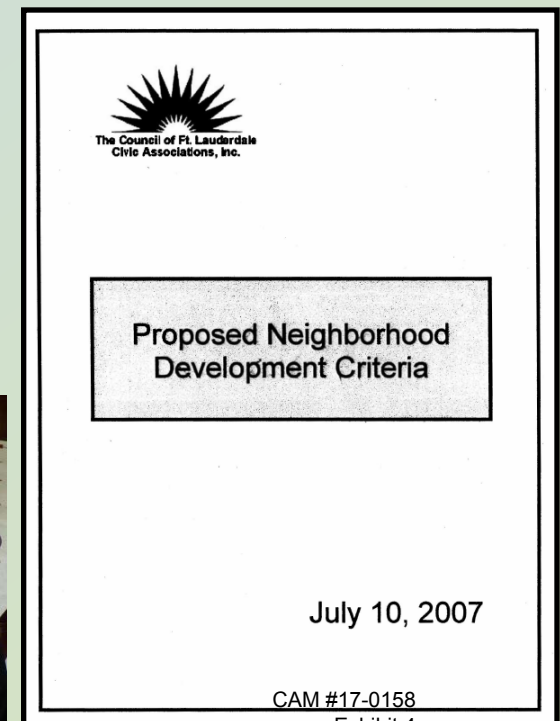
## Initiated in 2007 by Council of Fort Lauderdale Civic Associations (CFLCA)

- 2008 Consultant Winter & Associates hired to update Outdated Code
- 2009-2011 Public workshops including presentations at Planning and Zoning Board and City Commission

## Top community concerns expressed:

- Preserve Neighborhood Character
- Address driveways /loss of green space at street
- Enhance pedestrian experience
- Address Building Scale

## 2016 Initiated Fast Track “Low hanging fruit” approach to address key issues



# WHAT WILL THE PROPOSED CHANGES ACCOMPLISH?

## Proposed Changes will Maintain Features of Traditional Residential Development

### Proposed Changes will address:

- Townhouse Development
- Cluster Development
- Duplex / Two Family Development

### Proposed changes will NOT affect:

- Traditional single-family development
- Existing approval process



# WHAT DOES CURRENT CODE PERMIT?

- **Prominent Garage and Vehicular Presence**
- **Excessive Driveways and Pavement in Swales**
- **Limited Requirements for Front Entrances impede, Human Presence, Visibility and “Eyes on the street”**
- **Minimum Landscape Area Requirements**



# WHAT DOES CURRENT CODE PERMIT?



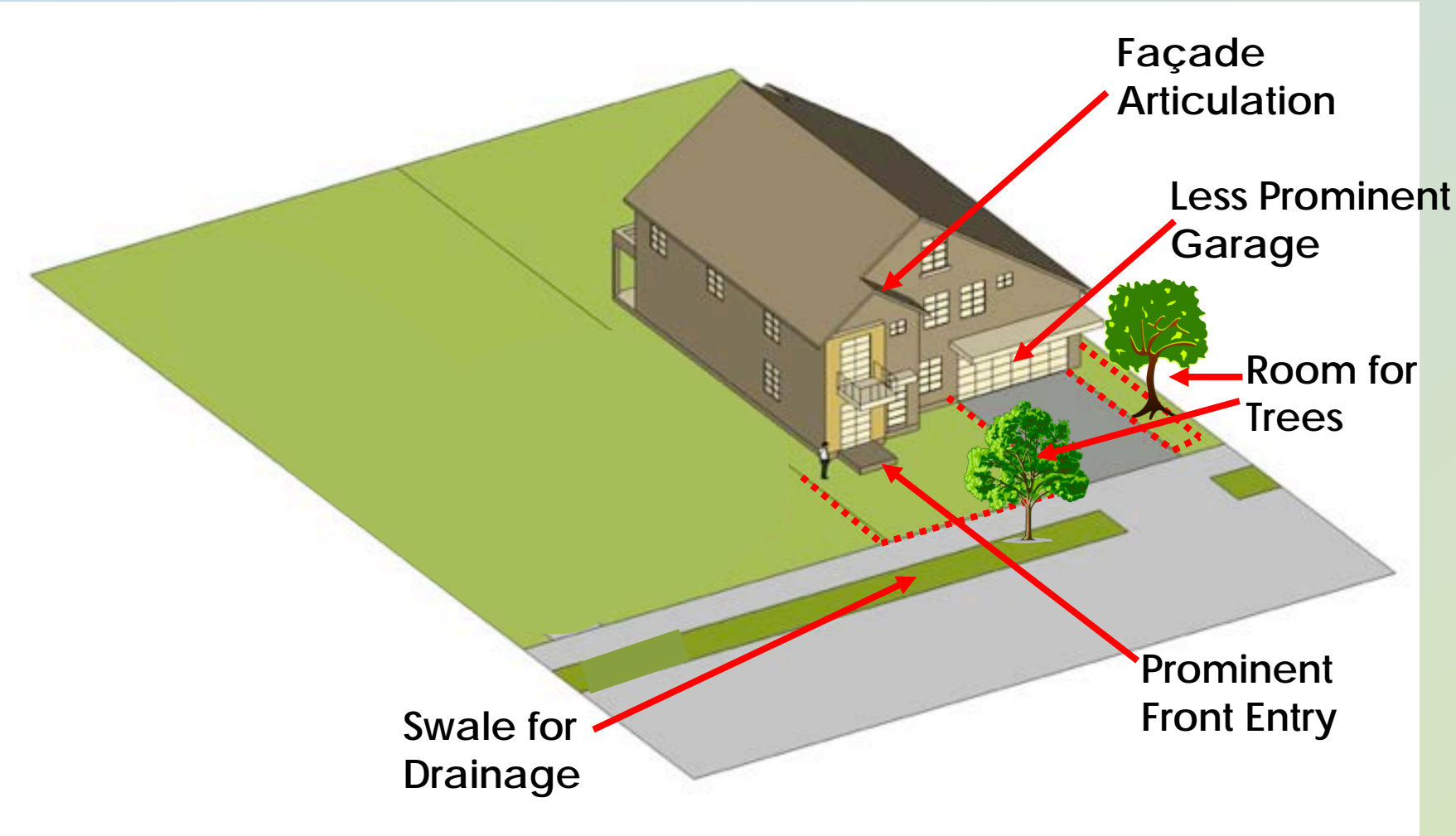
# WHAT DOES CURRENT CODE PERMIT?



# WHAT DOES CURRENT CODE PERMIT?



# HOW CAN THE CODE BETTER PROMOTE TRADITIONAL RESIDENTIAL CHARACTER?





# OTHER NEIGHBORHOOD BENEFITS



- **Safety – CPTED Principles**
- **Neighbor Interaction – “Eyes on the Street”**
- **Sustainability – Additional Green Space**

- **Attractive Front Yards**
- **Stormwater Drainage**
- **Allow for Guest Parking where appropriate**

# LIMIT AND SEPARATE GARAGE PRESENCE / DRIVEWAYS

- No front facing garages in Cluster Developments
- Front and Corner Yards reduced to 15 feet to accommodate rear or side loaded garages.
- Townhouse developments located on a corner lot may have up to one garage facing the street, subject to following:
  1. Garages shall be setback an additional 2 feet from the principal building façade or 18 feet from the property line, whichever is greater; and
  2. Units may be accessed from one 2-way driveway or two 1-way driveways; and
  3. Parking shall not be permitted between the townhouse buildings and any public right-of-way; and
  4. The area between the buildings and the public right-of-way shall be landscaped



CAM #17-0158

Exhibit 4

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# TOWNHOUSE AND DUPLEX PROJECTS MAY HAVE FRONT FACING GARAGES IF:

Garages facing streets, other than alleys, shall:

1. Be limited to a width equivalent to a maximum of 50% of the width of the townhouse unit; and
2. Be setback an additional 2 feet from the principal façade of the building.

An area equivalent to the square footage of the recessed garage may be reallocated to the front façade of the building, as additional square footage to the living area, and may extend into the front yard up to 3 feet into setback.



# TOWNHOUSE AND DUPLEX PROJECTS MAY HAVE FRONT FACING GARAGES IF:

Driveways facing a public street shall be subject to the following criteria:

1. These driveways shall have a minimum separation of 8 feet from the adjacent driveway within the same development for the entire length of the driveway;
2. The separation of driveways can be reduced to a minimum of 4 feet in width, with the required installation of structural soil or other mitigating alternative to allow room for root development of required trees;
3. The area between the driveways is to be a landscaped pervious area, with a minimum of one canopy tree and continuous shrub plantings.



# ARCHITECTURAL ELEMENTS AND WINDOWS

5. Architectural elements style. A cluster building shall be designed of an architectural style compatible with and complementary to adjacent structures.

a. A cluster building shall be designed to provide a minimum of twenty-five percent (25%) of the area of the front façade in the form of transparent glass.

b. When abutting a waterway, the façade of the cluster building facing the waterway shall provide additional architectural elements such as, but not limited to unenclosed balconies, variation of rooflines between each unit.





# 25% GLASS REQUIREMENTS:

**R15040: Sistrunk Townhomes**

Façade = 20 FT X 37 FT

Window Coverage = 224 SF (30.27% of Façade)



# 25% GLASS REQUIREMENTS:

R15028: Flagler Townhomes

Façade = 21.5 FT X 40 FT

Window Coverage = 344.5 SF (40.05% of Façade)





# 25% GLASS REQUIREMENTS:

**R14065: 17<sup>th</sup> Place**  
Façade = 23 FT X 34 FT  
Window Coverage = 252 SF (32.22% of Façade)



# FRONT ENTRANCES REQUIRED TO FACE THE STREET AND VISIBLE LANDSCAPING PROVIDED

Entrance requirements. Each dwelling unit facing a public right of way, other than an alley, must have its own principal entrance, visible from and facing the right-of-way that shall include the following:

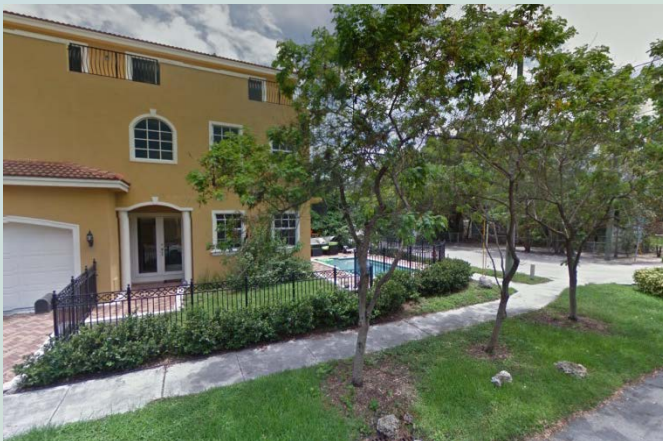
- a. A roofed landing;
- b. An architectural design and material similar to and integral with the principal structure; and,
- c. A minimum of four (4) linear feet shall be provided between principal entrances; and,
- d. The roofed landing may encroach into the front yard an additional three (3) feet; and,
- e. For individual dwelling units facing more than one right-of-way, only one entrance shall be required.



# FENCE AND WALL REQUIREMENTS

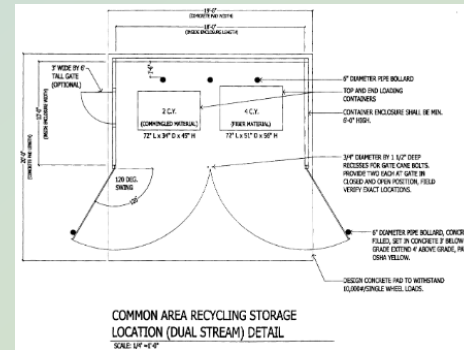
## 9. Fence and wall requirements.

- a. Seventy-five percent (75%) of all fences within the front yard setback must be of non-opaque materials such as, but not limited to, vertical bars or picket fence.
- b. A wall or fence shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5 unless the requirement is waived by approval of the Planning and Zoning Board as part of the Site Plan Review.



# CLUSTER DEVELOPMENT DESIGNATED AREA FOR SOLID/YARD WASTE AND RECYCLING

- Each cluster dwelling unit shall incorporate into the design a designated area to locate containers that meet the requirements of Chapter 24 of the City's Code of Ordinances. The size of the containers and alternatives to the requirements may be permitted subject to approval of the Public Works Department, Sanitation Division during the Site Plan Review Process.



# SIDEWALK CONNECTION TO FRONT ENTRANCES

- A minimum three-foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless it is determined by the Department that alternative pedestrian access to the public sidewalk is provided.



# DUPLEXES HAVE THEIR OWN REQUIREMENTS

**Currently, there is no section that specifically addresses duplex design**

- Creates ULDR Sec. 47.18.45 “Duplex Two-Family”
- Reduced setback if parking in rear (18 feet for building)
- Same entry, fencing, garage width, driveway, sidewalk, street tree and solid waste standards as townhouses.



# ARCHITECTURAL FEATURES IN RESIDENTIAL DISTRICTS

Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. Unenclosed balconies with open railings may also extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front facade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear façade length not greater than twenty percent (20%) of the total linear length of the façade to which they are attached.

Balconies are allowed the entire length of the front façade. Other unenclosed balconies remain the same.



# CARPORTS ARE PERMITTED

Promote traditional carports as an alternative to second car in the garage

- Garages and carports that are accessory to a standard single family dwelling shall have a minimum front yard setback of twenty (20) feet from the front property line;
- Carports may extend into required front yard, when accessory to a standard single family dwelling, and shall have a minimum front yard setback of fifteen (15) feet from the front property line, a maximum height of ten (10) feet, a maximum of 200 square feet of roofed area within the required front yard; and
- Any portion of a carport encroaching into a required front yard shall be open on all sides, except where attached to the principal building.





# FRONT PORCHES PROMOTED

Y. Porch. A porch that is accessory to a single family dwelling may be permitted to extend into the required front and corner yards in all residential zoning districts subject to the following criteria:

1. When accessory to a standard single family dwelling, a porch shall have a minimum setback of 17 feet measured from the furthest extent of the roofline or overhang; or,
2. When accessory to an attached single family dwelling, a porch may encroach an additional 3 feet into the required front or corner yard beyond the setback of the principal building, as measured from the furthest extend of the roofline overhang.
3. The porch must be open on at least 2 sides with no screen enclosure.



# ADDITIONAL GUEST PARKING

Use	Standard Requirements	
	Parking Space Requirement	Loading Zone Requirement
<del>Duplex/townhouse/cluster with garage and driveway, attached housing, coach homes with individual garages</del>	2 <del>/</del> <u>per</u> dwelling unit	NA
<del>Duplex/Townhouse/cluster, coach homes, <u>four unit or less</u> without garage, attached housing</del>	2 <del>/</del> <u>per</u> dwelling unit	NA
<del>Duplex/Townhouse/cluster, coach homes, <u>five or more units</u> without garage, attached housing</del>	2 <del>/</del> <u>per</u> dwelling unit + 0.25/dwelling unit, <u>designated for guest parking</u>	NA



# ADDITIONAL PAVING AND DRAINAGE LANGUAGE

- Stronger language addressing keeping swale area for drainage
- Limits driveways to two 12 ft driveway segments or one 24 ft driveway on lots less than 70 ft wide. Over 70 ft gets 50% for driveway.
- Limits gravel parking and terms for removing existing gravel parking.
- Requirements for grading and sodding.
- Establishes the permitting process for paving in the swale area.





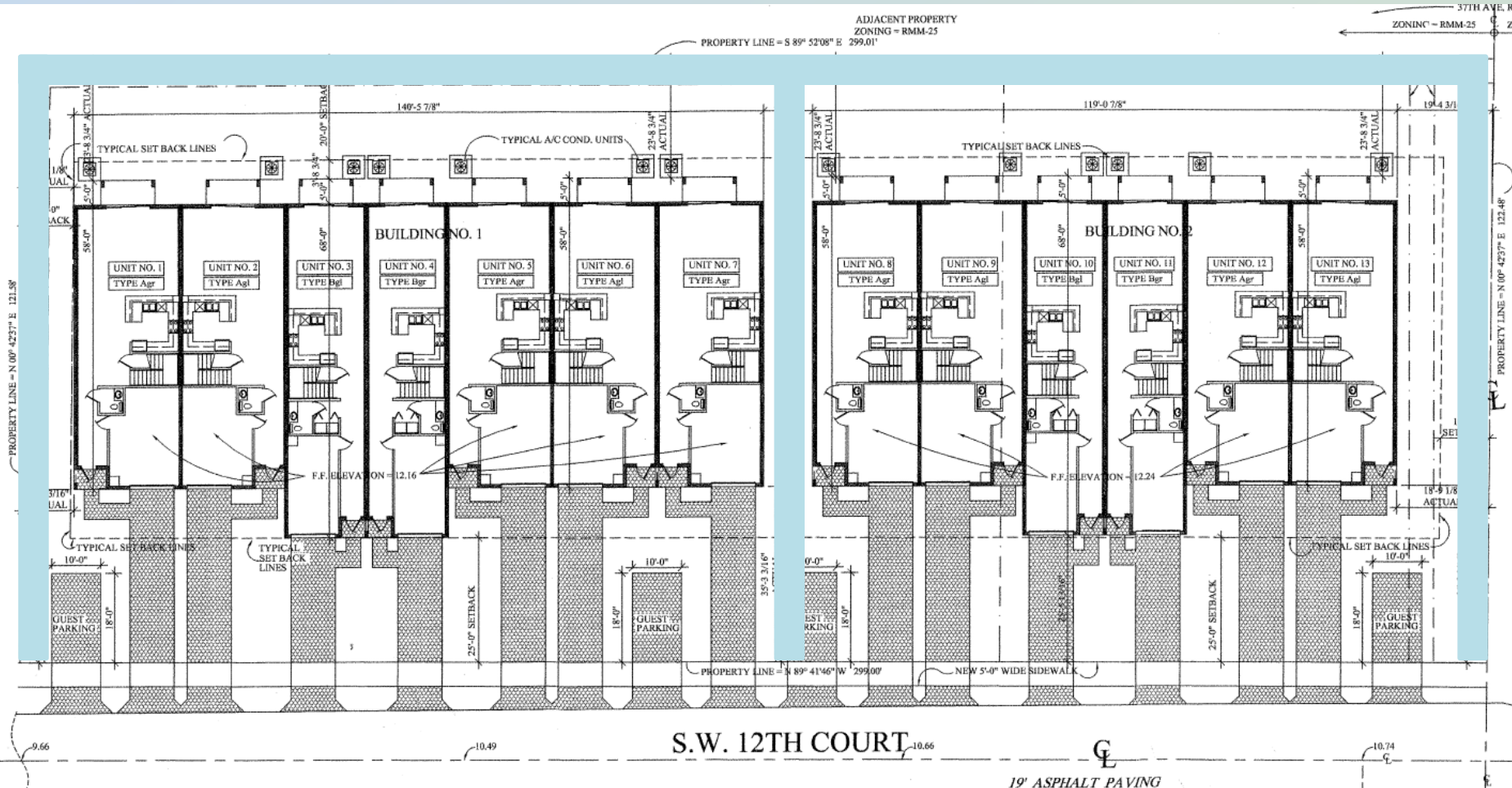


# CURRENT LANGUAGE ALLOWING REDUCED LANDSCAPING FOR TOWNHOUSES AND CLUSTERS

Townhouse developments/zero-lot-line homes/cluster dwellings land which is common area for a townhouse complex or cluster complex shall have the same open space and planting requirements as the district in which it is located. Individual lots owned in fee simple by individual owners in a townhouse development, zero-lot-line development or cluster development shall have the same planting requirements as in the RS-4.4 district.



# 35% LANDSCAPE REQUIREMENT TODAY:



35 % Landscaping – Only For Common Areas

# PROPOSED LANGUAGE INCREASES LANDSCAPING FOR TOWNHOUSES AND CLUSTERS

Townhouse developments/zero-lot-line homes/cluster dwellings are subject to the same open space and planting requirements as the district in which it is located subject to:

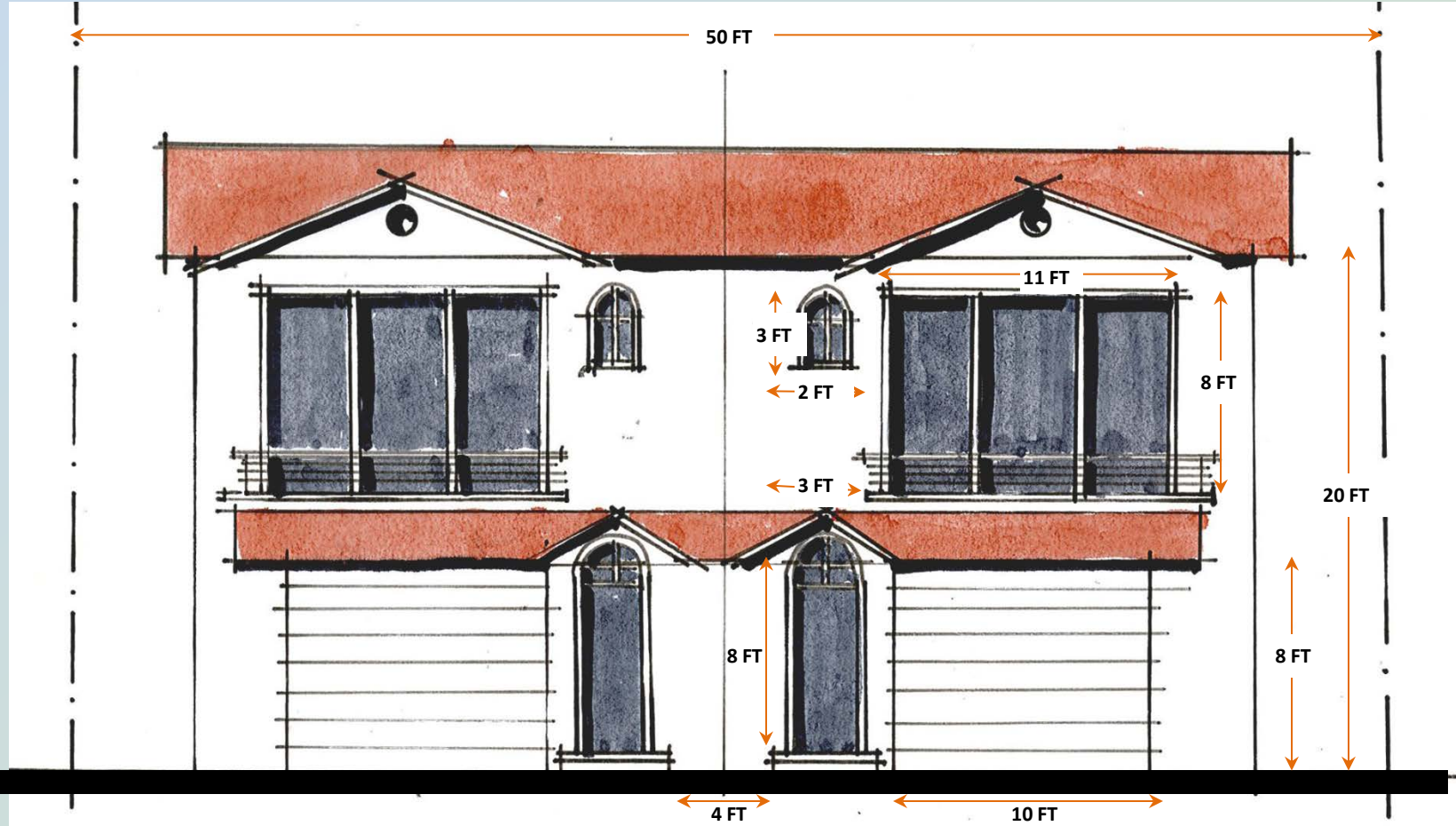
- The development area calculated in the lot coverage measurement shall be exempt from the calculation of the required landscape area.
- Individual lots, owned fee simple, are exempted from the requirement in the rear yards (accept common areas). All hardscapes in the exempt area shall be pervious materials, as approved by City Engineer.







# DUPLEX EXAMPLE:



Lot width = 50 FT  
 Garage width = 10 FT  
 Façade Area = 800 SF  
 Window Coverage = 240 SF (30 % of Façade)  
 Distance between pedestrian entrances = 4 FT



# QUESTIONS & COMMENTS

## Outreach

- 10 meetings with public
- Received letters of support

## Next Steps

- Any Additional Feedback
- City Commission 1<sup>st</sup> and 2<sup>nd</sup> Reading;  
February 2017