

# CITY OF FORT LAUDERDALE

## DEPARTMENT OF SUSTAINABLE DEVELOPMENT



### NEIGHBORHOOD DESIGN CRITERIA REVISIONS OPEN HOUSE

MONDAY, JUNE 6, 2016 | 6:00 PM

GREG BREWTON DEVELOPMENT SERVICES BUILDING

700 NW 19th Avenue | Code Conference Room

#### PURPOSE AND OVERVIEW

The Neighborhood Design Criteria Revisions (NDCR) Open House is an opportunity for neighbors to provide comments and learn more about the proposed amendments to the City's Unified Land Development Regulations (ULDR) addressing key design elements which have significant impact on neighborhood character.

In this current effort, staff is focusing on key design elements as seen from the street since they have the most impact from a visual and compatibility standpoint, and adopt key amendments that can help to address common concerns resulting in more positive redevelopment throughout the City's residential neighborhoods. The proposed standards are intended to primarily apply to Duplex, Two Family Dwellings, Townhouses and Cluster Developments unless otherwise stated.

#### PRIMARY DISCUSSION TOPICS

**Driveways** – Addressing the placement and separation of driveways. Reducing front yard setbacks for Townhouse and Cluster Developments when driveways are accessed from the rear of the property.

**Garages** – Limiting the size of garages facing the street, requiring additional garage setbacks and encouraging alternative garage placement.

**Entrance/Architectural Features** – Requiring front entrances along the street, establishing minimum standards for architectural treatment of front façades, encouraging front porch features.

**Landscape Area** – Increasing the amount of landscaping area required in the front yard for all residential development.

**Swales** - Limiting swales areas for landscaping/drainage or on-street parking for all residential development.

