

Landscaped Open Space Regulations

1ST READING
CITY COMMISSION

JUNE 13, 2017

OPEN SPACE REGULATIONS

Proposed Zoning Code Text Amendments:

1. Increases required landscaped open space for CL, C, I and MXD Districts
2. Requires landscaped open space be provided on the ground level for CL, C, I and MXD Districts
3. Adds definition of Paseo and amends other definitions related to open space to encourage additional green space

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OPEN SPACE REGULATIONS

	Project Type	Landscape Percentage	On-site Landscape Requirements	Other Requirements
1.	Commercial	Existing: 10% Proposed: 15%	10' minimum width and depth; Existing: Pervious paved materials in plazas, courtyards, arcades may be counted as open space up to 75% Proposed: Pervious paved materials may count up to 50%	Right-of-way Planting
2.	Commercial Limited	Existing: 10% Proposed: 15%	5' minimum width	Right-of-way Planting
3.	Commercial & Commercial Limited: Med Bonus	5%	Existing: Can be provided at street level, within the right-of-way, on elevated areas, planter boxes, etc. Proposed: Removes elevated areas	When Setback Relief Requested, publicly accessible plazas, arcades, and courtyards must be provided at the ground level

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OPEN SPACE REGULATIONS

	Project Type	Landscape Percentage	On-site Landscape Requirements	Other Requirements
1.	Mixed-Use and Industrial Districts	Existing: No minimum Proposed: 15%	Existing: None Proposed: 10' min. width and depth; Pervious paved materials in plazas, courtyards, arcades may be counted as open space up to 50%	Right-of-way Planting Alley Planting (MXD only)
2.	Mixed-Use and Industrial Districts: Med Bonus	10% (MXD) 5% (Industrial)	Existing: Can be provided at street level, within the right-of-way, on elevated areas, planter boxes, etc. Proposed: Removes elevated areas	When Setback Relief Requested, publicly accessible plazas, arcades, and courtyards must be provided at the ground level

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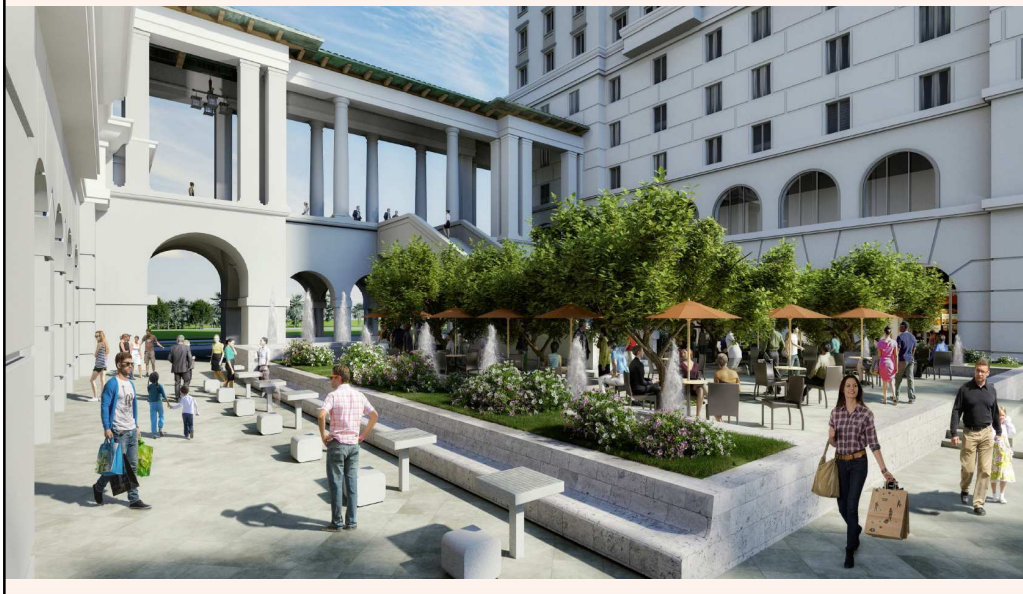
OPEN SPACE REGULATIONS



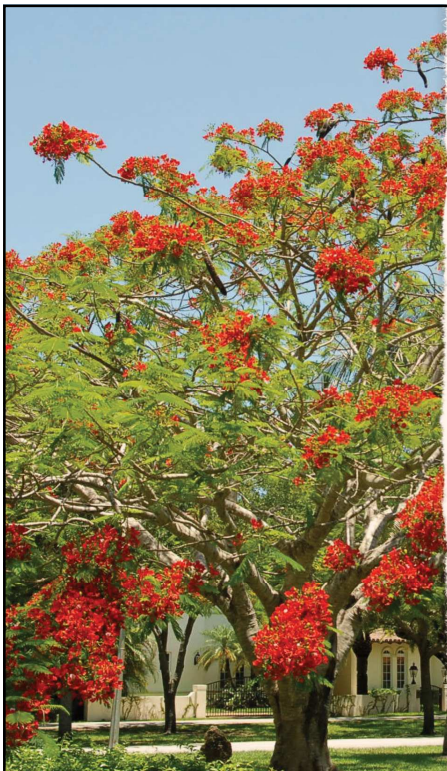
	Project Type	Landscape Percentage	On-site Landscape Requirements	Other Requirements
1.	Planned Area Development	20%	Landscaped or urban open space on rooftops is permitted	Right-of-way Planting
2.	Multi-Family 1 (Duplex)	40%	20% minimum front yard	Right-of-way Planting
3.	Multi-Family 2	25%		Right-of-way Planting
4.	Multi-Family Special Area	25%	Townhouses may provide open space on elevated decks or in courtyards	Right-of-way Planting

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PUBLIC VS. PRIVATE



PUBLIC VS. PRIVATE



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