

AMENDMENTS ASSOCIATED WITH ORDINANCE NO. 9643-23 (TA2022-09001)

ARTICLE 2. ZONING DISTRICTS

Permitted Uses Chart

- (1) Chart 2-100 Permitted Uses. Add Community Gardens to “OSR” District. *[Page 3 of Ordinance]*

Division 3, Medium Density Residential District

- (2) Sec. 2-303 Flexible Standard Development Table. Amend front flexibility for Detached Dwellings and add Residential Infill Projects use, consistent with LMDR District. Add footnote (3) regarding Residential Infill Development projects. *[Page 4 of Ordinance]*
- (3) Sec. 2-303 Modify flexibility criteria for Detached Dwellings. Add flexibility criteria for Residential Infill Projects. Re-letter remaining use-specific criteria. *[Pages 4-5 of Ordinance]*
- (4) Sec. 2-702 Minimum Standard Development Table. Add footnote (4) regarding limited on-site retail sales for Community Gardens. *[Page 6 of Ordinance]*
- (5) Sec. 2-1202 Minimum Standard Development Table. Add footnote (1) regarding limited on-site retail sales for Community Gardens. *[Page 6 of Ordinance]*
- (6) Sec. 2-1402 Minimum Standard Development Table. Add Community Gardens as a minimum standard use. *[Page 6 of Ordinance]*

ARTICLE 3. DEVELOPMENT STANDARDS

Division 8, Fences and Walls

- (7) Sec. 3-803 Design Requirements. Add new subsection A incorporating references to zoning districts and neighborhood conservation overlay districts which may have district-specific design standards for fences. Provide Community Development Coordinator ability to allow exception to required access gate. Add new subsection F referencing site visibility triangle requirements. *[Page 7 of Ordinance]*
- (8) Sec. 3-804.A. Height Requirements - Front. Revise existing language pertaining to fences and walls in front setbacks. Add relocated language pertaining to landscaping requirements. Add LDR and LMDR zoning districts to allow masonry walls with columns and grill work up to six feet in height in those

districts through FLS application. Revise existing language pertaining to fences in multiple other districts, removing the Downtown District. Add language identifying standards for fences governed by Beach by Design in new subsection 2.b. Add reference to updated language pertaining to corner and multi-frontage lots in new subsection 4. Add new graphic illustrating locational descriptions. *[Pages 7-8 of Ordinance]*

(9) Sec. 3-804.B. Height Requirements – Side and Rear. Revise existing language pertaining to fences located on side and rear property lines. Add new graphic illustrating locational descriptions. *[Pages 8-9 of Ordinance]*

(10) Sec. 3-804.C. Height Requirements – Landscaping Requirements. Delete existing landscaping requirement language and relocate to Sections 3-804.A and 3-804.C (as re-lettered) *[Page 9 of Ordinance]*

(11) Sec. 3-804.C. Height Requirements – Corner and Multi-Frontage Lots. Re-letter subsection. Add multi-frontage. Add language clarifying which front property line will be treated as front (addressed) and which will be side(s) (all other) for the purpose of fences. Add language that a fence or wall on side property line may be up to six feet in height if it is primarily open style. Relocate language pertaining to landscaping requirements in new subsection 4. Add new graphics illustrating locational descriptions and open style fences. *[Pages 9-11 of Ordinance]*

(12) Sec. 3-804.D. Height Requirements – Double Frontage Lots. Re-letter subsection. Add reference to wall. Add language clarifying which front property line will be treated as rear (opposite of front/addressed property line) for the purpose of fences. Add new graphic illustrating locational descriptions. *[Pages 11-12 of Ordinance]*

(13) Sec. 3-804.H. Height Requirements – Exception for Gates, Arbors, Trellises, Pergolas, and Similar Entry Components. Add new subsection H establishing standards for entryway components commonly integrated into fences. *[Page 13 of Ordinance]*

Division 9, General Applicability Standards

(14) Sec. 3-902.F Mixed-Use Projects (renamed). Add new exemption for vertical mixed-use projects in the Downtown District. *[Page 13 of Ordinance]*

Division 11, Home-Based Businesses

(15) Sec. 3-1102.B.2 Standards. Correct scrivener's errors pertaining to home-based businesses. *[Page 13 of Ordinance]*

Division 12, Landscaping/Tree Protection

- (16) Sec. 3-1202.B.2 Plant Material Specifications – Exceptions. Add exception for the use of artificial turf in parks and on athletic fields in new subsection 2.b. *[Page 13-14 of Ordinance]*
- (17) Sec. 3-1202.F Fences and Walls. Revise existing language pertaining to landscape strip requirement for fences and walls. Add language pertaining to what plantings are required. *[Page 14 of Ordinance]*
- (18) Sec. 3-1202.G Comprehensive Landscaping Program – Properties within the Downtown District. Add new subsection 7 pertaining to the use of the program in the Downtown District. *[Page 14 of Ordinance]*

Division 14, Parking and Loading

- (19) Sec. 3-1407.A Parking Restrictions in Residential Areas. Add language pertaining to parking restrictions applying to residentially designated downtown property (new definition). Correct scrivener's error in numbering. *[Pages 14-15 of Ordinance]*
- (20) Sec. 3-1408 Parking Restrictions in Nonresidential Areas (renamed). Add new subsection B prohibiting boat trailers, hauling trailers, and recreational vehicles in rights-of-way. *[Page 16 of Ordinance]*

Division 18, Signs

- (21) Sec. 3-1805.F Neon and LED Lighting; Neon and LED Signs. Add language prohibiting the use of LED rope/ribbon lighting used to outline doorways and windows. *[Page 16 of Ordinance]*
- (22) Sec. 3-1806 Criteria and Limitations for Sidewalk Signs Table. Expand existing footnote (3) regarding sidewalk sign permits to add an expiration and require annual renewal. *[Page 17 of Ordinance]*
- (23) Sec. 3-1807.B Permitted Signs Requiring Development Review – Non-Residential. Revise existing standards to apply to “freestanding” electronic changeable message signs. Reduce frequency of message changes for such signs. Add language pertaining to “attached” electronic changeable message signs as new subsection c. *[Pages 17-18 of Ordinance]*
- (24) Sec. 3-1808.B Permitted Signage. Add code reference *[Page 18 of Ordinance]*

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Division 21, Temporary Uses

- (25) Sec. 3-2103.Q Add new subsection Q for Temporary Community Garden Sale and establish standards and criteria for such. *[Page 18 of Ordinance]*

Division 25, Dog-Friendly Restaurants

- (26) Sec. 3-2505.B Permit Expiration and Revocation. Revise existing language regarding dog-friendly restaurant permits to add requirement for annual renewal. *[Pages 18-19 of Ordinance]*

Division 26, Community Gardens and Urban Farms

- (27) Sec. 3-2602.B Limited On-Site Sales. Delete current prohibition. Establish criteria and standards for such sales. *[Page 16 of Ordinance]*
- (28) Sec. 3-2602.G Add new subsection G for fences around community gardens and establish height limits for front, side and rear property lines and entry components. *[Page 19 of Ordinance]*

ARTICLE 4. DEVELOPMENT REVIEW AND OTHER PROCEDURES

Division 2, General Procedures

- (29) Sec. 4-201 Add a new subsection A requiring pre-application conferences for projects in the US 19 and Downtown Districts and allow the Community Development Coordinator to waive such requirement. *[Page 19 of Ordinance]*

Division 6, Level Three Approvals

- (30) Sec. 4-606.B Application Requirements. Revise existing language regarding maximum duration of a general development agreement. *[Page 20 of Ordinance]*
- (31) Sec. 4-606.C Staff Review and Report. Revise existing language pertaining to written recommendation. *[Page 20 of Ordinance]*
- (32) Sec. 4-606.G Contents of Development Agreement/Recording. Revise existing language regarding maximum duration of a general development agreement. *[Page 20 of Ordinance]*
- (33) Sec. 4-606.J Expiration or Revocation of Approval. Revise existing language regarding annual reporting requirements. *[Page 20 of Ordinance]*

ARTICLE 8, DEFINITIONS AND RULES OF CONSTRUCTION

- (34) Sec. 8-102 Definitions. Modify existing definition for “Community gardens” to include on-site sales. Revise existing graphic illustrating various lot types. Add new definitions for “Duplex,” “Lot, multi-frontage,” “Porch,” “Residentially designated downtown property,” and “Stoop.” *[Pages 21-22 of Ordinance]*

APPENDIX B, US 19 ZONING DISTRICT AND DEVELOPMENT STANDARDS

Division 1, General Provisions

- (35) Sec. B-104.C Exemptions. Modify existing language pertaining to Change of Use and Improvement, Remodel or Reconstruction projects adding bicycle parking. Correct scrivener’s error. *[Pages 22-23 of Ordinance]*

Division 2, Regulating Plan

- (36) Regulating Plan Figure 1. Replace six maps comprising the District’s regulating plan with new maps. *[Pages 23-29 of Ordinance]*

Division 3, Subdistrict Standards

- (37) Sec. B-303.A Use & Off-Street Parking Table (renamed). Modify existing references regarding parking. Add requirement for site plan approval for 10+ acre sites. *[Page 30 of Ordinance]*
- (38) Table 2 Use & Off-Street Parking Table (renamed). Add parking requirement for nightclubs consistent with other District parking requirements. Amend approval process for Schools in Corridor Subdistrict. Revise minimum off-street parking for Schools. Modify Key and add statement at bottom of table referencing change to approval process for 10+ acre sites *[Page 30 of Ordinance]*
- (39) Sec. B-303.C Parking Reduction. Modify existing references and add language to reference parking demand study flexibility. *[Pages 30-31 of Ordinance]*
- (40) Sec. B-303.D Bicycle Parking. Add new Table 4. Amend existing short-term bicycle parking requirements (relocated from Division 5). Add requirement for long-term bicycle parking spaces. Add language to clarify other standards for bicycle parking. *[Page 31 of Ordinance]*

Division 4, Street Frontage Standards

- (41) Sec. B-401 General. Modify existing language describing street frontage types. Update table number. *[Pages 31-32 of Ordinance]*

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(42) Sec. B-402.E Type A Street Frontage - Front Building Facades and Entries. Modify existing language regarding transparency requirements. *[Page 32 of Ordinance]*

(43) Sec. B-403.E Type B Street Frontage - Front Building Facades and Entries. Modify existing language regarding transparency requirements. *[Page 32 of Ordinance]*

(44) Sec. B-404.E Type C Street Frontage - Front Building Facades and Entries. Modify existing language regarding transparency requirements. *[Pages 32-33 of Ordinance]*

Division 5, Site Design Standards

(45) Sec. B-502.B Drive Networks. Update Locational & Design Standards table number. *[Page 33 of Ordinance]*

(46) Sec. B-503.B Reconstruction of Sidewalks & Landscaping. Update table number. *[Page 33 of Ordinance]*

(47) Sec. B-503.D Cross Parcel Connections. Amend requirements for cross parcel connections. *[Pages 33-34 of Ordinance]*

(48) Sec. B-504.A.3 Surface Parking & Service Area. Update table name. *[Page 34 of Ordinance]*

(49) Sec. B-504.C Bicycle Parking. Delete subsection C (relocated to Division 3). *[Page 34 of Ordinance]*

(50) Sec. B-506 Stormwater Management. Add language clarifying location. *[Page 34 of Ordinance]*

Division 6, Building Design Standards

(51) Sec. B-602.B Façade Treatment and Design (renamed) – Limited Blank Facades. Revise language pertaining to limiting blank sections of ground floor building facades viewable from certain locations. *[Page 34 of Ordinance]*

(52) Sec. B-602.E Façade Treatment and Design (renamed) – Upper Floor Façade Articulation and Fenestration (renamed). Add new subsection 3 establishing requirements for upper floor fenestration. *[Page 35 of Ordinance]*

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- (53) Sec. B-604.B Building Entries – Design Treatment. Revise existing language pertaining to the design of distinguished entries through various architectural treatments. *[Page 35 of Ordinance]*
- (54) Sec. B-606.B Mechanical Equipment – Equipment Screening. Add a new subsection 2 and revise existing language pertaining to rooftop mounted mechanical equipment. *[Page 35 of Ordinance]*

Division 7, Flexibility

- (55) Sec. B-703.A Subdistrict Standards – Off-Street Parking (renamed). Rename subsection. *[Page 35 of Ordinance]*
- (56) Sec. B-703.B Street Frontage Standards – Building Setbacks. Correct scrivener’s error. *[Page 36 of Ordinance]*
- (57) Sec. B-703.E Street Frontage Standards – Front Building Facades and Entries. Reorganize existing language to group standards for interior lots and corner lots together. Replace Figure 16 with two graphics illustrating same flexibility. Add code references. Add a new subsection 3 establishing flexibility for residential projects on sloping sites. *[Pages 36-37 of Ordinance]*
- (58) Sec. B-703.F Site Design Standards – Development Pattern. Add descriptive language for code references. *[Page 38 of Ordinance]*
- (59) Sec. B-703.G Site Design Standards – Cross Parcel Connections. Add new subsection c to allow flexibility if no easement is possible. Revise existing language pertaining to pedestrian connections. *[Page 38 of Ordinance]*
- (60) Sec. B-703.H Site Design Standards – Pedestrian Walkways Through Parking Lots. Add code reference. *[Page 38 of Ordinance]*
- (61) Sec. B-703.I Site Design Standards – Fences & Walls Along Street Frontages. Add code reference. *[Page 38 of Ordinance]*
- (62) Sec. B-703.F Site Design Standards – Stormwater Management (renamed). Rename subsection. *[Page 38 of Ordinance]*
- (63) Sec. B-703.K Site Design Standards – Façade Design & Articulation. Add code references and descriptions. *[Pages 38-39 of Ordinance]*
- (64) Sec. B-704.A Special Project Types. Revise subsection c to reduce acreage threshold. *[Page 39 of Ordinance]*

Division 8, Administration

- (65) Sec. B-801 Site Plan Approvals. Add a new subsection A requiring pre-application conferences for projects in the District. Re-letter existing language as new Subsection B. Update table name and add reference to new approval process for 10+ acre sites. *[Page 39 of Ordinance]*

APPENDIX C, DOWNTOWN DISTRICT AND DEVELOPMENT STANDARDS

Division 1, General Provisions

- (66) Sec. C-104.B Exemptions. Modify existing language for Detached Dwellings, Improvement or Remodel Projects, and Historic Designated Structures. Add code references and descriptions. Add language allowing Community Development Coordinator to determine compliance. Add new Subsection 5 establishing exemption for Parks and Recreation Facilities. *[Pages 40-41 of Ordinance]*

Division 2, Regulating Plan

- (67) Section C-203.A Street Types and Key Corner Locations. Revise existing language regarding hierarchy of assigned street types. *[Page 41 of Ordinance]*
- (68) Section C-203.B Street Types Assignment. Add new subsection 2 regarding street type assignments for landlocked property. *[Page 41 of Ordinance]*
- (69) Regulating Plan Figure 2. Replace two maps comprising the District's regulating plan with new maps. *[Pages 41-43 of Ordinance]*

Division 3, Character District Standards

- (70) Sec. C-302.B Height Transitions. Amend existing language regarding transitions to address properties with multiple frontages. Clarify existing language pertaining to location of step backs. *[Page 44 of Ordinance]*
- (71) Map Figure 6. Replace Maximum Mixed-Use Density map with new map illustrating vertical mixed-use exemption. *[Pages 44-45 of Ordinance]*
- (72) Table 1 Use and Off-Street Parking Table. Add criteria for community gardens. Correct scrivener's error pertaining to overnight accommodations in the South Gateway Character District. Add self storage warehouse as a Level One (FLS) use in the Downtown Gateway Character District. Revise existing language pertaining to self storage warehouse standards in all character districts, but maintaining requirement that it be accessory (limited to 25% of floor area). Add language clarifying parking for self storage warehouse uses. *[Pages 46-47 of Ordinance]*

- (73) Sec. C-303.C Bicycle Parking. Add new subsections, renumbering and revising existing language to clarify applicability of long-term bicycle parking. Rename Table 2 to include reference to long-term. Add new subsections 2 and 3 to establish location standards for short-term bicycle parking and incorporate code references. *[Pages 47-48 of Ordinance]*

Division 4, Frontage Standards

- (74) Sec. C-401 Relationship Between Street Types and Frontage Standards and Hierarchy of Street Types (renamed). Modify existing language describing street frontage types. Add new language describing hierarchy. *[Page 48 of Ordinance]*
- (75) Sec. C-402.A Definition of Primary and Secondary Street Frontages. Modify existing language and add a new subsection 3 related to secondary street frontages and referencing allowable flexibility. *[Page 48 of Ordinance]*
- (76) Sec. C-402.B Assignment of Street Frontages (renamed). Modify existing language and add a new subsection 3 allowing primary street frontages to wrap corner properties. *[Page 48 of Ordinance]*
- (77) Sec. C-402.C Assignment of Setbacks (renamed). Modify existing language and add new subsections 2 and 3 related to applicability of setbacks on properties with more than one frontage. *[Pages 48-49 of Ordinance]*
- (78) Sec. C-404.D Storefront 1 Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. Modify existing language regarding transparency requirements. Add new subsection d pertaining to individual ground floor entry requirements. *[Page 49 of Ordinance]*
- (79) Sec. C-405.B Storefront 2 Frontage – Building Setbacks. Revise existing language adding reference to “U” shaped buildings. *[Page 50 of Ordinance]*
- (80) Sec. C-405.C Storefront 2 Frontage – Front Setback Improvements. Revise existing language pertaining to low curbing clarifying height. *[Page 50 of Ordinance]*
- (81) Sec. C-405.D Storefront 2 Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. Modify existing language regarding transparency requirements. *[Page 50 of Ordinance]*
- (82) Sec. C-406.B Workshop/Flex Frontage – Building Setbacks. Revise existing language adding reference to “U” shaped buildings. *[Page 51 of Ordinance]*

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- (83) Sec. C-406.C Workshop/Flex Frontage – Front Setback Improvements. Revise existing language pertaining to low curbing clarifying height. *[Page 51 of Ordinance]*
- (84) Sec. C-406.D Workshop/Flex Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. Modify existing language regarding transparency requirements. *[Page 51 of Ordinance]*
- (85) Sec. C-407.B Urban Residential 1 Frontage – Building Setbacks. Revise existing language adding reference to “U” shaped buildings. *[Page 52 of Ordinance]*
- (86) Sec. C-407.D Urban Residential 1 Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. *[Page 52 of Ordinance]*
- (87) Sec. C-408.B Urban Residential 2 Frontage – Building Setbacks. Revise existing language adding reference to “U” shaped buildings. *[Page 52 of Ordinance]*
- (88) Sec. C-408.D Urban Residential 2 Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. *[Page 52 of Ordinance]*
- (89) Sec. C-409.D Neighborhood Infill Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. Revise existing language pertaining to porches on buildings at corner locations. *[Page 53 of Ordinance]*
- (90) Sec. C-409.E Neighborhood Infill Frontage – Parking. Revise existing language pertaining to surface parking to clarify rear setback applicability. *[Page 53 of Ordinance]*
- (91) Sec. C-410.A Neighborhood Conservation Frontage – General. Amend existing language pertaining to maximum density to increase unit allowance on collector streets. *[Pages 53-54 of Ordinance]*
- (92) Sec. C-410.D Neighborhood Conservation Frontage – Ground Floor Facades and Entries. Revise existing language pertaining to parallel facades. Revise existing language pertaining to porches on buildings at corner locations. *[Page 54 of Ordinance]*
- (93) Sec. C-410.E Neighborhood Conservation Frontage – Parking. Revise existing language pertaining to surface parking to clarify rear setback applicability. *[Page 54 of Ordinance]*

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- (94) Sec. C-411.A Frontage Along Service Streets – Building Setbacks. Revise existing language pertaining to building setbacks to add code reference. *[Page 54 of Ordinance]*
- (95) Sec. C-411.B Frontage Along Service Streets – Front Setback Improvements. Modify language to make improvements optional. *[Page 54 of Ordinance]*

Division 5, Site Design Standards

- (96) Sec. C-503.C Pedestrian Circulation and Access. Amend requirements to provide an exception for duplexes and detached dwellings. Remove language pertaining to lighting. *[Page 55 of Ordinance]*
- (97) Sec. C-503.D Cross Parcel Connections. Amend requirements for cross parcel connections. *[Page 55 of Ordinance]*
- (98) Sec. C-505 Garages for Attached or Detached Dwellings. Restructure to add subsections. Add clarifying language regarding location of detached garages. Revise existing language regarding garages on corner lots. *[Page 55 of Ordinance]*
- (99) Sec. C-506 Landscape and Fencing/Walls. Correct scrivener's error. *[Page 56 of Ordinance]*
- (100) Sec. C-507 Stormwater Management. Add language clarifying location. *[Page 56 of Ordinance]*
- (101) Sec. C-508 Waterfront Development. Add language clarifying setback applicability. *[Page 56 of Ordinance]*
- (102) Sec. C-510 Swimming Pools. Add new section pertaining to location for swimming pools for most attached dwelling types. Add two images illustrating requirements. *[Pages 56-57 of Ordinance]*

Division 6, Building Design Standards

- (103) Sec. C-601 General. Revise existing language to clarify intent. *[Page 57 of Ordinance]*
- (104) Sec. C-602.C Façade Treatment and Design – Façade Materials. Revise language pertaining to location of high-quality materials viewable from certain locations. *[Page 57 of Ordinance]*
- (105) Sec. C-602.D Façade Treatment and Design – Upper Floor Façade Fenestration. Add new subsection D establishing requirements for upper floor fenestration. *[Page 57 of Ordinance]*

(106) Sec. C-605.B Building Entries – Design Treatment. Revise existing language pertaining to the design of distinguished entries through various architectural treatments. *[Page 58 of Ordinance]*

(107) Sec. C-606.B Mechanical Equipment – Equipment Screening. Add a new subsection 2 and revise existing language pertaining to rooftop mounted mechanical equipment. *[Page 58 of Ordinance]*

Division 8, Flexibility

(108) Sec. C-803.A Character District Standards – Height Transitions. Add new flexibility for meeting required step backs, allowing for alternative designs and providing relief for parking garages. *[Pages 58-59 of Ordinance]*

(109) Sec. C-803.B Frontage Standards – Properties with Multiple Street Frontages. Add code references. *[Page 59 of Ordinance]*

(110) Sec. C-803.C Frontage Standards – Building Setbacks. Revise existing language to allow setbacks less than the minimums. Add code references. Add language allowing Community Development Coordinator to determine compliance. Add new subsection 6 establishing new flexibility for maximum spacing between buildings. *[Page 59 of Ordinance]*

(111) Sec. C-803.D Frontage Standards – Front Setback Improvements (renamed). Revise existing language pertaining to various improvements in front of buildings. Add code descriptions and references. Add new subsection 2 establishing new flexibility for applicability of landscaping standards in certain frontages. *[Page 60 of Ordinance]*

(112) Sec. C-803.E Frontage Standards – Ground Floor Facades & Entries (renamed). Revise existing flexibility for secondary street frontages to clarify applicability and establish maximum distance for entry. Add code descriptions and references. Amend subsection 3 pertaining to flexibility for residential projects on sloping sites to make consistent with new provisions in US 19 District. Update and renumber figure illustrating flexibility. *[Pages 60-61 of Ordinance]*

(113) Sec. C-803.F Frontage Standards – Parking. Add code references. Reformat subsection 2 pertaining to flexibility for parking to add new subsection 2.a providing flexibility for surface parking serving existing offices. *[Page 61 of Ordinance]*

(114) Sec. C-803.G Frontage Standards – Attached and Detached Dwellings Along Street Types E and F (renamed). Add code references. Delete reference to street types (integrated into subsection title). *[Page 62 of Ordinance]*

- (115) Sec. C-803.H Site Design Standards – Development Pattern. Add code references. *[Page 62 of Ordinance]*
- (116) Sec. C-803.I Site Design Standards – Access & Circulation. Add new subsection I to establish flexibility for required pedestrian walkway width. Add flexibility for providing cross parcel connections if site constraints or no easement is possible. *[Page 62 of Ordinance]*
- (117) Sec. C-803.J Site Design Standards – Service Areas. Add new subsection J to allow flexibility in service area location. *[Page 62 of Ordinance]*
- (118) Sec. C-803.K Site Design Standards – Swimming Pools. Add new subsection K to allow flexibility in location of swimming pools for parcels with multiple frontages. *[Pages 62-63 of Ordinance]*
- (119) Sec. C-803.L Building Design Standards – Façade Design and Articulation. Add code reference. *[Page 63 of Ordinance]*
- (120) Sec. C-803.L Building Design Standards – Glass Treatments. Add code reference. *[Page 63 of Ordinance]*
- (121) Sec. C-803.N General Flexibility Provisions. Revise existing language pertaining to flexibility for design standards which is available to various uses to add Public Transportation Use and reference to the Clearwater Downtown Redevelopment Plan. Add requirement that standards be met to maximum extent practicable. Add new subsection 2 to create flexibility for projects within flood zones. Add new subsection 3 to establish new flexibility for structures designated historic. *[Page 63 of Ordinance]*

Division 9, Administration

- (122) Sec. C-901 Site Plan Approvals. Add a new subsection A requiring pre-application conferences for projects in the District. Re-letter existing language as new Subsection B. *[Page 64 of Ordinance]*
- (123) Sec. C-903 Street Type on Existing or New Streets (renamed). Remove reference to public as it pertains to streets that may need to be designated on the regulating plan. *[Page 64 of Ordinance]*