PLANNING COMMISSION
HEARING
DECEMBER 12, 2022

DEVELOPMENT CODE
AMENDMENTS RELATED TO
THE BAYFRONT
CONSERVATION ZONE,
HOUSING, AND THE
FORM BASED CODE
Development Code Amendments

Five Main Components:

1. Bayfront Conservation Zone
   Amendments related to Sea Level Rise

2. Senate Bill 35
   No substantive changes from interim Ordinance

3. Senate Bill 9
   No substantive changes from interim Ordinances

4. Form Based Combining District
   Implements Form Based Code

5. Housing Compliance Review
   New ministerial permit
- Elevation of the lowest habitable floor of new buildings to be three feet above BFE
- Nature-based measures to be employed where feasible
- Deed restrictions for new development in areas subject to SLR
Form Based Code Goals

- Address current and future legislation requirements including SB 35 and by-right housing approvals
- Promote **Missing Middle Housing**
Form Based Combining District

FB is a floating district

Map shows general distribution of properties
Limited applicability to the following:

- Senate Bill 35 sites
- Housing Overlay Designation sites
- Sites in the urbanized area where the development of multiple primary dwellings is allowable and where property owners choose to combine it with an underlying multifamily residential or commercial zoning district
Form Based Code Articulation

• Building Forms
  – Depth and width
  – Wings and bays

• Architectural Standards
  – Roofs
  – Walls
  – Windows

• Frontages
  – Porches
  – Stoops
  – Dooryards
Added environmental standards, based on SB 35/SB 330

Limited main street standards to commercial zones

Required 70% native landscaping

Added terraced courtyard building type to all zones

Corralled parking for courtyard cottages and pocket neighborhoods
Form Based Code Revisions

Transitions:
Recommendation

Provide input on the Development Code amendments and the Form Based Code