

ORDINANCE NO. 2018- 4

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 3, CHAPTER F, SECTION 1, TABLE 3.F.1.F. TRADITIONAL DEVELOPMENT DISTRICT ("TDDs") PERMITTED USE SCHEDULE, SECTION 1, TABLE 3.F.2.A., BLOCK DIMENSION REQUIREMENTS, STREET DESIGN, TABLE 3.F.2.A., SIDEWALK/PATHWAY DESIGN STANDARDS, BICYCLE PARKING , LANDSCAPE AND BUFFERING, FENCING AND WALLS, PROVIDING FOR CHANGES IN THE TRADITIONAL DEVELOPMENT DISTRICT ("TDD"); PROVIDING FOR AMENDMENTS TO THE APPROVAL PROCESS, BLOCK LENGTHS AND STREET DESIGN STANDARDS; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Chapter 163, upon incorporation, the County's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

WHEREAS, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

WHEREAS, the Developer has requested review use provisions in Article 3, Chapter F, Section 1, Table 3.F.1.F., entitled Traditional Development Permitted Use Schedule, of the land development codes within the City of Westlake to make adjustments to the individual uses which will be allowed in the TDD; and

WHEREAS, the applicant requested changes to the TDD category of use types which would be allowed either as a permitted right, approval by the development review official, approved by special permit and/or approval by the City Council; and

WHEREAS, the staff has reviewed the request for change in allowable uses and agrees with the reasonable request of the applicant, staff supports the change, allowing for the changes as noted in Table 3.F.1.F., to be permitted by right, to be approved by the development review official, to be approved by special permit and/or to be approved by the City Council; and

WHEREAS, the applicant has requested review of the Block Dimension Requirements, in Article 3, Chapter F, Section 1, Table 3.F.2.A., of the land development codes within the City of Westlake to make adjustments to the maximum length of blocks and the width of the block pass throughs for pedestrian access; and

WHEREAS, the staff has reviewed the changes as requested by the applicant within Article 3, Chapter F, Section 1, Table 3.F.2.A, for changes to the maximum length of blocks and the width of block pass throughs for pedestrian access; and

WHEREAS, the applicant has requested review of the street design standards for public streets as found in Table 3.F.2.A., TDD Street Design Standards, for the street type, widths, parking, bicycle lanes, sidewalk pathway, tree lawn and private utility easements; and

WHEREAS, the staff has reviewed the changes as requested by the applicant within Table 3.F.2.A, TDD Design Standards, for the street type, widths, parking, bicycle lanes, sidewalk pathway, tree lawn and private utility easements; and

WHEREAS, the Developer's requested changes to the City of Westlake's Interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

WHEREAS, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

WHEREAS, the staff for the City of Westlake has reviewed the request of the applicant for changes to Article 3, Chapter F, Section 1, Table 3.F.1.F., entitled Traditional Development Permitted Use Schedule, and Article 3, Chapter F, Section 1, Table 3.F.2.A., Block Dimension Requirements, and Table 3.F.2.A., TDD Street Design Standards, Table 3.F.2.A. Sidewalk/Pathway Design Standards, Street Lighting, Bicycle Parking and Landscape and Buffering as modified herein; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 1, Section 2, Table 3.F.1.F., entitled Traditional Development Permitted Use Schedule, and Article 3, Chapter F, Section 1, Table 3.F.2.A., Block Dimension Requirements, and Table 3.F.2.A., TDD Street Design Standards, Table 3.F.2.A. Sidewalk/Pathway Design Standards, Street Lighting, Bicycle Parking and Landscape and Buffering will preserve the public health, safety and welfare, enhance the value and character of the community and implement the Interim adopted comprehensive plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

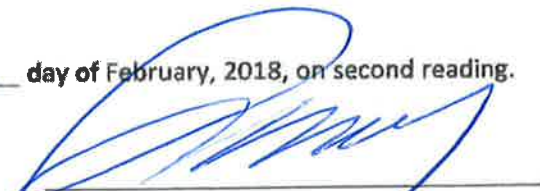
- Section 1.** Incorporation: The above recitals are true and correct and are incorporated herein by this reference.
- Section 2.** Amendment: The City of Westlake hereby amends the interim Land Development Code, Article 3, Chapter F, Section 1, Table 3.F.1.F., entitled Traditional Development Permitted Use Schedule, as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein.
- Section 3.** Severability: Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.
- Section 4.** Effective Date: This ordinance shall be effective upon adoption on second reading.

PASSED this 8 day of January, 2018, on first reading.

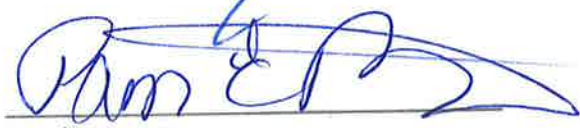
PASSED AND ADOPTED this 12 day of February, 2018, on second reading.



Sandra DeMargo, City Clerk



City of Westlake
Roger Manning, Mayor



City Attorney
Pam E. Booker, Esq.

Exhibit "A"
City of Westlake Amendment to Article 3, Chapter F, Section 1, Table 3.F.1.F.

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Table 3.E.8.D - Type I Waivers (Continued)

Requirements	Waiver	Criteria of Review (1)
Tenant Size and Large Tenant		
Art. 3.E.8.C.4.e.1) The total square footage for all freestanding building and large tenants shall not exceed 40 percent of the GFA of the LCC.	Increase a maximum of 10 percent of the total GFA to be designated for freestanding buildings and large tenants.	-Increase Architectural features that exceed Art.5.C ; or -Utilize Green Architecture, if applicable; and -Increase usable open space by 10% for the site.
Art. 3.E.8.C.4.e.6) Single tenants shall not occupy more than 240 feet of frontage.	Increase to a maximum of 325 feet for sides that do not have pedestrian use areas or street frontages other than for service areas.	-Provide Architectural features that exceed Art.5.C ; -Utilize Green Architecture, if applicable.
Vertical Integration		
Art. 3.E.8.C.4.f.1) Vertically integrated units shall be accessed from the main street through a common area, including but not limited to: an internal lobby, courtyard, gathering area or usable open space between buildings.	Vertically integrated units without access from the main street	-Proposed access complies with the entry requirements of Art. 5.C.1.H.1.d, Entries, provided it is adjacent to usable open space.
Usable Open Space		
Table 3.E.8.C. Dimensions for Usable Open Space	Reduce a maximum of 25 percent of the minimum dimensions.	-Proposed design features of the reduced usable open space elements shall exceed minimum code requirements; and, -Demonstrate the overall usable open spaces are evenly distributed to meet the purpose and intent of this requirement.
Parking Lot		
Art. 3.E.8.C.9.a A maximum of 200 parking spaces shall be permitted in each parking lot.	Increase a maximum of 20 percent.	-Only allowed if framed by buildings on all four sides and designed to give the appearance of small parking lots.
[Ord. 2010-005] [Ord. 2012-027]		
Notes:		
1. The applicant can submit additional justification or documentation to support waiver request.		

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

A. Purpose and Intent

The purpose and intent of the TDD's is to implement the Traditional Town Development (TTD), the Traditional Marketplace Development (TMD), and the Traditional Neighborhood Development (TND) provisions of the Plan and to:

1. Encourage mixed-use, compact development that is pedestrian in scale and sensitive to environmental characteristics of the land, and facilitates the efficient use of services within PBC;
2. Have residences, shopping, employment, and recreational uses located within close proximity with each other and efficiently organized to provide for the daily needs of the residents;
3. Provide for a range of housing types within pedestrian-oriented, human-scale neighborhoods;
4. Provide efficient circulation systems for pedestrians, non-motorized vehicles, and motorists that serve to functionally and physically integrate the various land use activities; and
5. Allow for a cohesive neighborhood identity and focus.

B. Applicability and Definitions

1. Applicability

The requirements of this Chapter shall apply to all TDDs, whether new or amended, within ~~unincorporated PBG~~ the City of Westlake, in accordance with Art. 1, General Provisions and Art. 1.E, Prior Approvals. To the extent this Section conflicts with other Sections of this Code, the provisions of this Section shall apply.

2. Definitions

See Art. 1.I. Definitions and Acronyms.

C. Review and Approval Process

All development within TDDs are subject to the review and approval procedures that apply to planned developments; see Article 3.E. PLANNED DEVELOPMENT DISTRICTS (PDDs).

1. Traditional Town Development (TTD) Required Plan Options

The ~~BCC~~ City Council may approve a Preliminary Master Plan for a TTD, including TMD, MUPD, TND and PUD Pods, and Requested Uses, without concurrent submittal of Preliminary Site Plans or Subdivision Plans. The City Council ~~BCC~~ shall approve a Preliminary Site Plan for a TMD, MUPD and any Requested Uses prior to Final Site Plan approval. Preliminary Site Plan or Subdivision Plan approval shall not be required for a TND or PUD Pod, unless the applicant is requested Waivers or other standard requiring City Council ~~BCC~~ approval. [~~Ord. 2014-031~~]

D. Types of TDDs

TDDs include the following:

1. Traditional Neighborhood Development (TND)

TNDs are primarily residential areas with neighborhood-scale commercial, civic, and open-space uses.

2. Traditional Marketplace Development (TMD)

TMDs are mixed-use commercial, residential, and office areas that function as town activity centers serving residents in the vicinity.

3. Traditional Town Development (TTD)

TTDs are intended for the coordinated development of larger sites that include a combination of traditional development districts. Standards focus on connections between these districts.

E. FLUA Consistency, FAR and Density

1. Land Use Categories

Any application for a rezoning to a TDD shall be in accordance with Art. 3.A.3. Zoning District Consistency with Future Land Use Atlas (FLUA). [~~Ord. 2005-002~~] [~~Ord. 2011-016~~]

2. TDDs Split by Land Use

a. TMD Exception

A TMD with more than one underlying non-residential FLU designation may utilize either land use, or combination, to satisfy the minimum required land use mix for a TMD. [~~Ord. 2005-002~~]

3. TND Density Bonus

A TND in the U/S Tier only, may qualify for a density bonus of up to two additional units per acre above the maximum density allowed for a planned development, provided that the TND is consistent with the standards and requirements of this Article. [~~Ord. 2005-002~~]

F. Use Regulations

Uses permitted in a TDD shall be according to the Zoning District, or Pod designation on the Master Plan, or the land use designation of the TDD, whichever is applicable. Uses may be further limited by the development order, concurrency reservation, or other applicable requirement. [~~Ord. 2005-002~~] [~~Ord. 2014-031~~]

1. Use Designations

Uses permitted in a TDD are classified as: permitted, special, DRO, or requested, as indicated in Table 3.F.1.F, TDD Use Matrix. [~~Ord. 2005-002~~]

a. Permitted Uses (P)

These uses are allowed by right and are identified by a P in the matrix. [~~Ord. 2005-002~~]

b. Special Uses (S)

These uses require approval of a special permit and are identified by a S in the matrix. [~~Ord. 2005-002~~]

c. DRO Uses (D)

These uses require approval by the Development Review Officer (DRO) and are identified by a D in the matrix. [~~Ord. 2005-002~~]

d. Requested Uses (R)

These uses require approval by the City Council ~~BCC~~ in accordance with the standards and procedures in Art. 2.B. Public Hearing Procedures. and are identified by an R in the matrix. Requested uses shall be shown on the master plan or site plan approved by the City Council ~~BCC~~. The location, or alternative locations for each requested use must be approved by the City Council ~~BCC~~, and the requested use must be located in only one of the locations approved by the City Council ~~BCC~~. [~~Ord. 2005-002~~] [~~Ord. 2005-041~~]

1) Supplementary Use Standards

A number in the 'Note' column of Table 3.F.1.F, Traditional Development Permitted Use Schedule, refers to supplementary land use standards in Art. 4.B. Supplementary Use Standards, which are applicable to the use. [Ord.-2005-002]

Table 3.F.1.F - Traditional Development Permitted Use Schedule

District Tier Land Use Pod	TND						TMD				N O T E S
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/ Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	NC	Open Space/ Rec			Dev.	Preserve	
Residential Uses											
Single family	P			P							122
Zero lot line	P			R							142
Town house	P			R			P	P	P		132
Multi-family	P	P		P	P		P	P	P		87
Accessory dwelling	P			R							1
Congregate living facility, Type 1	P			R			P	P	P		34
Congregate living facility, Type 2	P	DR		R			P	R	R		34
Congregate living facility, Type 3	R	R		R	R		R				34
Farm residence										P	50
Farm workers quarters											51
Home occupation	P	P		P	P		P	P	P		70
Kennel, Type I (Private)	P			P							73
Security or caretaker quarters		S			S		S	S	S		119
Agricultural Uses											
Agriculture, bona fide										P	3
Agriculture sales and service									P		6
Community vegetable garden		P	P			P				P	32
Grooms Quarters										S	65
Nursery, retail		P			P		P	P	P		88
Nursery, wholesale					P					S	89
Produce stand		P					S	S	S	S	101
Stable, commercial										D	125
Stable, private	P			P						P	126
Public and Civic Uses											
Assembly, nonprofit institutional		R			R		R	R	R		14
Assembly, nonprofit membership		R			R		R	R	R		15
Place of worship		RD			R		R	R	R		29
Day care center, general		R			R		R	R	R		40
Day care center, limited		DR			D		D	D	D		40
Government services		P			P		P	P	P	P	63
Homeless Resource Center											70-1
Hospital or medical center							R	R			71
Kennel, Type IV (Animal Shelter)							R	R	R		74-3
School, elementary or secondary		R			R		R	R	R	R	118
Recreation Uses											
Amusements, temporary special event		S			S		S	S	S		12
Entertainment, indoor		R			R		R	R	R		45
Entertainment, outdoor		R					R				46
Fitness center		P			P		P	P	P		56
Recreation Facility, Neighborhood		P					P	P	P	P	93
Park, passive		P	P		P		P	P	P	P	94
Park, public		P	P		P		P	P	P	P	
[Ord.-2005-002] [Ord.-2005-041] [Ord.-2005-004] [Ord.-2005-013] [Ord.-2008-037] [Ord.-2009-040] [Ord.-2010-005] [Ord.-2012-007] [Ord.-2012-027]											
Notes:											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Permitted in the district only if approved by the Westlake City Council as a Requested Use.											

Table 3.F.1.F - Traditional Development Permitted Use Schedule (Continued)

District Tier Land Use Pod	TND						TMD			NOTE	
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/Rec	Res	N/C	Open Space/Rec			Dev		Preserve
Commercial Uses											
Auction enclosed							D				16
Automotive service station							R	R		R	18
Bed and breakfast	S						S	S		S	20
Convenience store		P					P	D		D	36
Convenience store with gas sales							R	R		R	37
Dog Daycare		R					R	R		R	43
Financial institution		R					R	R		R	55
Flea market, enclosed							R	R		R	57
Green market		P					P	D		P	64
Hotel							R				72
Kennel, Type III (Commercial Enclosed)							R	R		R	74-2
Kiosk		P					P	P		P	75
Laundry services		P					P	P		P	78
Live/Work		DR					DR	D		D	141-2
Lounge, cocktail		R					R	R		R	79
Medical or dental office or clinic		P					P	P		P	83
Medical or dental laboratory							P	P		P	84
Office, business or professional		P					P	P		P	91
Personal services		P					P	P		P	98
Printing and copying services		P					P	P		P	100
Repair services, limited		P					P	P		P	108
Restaurant, Type I		R					R	R		R	109
Restaurant, Type II		R					DR	D		D	110
Retail sales, general		P					P	P		P	114
Retail sales, mobile or temporary		S					S	S		S	115
Theater, indoor							P	P		P	129
Veterinary clinic		P					P	R		P	136
Work/live space		P					P	R		P	141-1
Utilities and Excavation											
Communication panel, antennas, commercial	S						DR	D		D	31
Communication tower, commercial							DR	D		D	31
Communication cell sites on wheels (COW)							S				31
Recycling Drop-Off Bin		DR					DR	D		D	104
Renewable Energy Facility, Solar											106-1
Renewable Energy Facility, Wind											106-2
Utility, minor	P	P		P	P	R	P	P		P	134
Type II Excavation	R	R		R	R	R	R	R		R	49
<small>[Ord. 2005-003] [Ord. 2005-044] [Ord. 2006-036] [Ord. 2007-004] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-006] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2014-031] [Ord. 2015-016]</small>											
Notes: P Permitted by right. D Permitted subject to approval by the DRO. S Permitted in the district only if approved by Special Permit. R Permitted in the district only if approved by the Westlake City Council as a Requested Use.											

G. Design Objectives

TDDs shall comply with the following design guidelines:

1. Neighborhoods

a. A mix of residential uses shall be required in a TND, to provide a variety of housing opportunities.

TND residential uses include: **[Ord. 2005 – 002]**

- 1) Single family dwellings;
- 2) Zero lot line (ZLL) dwellings;

- 3) Townhouses;
- 4) Multifamily dwellings;
- 5) Accessory dwellings; or
- 6) Congregate living facilities.

Figure 3.F.1.G - TDD Mixed Housing Types



Residential neighborhoods include a mixture of housing types from multi family buildings integrated with commercial and office uses, to single family detached houses.

- b. Centrally-located community focal points for the formal and informal interaction of neighborhood residents, such as a neighborhood square, community meeting hall, or neighborhood commercial center. These uses are within walking distance (within 1,320 feet) of all neighborhood residents. **[Ord. 2005 – 002]**
- c. A variety of open spaces and recreation areas to allow for both passive and active recreation. Small neighborhood parks and playgrounds should be located throughout the neighborhood, so all residents are closely located (within 1,320 feet) to a neighborhood park. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than in central locations. **[Ord. 2005 – 002]**

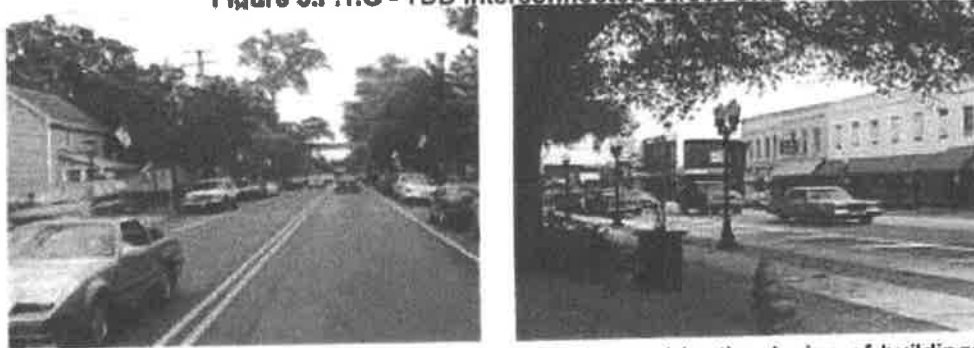
Figure 3.F.1.G - TDD Focal Points



- d. An interconnected network of streets, bike lanes, and sidewalks throughout the neighborhood, providing multiple routes for vehicle, bicycle, and pedestrian travel, diffusing traffic and shortening walking distances. Streets are designed for slower speeds to encourage pedestrian safety. Alleys where proposed, shall provide vehicular access to garages and open spaces in the rear of buildings. **[Ord. 2005 – 002]**

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Figure 3.F.1.G - TDD Interconnected Street Grid



- e. A safe and attractive pedestrian environment enhanced by the design of buildings which provide windows and entrances to reduce the amount of blank walls. Sidewalks include pedestrian amenities such as shade trees and street furniture.

2. Commercial Districts

- a. Public spaces, such as plazas and squares, integrated within commercial development providing places for people to gather or rest. Walkways provide pedestrian connections throughout the development. Lighting and landscaping accent public spaces and provide for security and shading.
- b. Parking is provided on-street, behind buildings, and in shared parking lots. Parking lots in front of buildings create barriers between pedestrians and storefronts and shall be discouraged. [Ord. 2005-002]
- c. Buildings are human-scaled in design with a range of architectural features, which create an attractive and varied streetscape. Building frontages shall be set near the sidewalk and building sizes are generally consistent, providing a sense of enclosure for the street, except where separations are permitted. Architectural detailing and applied decoration enliven facades and add texture. Building entrances and windows shall be located along street frontages to break up blank walls and enhance the pedestrian environment. [Ord. 2005 - 002]

H. Phasing and Platting

1. Phasing

TDDs shall be subject to the phasing, time limitations and review requirements of Art. 2.E. Monitoring. [Ord. 2005 - 002]

2. Platting

All land in a TDD shall be platted in accordance with Art. 11. Subdivision, Platting and Required Improvements. All land within the TDD, including private civic tracts and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential or commercial tract. [Ord. 2005 - 002]

I. Development Phasing

Phasing of TDD developments in the U/S Tier shall be limited to a maximum of four phases of up to three years each. The first phase of the project shall include a minimum of 25 percent of the total project, unless otherwise approved by the City Council. [Ord. 2005-041]

Section 2 General Standards

A. Applicability

The following standards shall apply to all TDDs:

1. Streets, Sidewalks, and Alleys

The circulation system within a traditional development shall allow for different modes of travel within the TDD and between adjacent uses, based upon a hierarchy of transportation methods. The street and sidewalk network shall be designed around a series of blocks which provide visual and functional links within and between residential, commercial, office, civic, and open space areas, and shall be connected to existing and proposed external development.

a. TDD Definition for Street

For the purposes of this Section, the term streets shall include private access ways. [Ord. 2005 - 002]

b. Block Structure

To ensure compact, contiguous development and to facilitate connectivity and pedestrian accessibility, the layout of streets and alleys shall conform to the following standards.

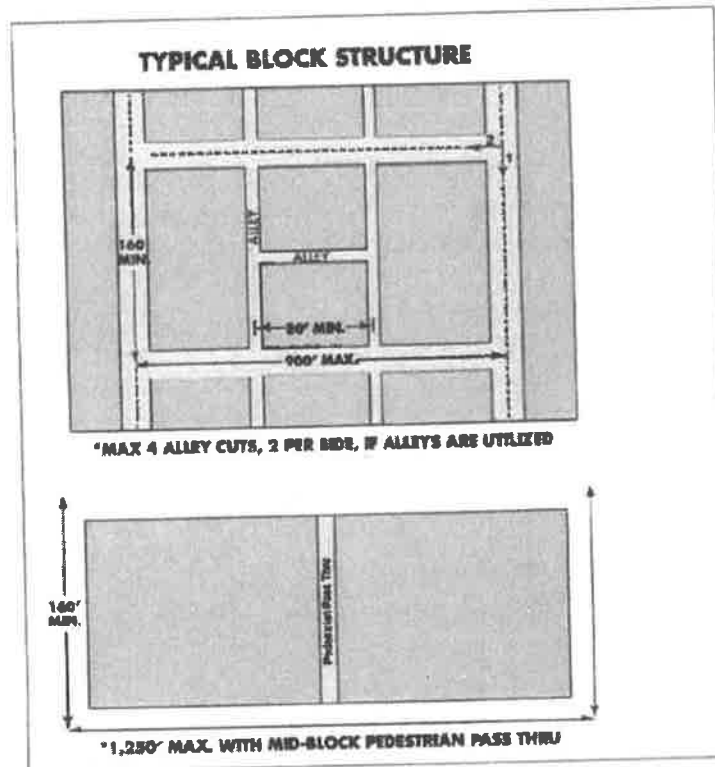
Table 3.F.2.A - Block Dimension Requirements

	Maximum Length of Block		
	660-900 ft.		
No Pedestrian Pass Through	750-1,250 ft. (1)		
With Pedestrian Pass Through	Maximum Block Perimeter (2)		
	Minimum	Average	Maximum
Traditional Marketplace Development (TMD)	500 ft.	1,200 - 1,500 - 1,800 ft.	2,500 ft.
Traditional Neighborhood Development (TND)		1,500 - 1,800 - 2,200 ft.	

[Ord. 2014-031]

Notes:

- The maximum block face within a TND district or Pod may be increased to up to 1,000 ft. subject to the following:
 - Pedestrian pass through shall be a minimum of 60-20 feet in width, and comply with the TND requirements for Neighborhood Parks;
 - Pedestrian pass through shall interconnect with other pedestrian pass through or streets to provide enhanced interconnectivity between the outer edges of each TND and a required Neighborhood Center; and,
- Parcels located along the perimeter of a TDD may be exempt from the block perimeter requirements where a TMD or TND district or Pod abuts open space, roads external to the development or Pod, or where DEPW City Engineer requirements preclude vehicular access points necessary to complete the block structure.
- Blocks exceeding 660 feet in length shall provide pedestrian seating areas, decorative lighting, landscape focal features, lake viewing areas, trellises, or other similar elements within pedestrian pass-throughs or other designated open space areas along the block.



[Ord. 2006-002]

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- 1) **Maximum Number of Alley Curb Cuts**
Four per block and two per side.
- 2) **Minimum Spacing Between Alley Curb Cuts**
80 feet.

c. Streets

1) Street Design

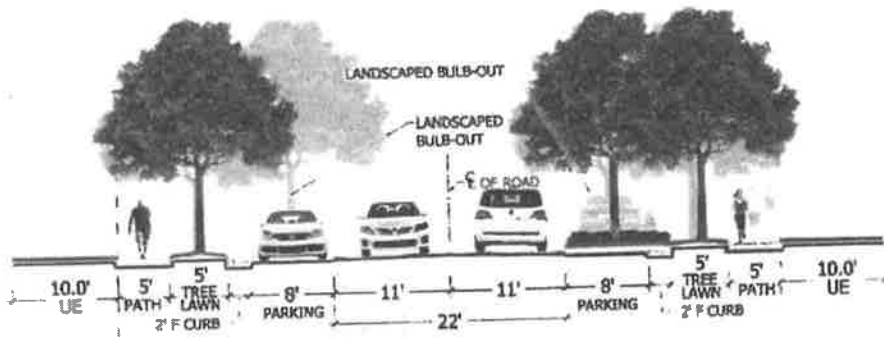
Public streets shall conform to the standards in Table 3.F.2.A, TDD Street Design Standards by Tier. Public and Private streets located within PUD and MUPD shall have the option of utilizing the standards with Table 3.F.2.A or Table 11.E.2.A-2 Private streets within PUDs and MUPDs shall provide a minimum five-foot wide sidewalk along both sides of the street. The cross-sections related to Table 3.F.2.A are for graphical and demonstrative purposes only.

Type of Street	Street R-O-W Width	Travel Lanes		Curb & Gutter	Parking Lane (2)	Bicycle Lane	Utility Corridor or	Sidewalk Pathway(8)	Private Utility Easement (3)	Tree Lawn (7)
		Number	Width							
All Tiers										
Commercial Street (TMD)	42 ft. - 72 ft. 44 ft.	2	11 ft.	2 ft.	8 ft. (one both)	No	27 ft.	15-10 ft. (4)	No	5'
Local Commercial Street	50	2	11 ft.	2 ft.	8 ft. (optional)	No		5'	5'	5'
U/S Tier										
Collector, without or on-street parking	64-60 ft.	2	11 ft.	2 ft.	No/Optional	5 ft. (both sides)	24 ft.	6-5 ft.	10 ft.	5'
Collector, with on-street parking	74-70 ft.	2	11 ft.	2 ft.	8 ft. (both sides)	5 ft. (both sides)	27 ft.	6-5 ft.	10 ft.	5'
Local Residential Street	62-66/44 ft.	2	10 ft.	2 ft.	8 ft. (optional)	No	25 ft.	5 ft. (multi-purpose pathway)	10 ft.	5'
Exurban/Rural/Agricultural Reserve Tier										
Plan Roadway Collector	104 ft.	2	11 ft.	4 ft. shoulder- No Curb & Gutter	No	No	27 ft.	8 ft. (multi-purpose pathway)	10 ft.	
Non-Plan Roadway Collector	100 ft.	2	11 ft.	2 ft. shoulder- No Curb & Gutter	No	No	27 ft.	8 ft. (multi-purpose pathway)	10 ft.	

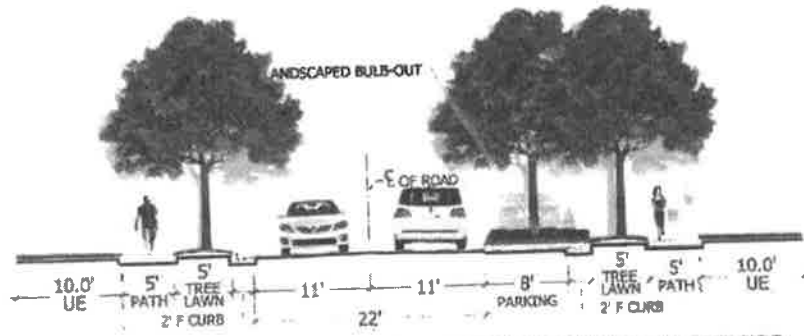
[Ord. 2006-002] [Ord. 2008-003] [Ord. 2014-031]

Notes:

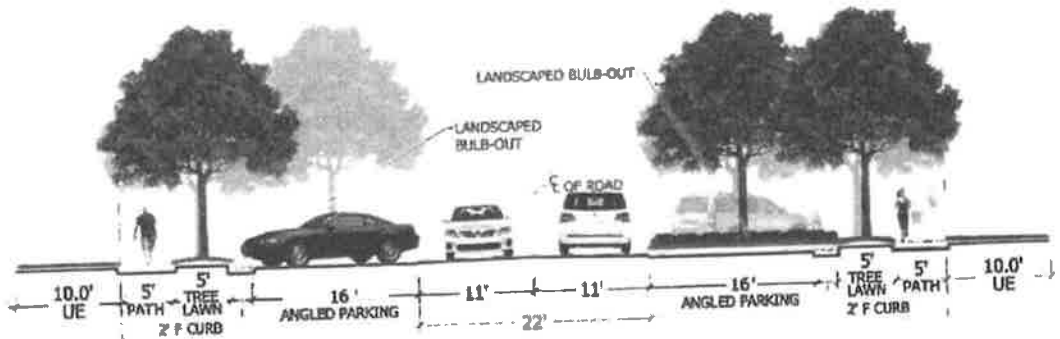
1. Unless otherwise stated herein, exceptions to dimensions shall only be permitted to accommodate turn lanes at the perimeter of a TMD, TND or TTD for turn lanes required by the PBC City's Engineering Department, or for roundabouts or other traffic calming measures typically associated with a TDD. This exception shall not be permitted for divider medians. [Ord. 2008-003]
2. Parking lane dimensions include the curb and gutter dimensions. [Ord. 2008-003]
3. Easements may be collocated with alleys located inside of outside of the right-of-way. [Ord. 2008-003]
4. Includes a minimum ten-foot wide pedestrian sidewalk that may be reduced for arcades, and a minimum five-foot wide strip for street trees and street lights. This dimension may be increased by up to ten feet in width (for a total of 20 feet) to accommodate outdoor dining areas, or larger street tree and street light areas. [Ord. 2008-003]
The requirement for a sidewalk on one side of the street may be waived in specific cases where pedestrian access is not required based on building locations and other utilitarian purposes, subject to review and approval by the City Engineer.
4. Collector roads interior to a TND or TMD pod shall not be required to provide a designated bike lane when an 8' minimum sidewalk width is provided.
6. The typical cross-sections shall be included within the Design Standards for each pod and submitted to the City as part of the development review process.
7. Tree lawns may be incorporated into hardscape features such as sidewalk or outdoor seating areas with the use of tree grates or other similar amenities. The area of the tree lawn shall be in addition to the minimum sidewalk width.
8. Sidewalks shall provide a minimum of 5' clearance.



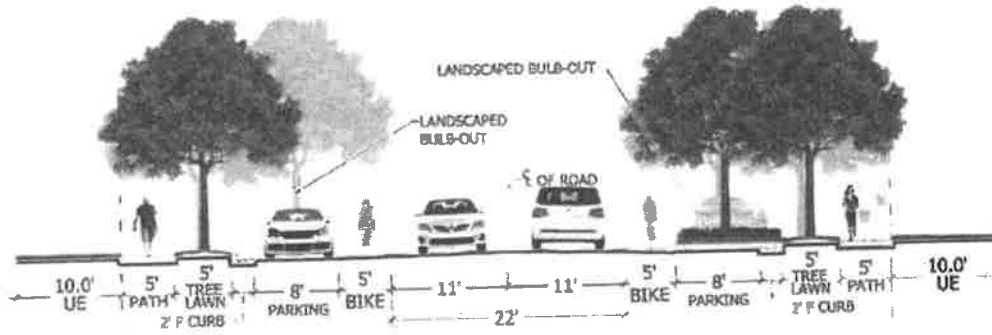
COMMERCIAL STREET WITH PARALLEL ON-STREET PARKING ON BOTH SIDES



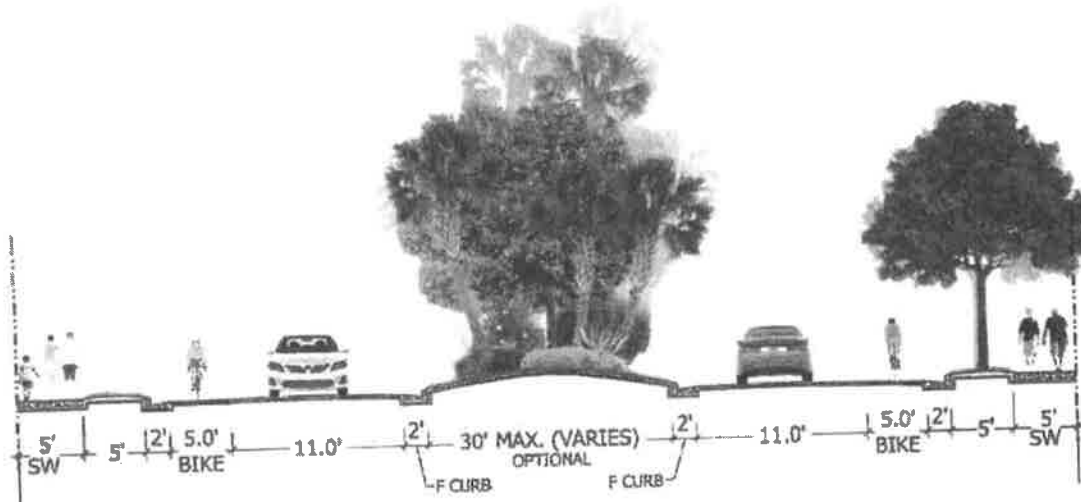
COMMERCIAL STREET WITH PARALLEL ON-STREET PARKING ON ONE SIDE



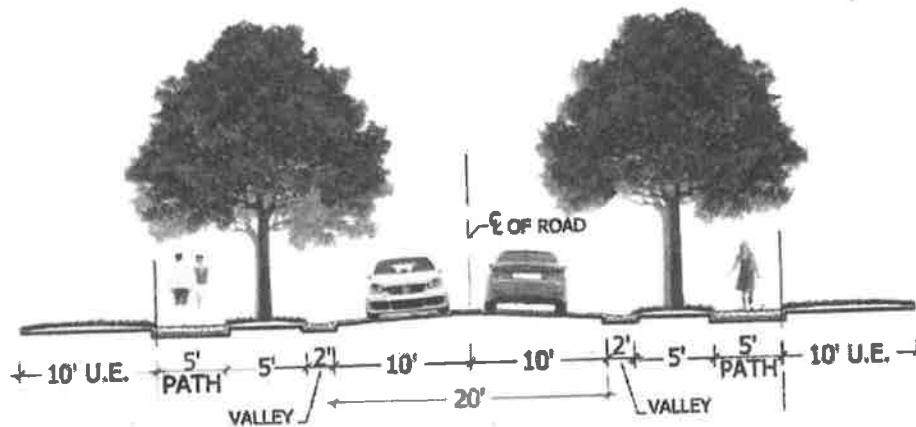
COMMERCIAL STREET WITH ANGLED ON-STREET PARKING ON BOTH SIDES



COLLECTOR STREET WITH ON-STREET PARKING



COLLECTOR STREET WITHOUT ON-STREET PARKING, DIVIDED



LOCAL RESIDENTIAL STREET

Figure 3.F.2.A - TDD Exurban/Rural/AGR (Non-Plan Roadway - Collector)

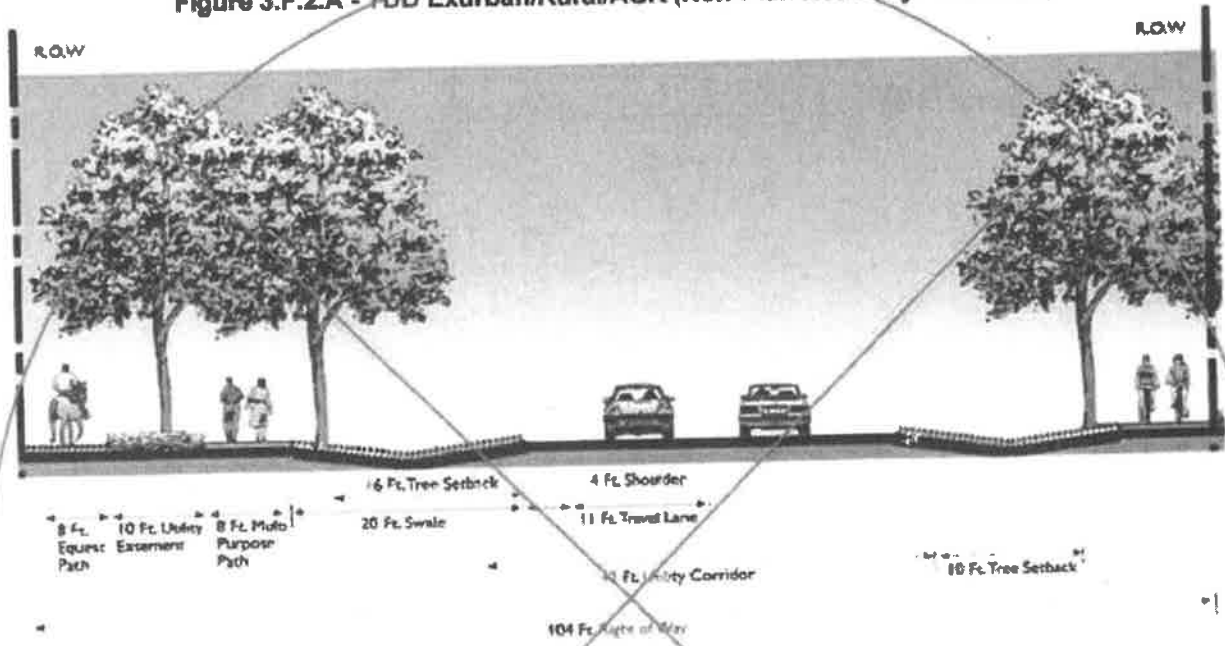
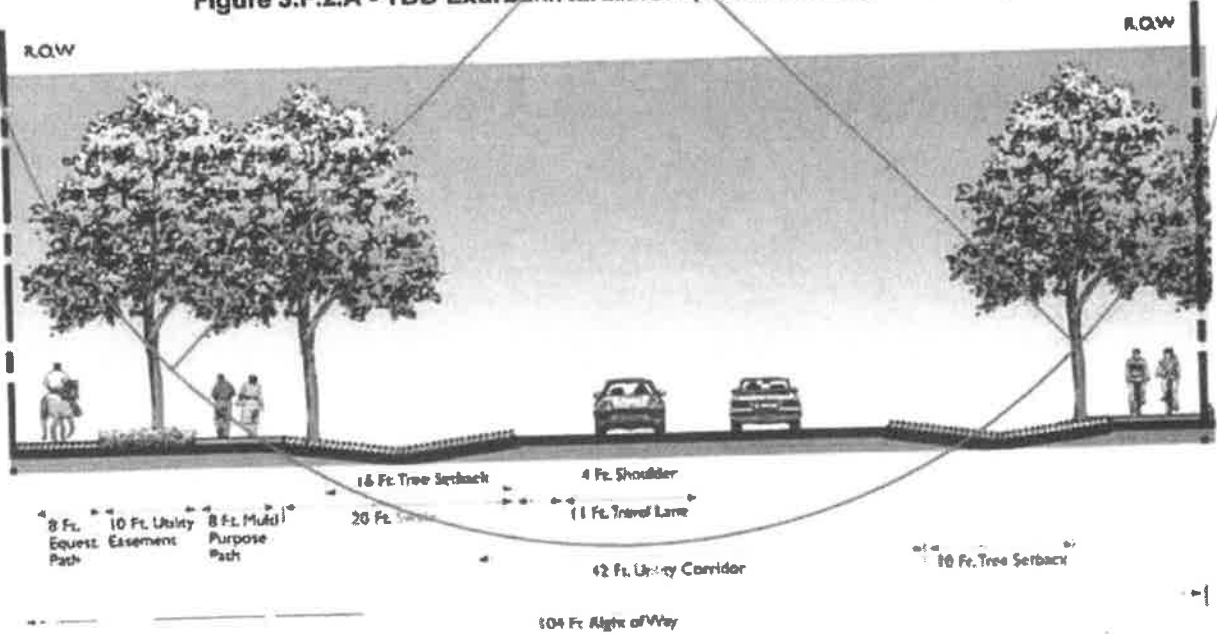


Figure 3.F.2.A - TDD Exurban/Rural/AGR (Plan Roadway - Collector)



2)

Connectivity

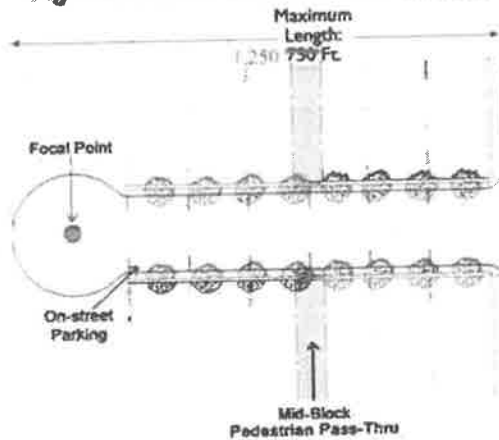
All streets and alleys shall connect to other streets and alleys to form a continuous vehicular and pedestrian network within the district. Streets shall connect to streets in adjacent development or vacant parcels, ~~except for AGR TMDs~~. The use of gates or other preventative barriers shall not be permitted on collector streets. [Ord. 2006-044]

a) Dead-End Streets

No more than 20 percent of all TND streets may be dead-end streets, such as cul-de-sacs and T-turnarounds. The maximum length for dead-end streets shall be ~~660-900~~ feet and up to ~~750-1,250~~ feet, with a mid-block pedestrian pass-thru. The maximum length for dead-end streets shall be: [Ord. 2005-002]

- (1) **Single Family Residential**
660-900 feet. Up to 750-1,250 feet with a mid-block pedestrian pass-thru.
- (2) **All Others**
500-900 feet.

Figure 3.F.2.A - TDD Dead-End Streets



d. Sidewalks and Pathways

Sidewalks and/or pedestrian pathways shall connect to one another to form a continuous pedestrian network within the TDD and between all adjacent uses to a TDD. Unless otherwise indicated, sidewalks shall be provided along both sides of the street and shall conform to the standards in Table 3.F.2.A, Sidewalk, Pathway Design Standards.

1) Master Pedestrian Circulation Plan

A Master Pedestrian Circulation Plan, prepared in accordance with the requirements of Article 11.E.2, Access and Circulation Systems shall be submitted with the Regulating Plan.

2) Accessibility

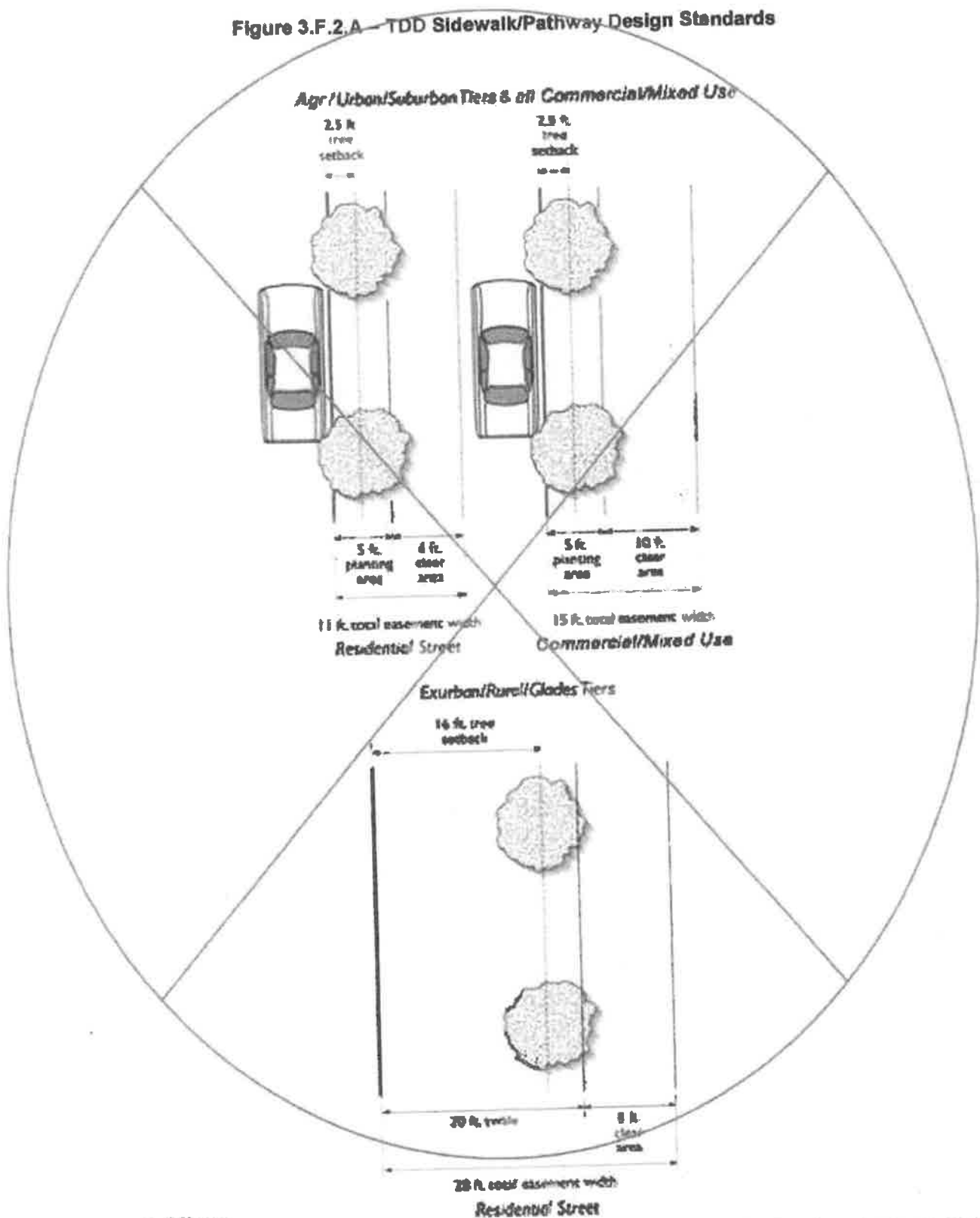
Sidewalks at street intersections and pedestrian crossings shall be grade accessible, with the use of curbcuts and/or ramps.

Table 3.F.2.A - Sidewalk/Pathway Design Standards (1)

	Minimum Clear Area for Pedestrian Travel	Minimum Planting / Hardscape Area (including lighting fixtures and furniture) or Swale	Minimum Required Tree Setback from Curb or Edge of Roadway	Minimum Total Easement Width
AGR and Urban/Suburban-Tiers				
TND & PUD Residential Street	9-6 ft.	5 ft.	2.5 ft.	34 ft.
Commercial Mixed-Use	10 ft.	5 ft.	2.5 ft.	46 ft.
Exurban/Rural-Tiers				
Residential Street	8 ft.	20 ft.	18 ft.	28 ft.
Commercial Mixed-Use	10 ft.	6 ft.	2-5 ft.	18 ft.
<p><i>Note:</i> 1. The sidewalk/pathway design cross-sections shall be included within the Design Standards for each pod and submitted to the City as part of the development review process.</p>				

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Figure 3.F.2.A – TDD Sidewalk/Pathway Design Standards



e. Alleys

A minimum of one alley shall be required in all blocks, except blocks of single family, ~~and ZLL,~~ and residential uses and AGR TMDs. Alleys where provided, shall conform to the standards in Article 11.

SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS, and the following: [Ord. 2005044]
 1) Alleys shall conform to the design standards in Table 3.F.2.A, TDD Alley Design Standards. Alleys providing access to residential buildings shall be built to residential alley standards. Alleys providing access to commercial or office buildings shall be built to commercial alley standards. Where an alley provides access to a block with both residential and commercial uses, the alley shall be built to the commercial alley standards.

Table 3.F.2.A - TDD Alley Design Standards

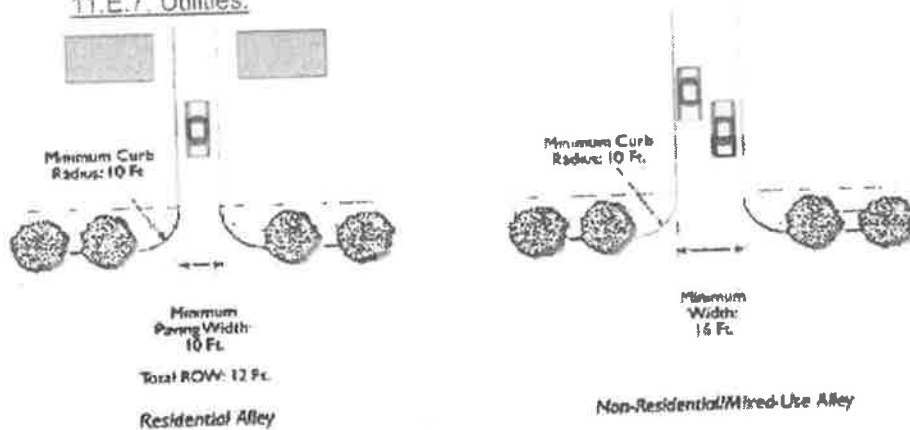
Alley Type	Minimum R-O-W	Minimum Paving Width	Min. Curb Radius
One-way	12-20 ft.	10 ft.	10 ft.
Two-way	16-20 ft.	16 ft.	10 ft.

Figure 3.F.2.A - TDD Alley Design Standards

f. Utilities and Lighting

1) Utilities

Public utilities and lighting shall be installed in accordance with the standards of Article 11.E.7. Utilities.



2) Lighting

a) Street Lighting

Street lighting shall be provided along all streets and alleys, subject to Art. 5.E.4.E. Outdoor Lighting, and the standards in Table 3.F.2.A, TDD Street Lighting Standards. A minimum of one light fixture shall be located at every crosswalk. Alley lighting shall be provided by wall or other lighting fixture provided by the adjacent property.

(1) Exurban-Rural Tiers

- (a) Lights are optional for residential streets.
- (b) All lights must be fully shielded utilizing full cut-off luminaires per the Illuminating Engineer Society of North America (IESNA) definition for full cutoff which allows for zero percent of lumens above 90 degrees from nadir. [Ord. 2014-031]

(2) AGEO

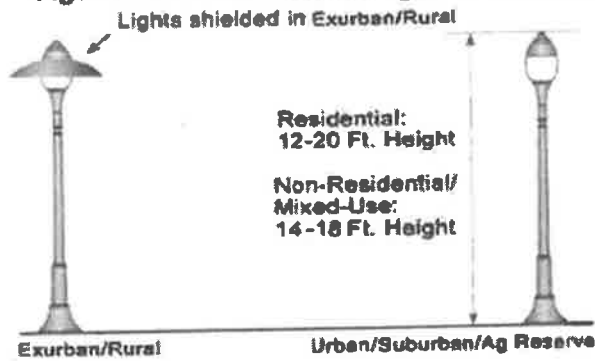
All lights must be fully shielded in accordance with the standards for the Exurban and Rural Tiers. [Ord. 2014-031]

Table 3.F.2.A - TDD Street Lighting Standards

Fixture Height	Residential	Non-residential/Mixed-Use
Maximum	20 ft.	22 ft.
Minimum	12 ft.	14 ft.

[Ord. 2005-044]

Figure 3.F.2.A - TDD Street Lighting Standards



b) Parking Lot Lighting

All parking lot lighting shall be fully shielded. All lighting fixtures shall be a maximum of 35 feet in height.

2. Parking and Access

a. Number of Spaces

Parking shall be provided as follows. On-street spaces may be used to meet these parking requirements.

1) Residential

Parking shall be provided in accordance with Article 6, PARKING.

2) Non-residential

a) Minimum Number of Parking Spaces

One parking space per 400 square feet of GFA (2.5/1000). [~~Ord. 2005-002~~]

b) Maximum Number of Parking Spaces

(1) Exurban and Rural Tiers

One space per 250 square feet of GFA (4/1000). [~~Ord. 2005-002~~]

(2) AGR Tier

One space per 200 square feet of GFA (5/1000). [~~Ord. 2005-002~~]

b. Reduction in Requirement

The number of required spaces may be reduced by either of the following methods:

1) The shared parking requirements of Article 6, PARKING; or

2) A parking demand study prepared by a traffic engineer licensed by the State of Florida demonstrating that the parking demand for the project will be less than the requirements of this Section.

c. Location of Parking

Off-street parking is prohibited in required front or side street setbacks. No parking space shall be located further than ~~750-900~~ feet from a building entrance. Parking shall be equitably distributed throughout the project. [~~Ord. 2005-002~~]

d. Parking Structures

1) U/S and AGR Tiers

Structured parking is required for any spaces in excess of one space per ~~250-200~~ gross square feet of non-residential floor area.

a) Type II Waiver

The requirement for structured parking in the AGR Tier may be waived by the BCC City of Westlake upon approval of a Type II Waiver. [~~Ord. 2005-002~~] [~~Ord. 2012-027~~]

2) Exurban and Rural Tiers

Structured parking is prohibited. [~~Ord. 2005-002~~]

e. Bicycle Parking

Bicycle parking shall be encouraged within non-residential pods or non-residential areas of a residential pod. Bicycle parking areas shall be thoughtfully dispersed throughout the pod. The number of bicycle parking spaces provided shall be equal to five bicycle spaces or two percent of the total number of required vehicular parking spaces, whichever is greater. One parking area shall be provided for every five units in multi-family housing and for every 20 vehicle parking spaces serving non-residential uses. Bicycle parking spaces shall be indicated on the site plan in visible, well-illuminated areas. For each bicycle parking space required, a stationary object shall be provided to which a user can secure the bicycle. The stationary object may either be a freestanding bicycle rack or a DRO approved alternative. [~~Ord. 2005-002~~]

3. Minimum Pervious Surface

a. U/S and AGR Tiers

20 percent of the gross development area. [Ord. 2005-002] [Ord. 2005-041]

b. Exurban and Rural Tiers

30 percent of the project site. [Ord. 2005-002] [Ord. 2005-041]

4. Landscaping and Buffering

In addition to the requirements in Art. 7, Landscaping, the following standards apply: [Ord. 2005-002]

a. Buffer Around Districts

1) No buffers are required where one TDD abuts another TDD. [Ord. 2005-002]

2) ~~AGR TMD Perimeter Buffer~~

a) ~~Incompatibility Buffer~~

~~A Type III Incompatibility Buffer shall be required between the Development Area and all abutting properties zoned AGR that support agricultural uses, or are vacant (unless deed restricted to non-agricultural or residential uses). The minimum buffer width shall be 25 feet. [Ord. 2005-002]~~

b) ~~R-O-W Buffer~~

~~(1) The R-O-W buffer width reduction permitted under Article 7.F.7, R-O-W Buffer, shall only be permitted for any property line which abuts a 100 foot wide rural parkway in the AGR Tier, a R-O-W buffer abutting open space a minimum of 100 feet in width and designated as a rural parkway may be deleted subject to DRO approval of a regulating plan that demonstrates that the landscaping in the rural parkway exceeds required R-O-W planting and buffering requirements. Required landscaping must be located within or adjacent to the rural parkway. [Ord. 2005-041]~~

~~(2) A minimum four foot high hedge, fence or wall visual screen shall be required in a R-O-W buffer adjacent to any surface parking area having more than two rows of parking. [Ord. 2005-041]~~

b. Internal Compatibility and Incompatibility Buffers

Buffers are not required within TDDs, except that a solid six-foot high wall or five-foot wide landscape planting area providing a visual screen at least six feet in height is required along an interior property line where a non-residential use abuts a residential use. The height of the wall or landscape screen shall not exceed three feet within required front setback areas. The internal buffer requirement for multi-family and townhouse units may be waived by the DRO when the units are constructed on a main street; are attached to a commercial structure; are separated from a commercial structure by streets or an alley, pedestrian walkway or plaza; or when adjacent to open space, plazas or private recreational uses associated with units requiring a buffer. Buffers within the interior of a TMD, TND, or the Natural Transect shall not be required. [Ord. 2005-002] [Ord. 2005-041]

c. Off-Street Parking Areas

1) Trees

One canopy tree shall be planted for every eight parking spaces. In a neighborhood center, one canopy tree shall be planted for every six parking spaces. Trees shall not be spaced more than 80 feet apart.

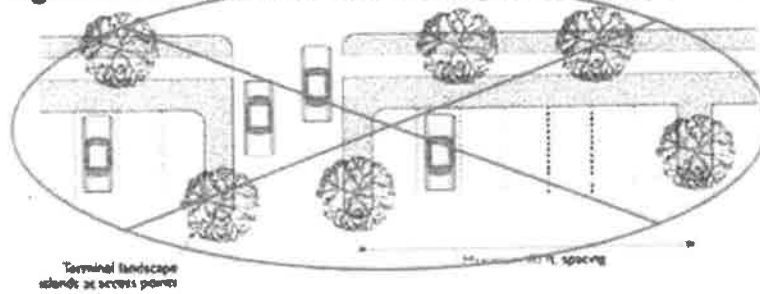
2) Terminal Islands

Terminal landscape islands, subject to the requirements of Art. 7.G, Off-Street Parking Requirements. Terminal and interior landscape islands shall be provided on both sides of all vehicular access points.

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Figure 3.F.2.A - TDD Off-Street Parking Landscaping Standards

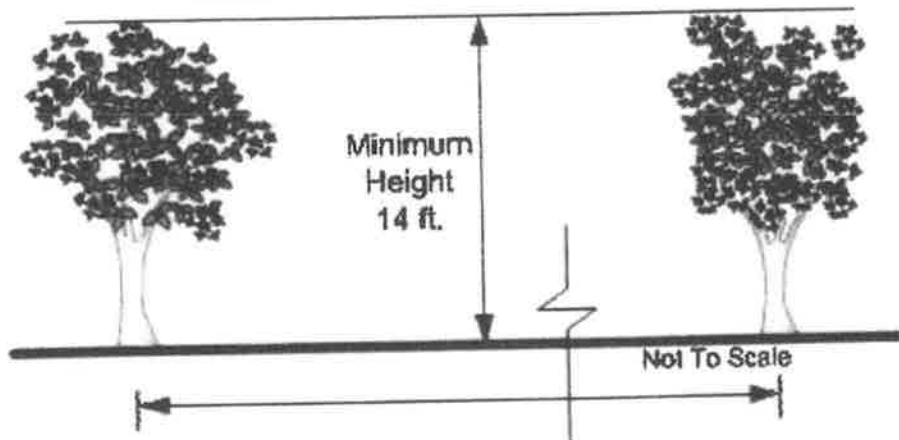


d. Street Trees

Street trees shall be provided along sidewalks, subject to the following standards:

- 1) **Number**
A minimum of one canopy tree shall be required for every 40 lineal feet of street frontage. Palm trees may be substituted for a canopy tree on a 4:3 basis ~~along a frontage with a covered walkway. [Ord. 2014-031].~~ Not more than 50 percent of the canopy trees may be substituted for palms.
- 2) **Minimum Height**
14 feet.
- 3) **Minimum Diameter**
2.5 inches, measured 4.5 feet above grade.
- 4) **Spacing**
Trees shall be spaced between a maximum of 40 feet on center. ~~[Ord. 2014-031]~~

Figure 3.F.2.A - TDD Street Tree Standards



5. Fencing and Walls

Fences and walls shall be subject to the standards of Art. 5.B.1.A.2. Fences and Walls. Fences shall be made of wood, wrought iron, reinforced concrete with stucco, brick, vinyl-covered chain link, plastic composite or a combination of these materials. ~~Fences in the Exurban, Rural, and AGR tiers shall be made of wood or other materials consistent with the rural design standards that demonstrate a vernacular or rural character.~~

6. Signage

All signs shall be located on site in a manner that ensures consistency within the development; with site, architectural, and landscape plans; site layout; ultimate maturity of vegetation; and, final architectural elevation. When preparing a sign plan the applicant shall consider and give attention to the placement of the sign to provide clear visibility for the tenants. In addition to the regulations in Art. 8. Signage. the following shall apply: ~~[Ord. 2009-040]~~

a. Building-Mounted Signs

Building-mounted signs, including wall signs, awning and canopy signs, and projecting signs shall be permitted, subject to the following additional requirements: ~~[Ord. 2009-040]~~

1) Size

~~0.75~~One square foot of signage for every linear foot of tenant frontage shall be permitted, up to a maximum of ~~64~~70 square feet. [Ord. 2009-040]

2) Sign Placement

- a) Signs shall be located between the first and second story of the building. If the second story is non-residential, the signage shall comply with the minimum vertical separation requirements in Table 8.G.1.A, Wall Sign Standards. [Ord. 2009-040]
- b) All significant decorative elements on the building shall be considered when locating wall signs to ensure they are in harmony with each other. In addition, the architecture features, elements, or building lines shall not be modified to accommodate the location of the signs. [Ord. 2009-040]

3) Projection

Sign projection shall not exceed a maximum of 30 inches from any building face. [Ord. 2009-040]

b. Freestanding Signs

Unless otherwise provided herein, all freestanding signs shall be prohibited.

~~1) AGR-TMD Exceptions~~

~~Freestanding signs shall be permitted in an AGR-TMD pursuant to the following requirements: [Ord. 2009-040]~~

~~a) Maximum Size and Height~~

~~Signs shall not exceed 150 square feet of sign face area, and shall be limited to 15 feet in height. [Ord. 2009-040]~~

~~b) Maximum Number Allowed~~

~~One freestanding sign shall be permitted per right-of-way frontage. [Ord. 2009-040]~~

2) A-frame Signs

Temporary freestanding A – frame signs shall be allowed in front of arcades and covered walkways for commercial or mixed-use buildings, provided they do not conflict with pedestrian walkways. [Ord. 2009-040]

c. Entrance Wall Signs

Entrance wall signs are permitted for the purpose of identification, subject to the standards in Art. 8, Signage. Sign copy and graphics shall identify only the name of the development and the address.

~~7. Recreation Clubhouse Emergency Generators~~

~~A permanent emergency generator shall be required for all TDD clubhouses 20,000 square feet or greater, and shall meet the standards of Art. 5.B.1.A.18, Permanent Generators. [Ord. 2006-004] [Ord. 2011-016]~~

Section 3 Traditional Neighborhood Development (TND)

A. Specific Purposes

The purpose of the TND district is to:

- 1. Establish a specific neighborhood identity and focus with a pedestrian-oriented design consistent with the tier in which the development is located;
- 2. Provide a range of residential, commercial, civic, and open space land uses in close proximity to one another within the neighborhood;
- 3. Encourage a variety of non-vehicular modes of transportation, such as walking and, bicycling, segways, equestrian, golf carts where permitted by F.S., and water oriented uses such as kayaks, canoes or stand up paddle boards, to reduce the need for local automobile trips; [Ord. 2014-034]
- 4. Offer a range of housing opportunities;
- 5. Preserve natural features and scenic areas; and
- 6. Provide a safe and efficient circulation system for pedestrians, non-motorized vehicles, and automobiles, and emphasize connectivity within and to adjacent uses.

B. Uses

Uses allowed in a TND district are listed in Table 3.F.1.F, Traditional Development Permitted Use Schedule.

C. Thresholds

A TND shall comply with Table 3.A.3.D, TDD Corresponding Land Use, and the following: [Ord. 2006-004]