

A large, stylized graphic in the background features a yellow sun with rays on the left and a green leaf on the right, both partially overlapping. The sun and leaf are rendered in a flat, modern style with soft shadows.

Planning and Zoning Discussion

BCC workshop 12-17-2019



CHARLOTTE COUNTY
FLORIDA

Purpose of Discussion

- Discussion with the Board regarding:
 - Mixed-Use Zoning designation
 - Missing Middle Housing
 - Accessory dwelling units
 - Duplexes on a single lot
 - Storage Lots

Why do we want to do this?

- Creates new and innovative ways to address new developments and re-development
- Helps to address our multi-family and rental housing stock issues

Mixed Use Zoning Designation

- Currently vertically integrated mixed use is not generally allowed, but may be allowed in:
 - Charlotte Harbor Mixed Use
 - US-41 Overlay
 - Planned Development under specific land uses
- Not allowed in standard zoning districts



Mixed Use Zoning Designation

- Develop several mixed use zoning districts to accommodate neighborhood, mid-sized and regional mixed use developments
- Develop corresponding land use category
- Aim to expand tools available for development and re-development
- Encourage redevelopment of existing commercial areas into vibrant mixed use areas

Discussion points

- Create Mixed Use districts:
 - Neighborhood Mixed Use (NMU)
 - Max 10 acres
 - Activity Center Mixed Use (ACMU)
 - Standard: 10-30 acres
 - Large: 30+ acres
 - Regional/Employment Center Mixed Use
 - No max

Discussion points

- Incentives similar to Riverwalk district in CHCRA
 - Height increases in exchange
 - Affordable units
 - Adaptive re-use
 - Enhancing design
 - Sustainable design and construction
 - Others

Discussion points

- Height
 - Currently limited to 60 ft
 - Multi-family, commercial, and industrial districts
 - Outside waterfront



Discussion points

- Many other standards
 - Landscaping
 - Setbacks
 - Walkability
 - Parking
 - Etc...

Discussion points

- Where could this be utilized
 - Promenades mall
 - Port Charlotte Town Center (mall)
 - Other larger undeveloped parcels

Next Steps

- Staff will reach out to the development community
- Prepare for hearings

Missing Middle Housing

Missing Middle Housing consists of multi-unit housing types that are not bigger than a large house, which are integrated throughout neighborhoods to provide diverse housing choices.

What can it look like?

- Accessory Dwelling units
- Multi-family structures integrated in single-family districts



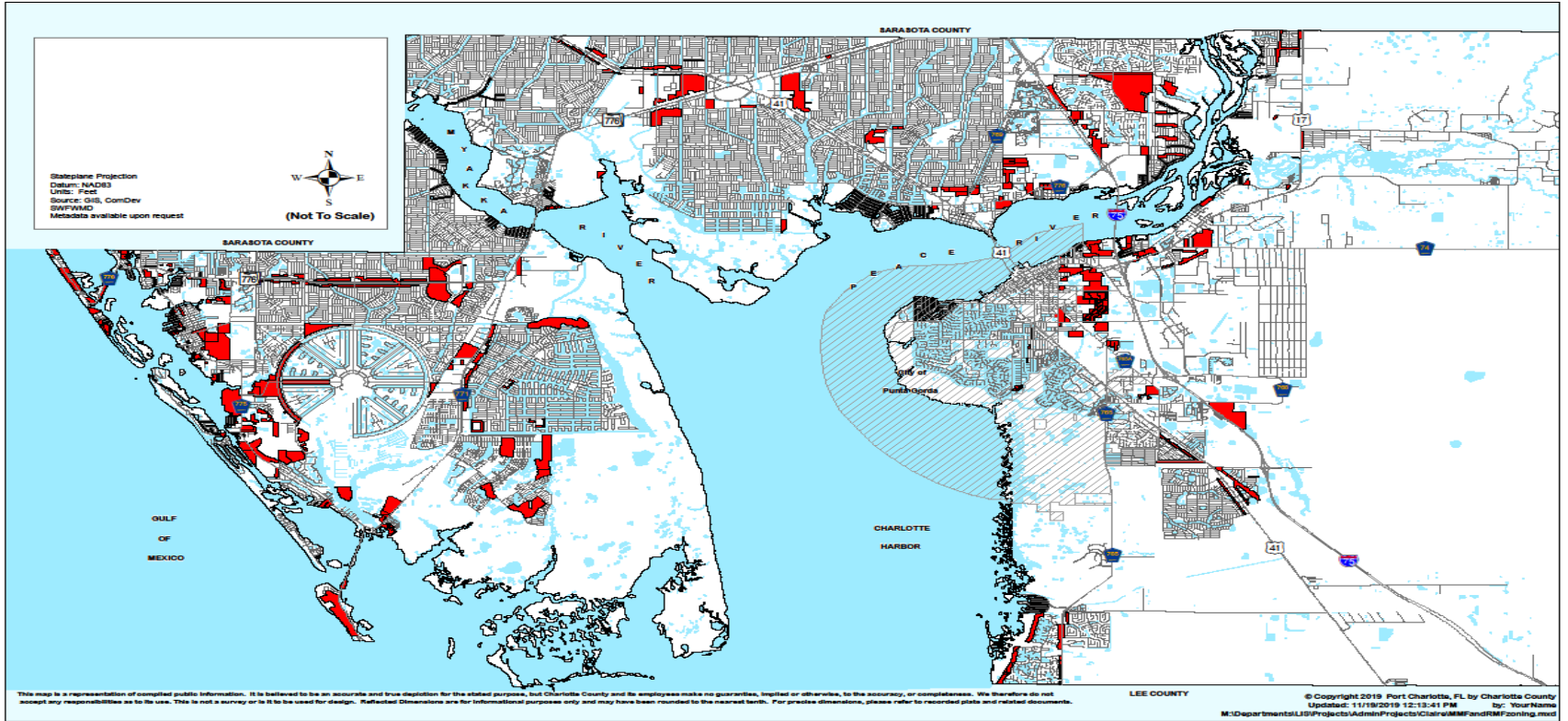


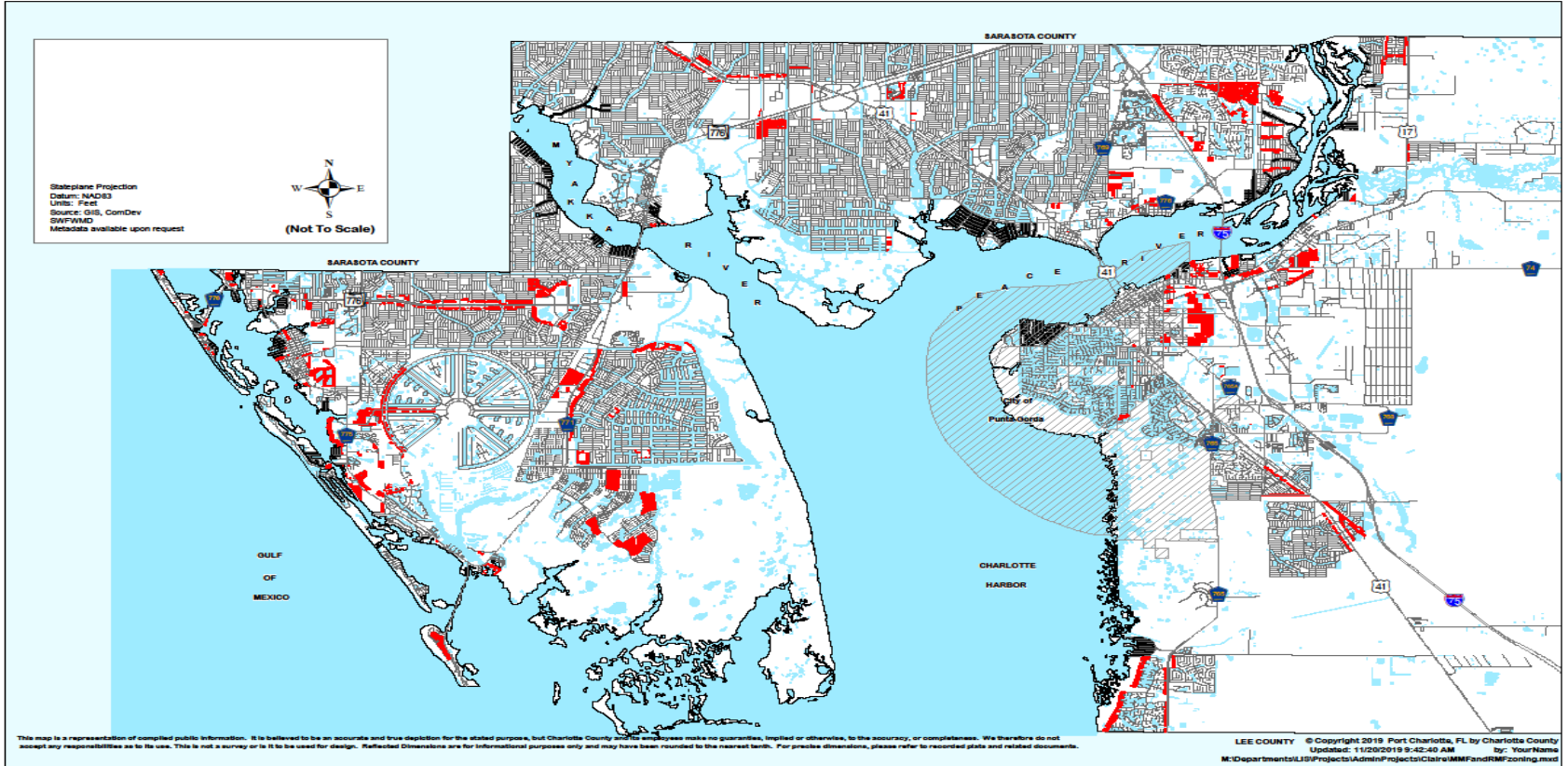
Current regulations

- Residential Single Family (RSF)
 - One residence per lot
 - Must have density for more than one
 - Two lots, could do a detached guest house
 - Duplexes and up must be in Multi-Family (RMF) Zoned districts

Current Inventory

- Only allowed in the following districts:
 - Residential Multi-Family (RMF)
 - Manasota Multi-Family (MMF)
 - Planned Developments (PD)





Discussion points

- Eliminate single-family zoning to allow more housing types?
 - Limit by density
 - Compatibility with the existing neighborhood
- Do we allow accessory dwelling units to a primary home?
 - Limit size?
 - Sq. ft., number of rooms? Full kitchen or kitchenette?





Discussion points

- Do we allow multi-family structures in RSF zoning districts?
 - Same scale as a single family structure
 - Common in northern communities before the creation of modern suburbs
 - Some communities have done away with single family districts altogether



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ACT



4600

CVC 2 RB1



T3 Neighborhood Street

Next Steps

- Is this a concept the BCC would be in support of?
- Public outreach
- Create standards

Open-Air Storage

- What is it?
 - Outdoor commercial storage of Recreational Vehicles (RVs), boats, and other vehicles, as well as materials
 - Not individuals storing their items on their property
- Why are we discussing?
 - We are having a large influx of by-right and Special exception requests for this type of storage
 - Last year we permitted approximately 10 storage yards
 - County-wide







Current Regulations

- Allowed in Industrial Districts
- Special Exception in Commercial Districts
- Does not require a building
 - Therefore no impact fees assessed
 - Potentially no site-plan review approval
- Does require landscaping with a solid wall or fence
 - Type “D” enhanced
- Does not need to be an impervious surface
 - Therefore does not require stormwater system

Discussion points

- Should we revise the regulations to include a requirement for a structure on site?
 - Just for commercial properties?
- Should we enhance other aspects?
 - Further increase landscaping?
 - Require paved impervious with stormwater treatment?
 - Any other requirements?

Questions?