



DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

I. Project Description:

Applicant: City of Greenacres

Request: City-initiated Zoning Text Amendments (ZTA) pertaining to modifications of Chapter 16 regulations for off-street parking, loading, outdoor lighting, and front yard fences, as well as Chapter 14 regulations for the parking of motor vehicles, boats, and trailers. The Chapter 16 amendments generally focus on enhancing the safety, functionality, and visual quality of parking and loading areas, revising the siting and design of fences to align with neighboring standards, and separating outdoor lighting regulations for clearer guidance and reduced impacts on adjacent properties, human health, and the night sky. The Chapter 14 amendments generally expand the definition of commercial vehicle for comprehensive coverage and aligns residential parking regulations with right-of-way restrictions for consistency in length. These modernized standards promote efficient land use, safeguard public safety, and preserve the city's visual character while supporting current and future development.

Project Manager: Gionni Gallier, Senior Planner

II. Proposed Zoning Code Amendments:

Overview of Proposed Code Amendments:

- **For Chapter 14**
 - **Definitions (Section 14-25)**
 - Within the Chapter 14 definitions, we expanded the definition of commercial vehicle to truly capture the full extent of commercial vehicles, ensuring clarity and enforceability. The expanded definition is to close loopholes and provide the clarity needed for enforcement, ensuring that no commercial vehicle falls outside the regulatory scope.
 - **Parking of motor vehicles, boats and trailers (Section 14-28)**
 - Within the section for parking on private property in residential zoning districts or residential property within mixed-use and commercial zoning districts. The parking of motor vehicles is allowed on private property in residential zoning districts or residential property within mixed-use and commercial zoning

districts, (Section 14-28(b)(1)), we have revised the language to limit the overall height to 9 feet and also be more in line with the current regulations in Section 14-28(a) regarding the length of vehicle allowed to park in the right of way. The updated language would make it the same length restriction for parking on private property and parking within the right of way.

- **For Chapter 16**

- **Fencing (16-630(h))**

- For fences in the front yard, we have revised to allow 4ft, currently it is limited to 4ft for chain link fences and 3ft for all other fences.
 - In review, this update aligns Greenacres with neighboring municipalities and county standards, where 4 feet or 48 inches is commonly allowed in front yards.
- We are proposing removing the exclusion for single family and duplexes from the black or green vinyl coating. All chain link fences would require black or green vinyl coating to enhance visual coherence and durability.

- **Article VIII, Off-Street Parking and Loading Regulations**

- **Internal Circulation (Section 16-1335(3))**

- Added a requirement for site & development plans to specifically demonstrate the safety of all users and address any conflict zones to provide comprehensive protection to all users.

- **Landscape Islands (Section 16-1335(5))**

- Revised the maximum required number of parking spaces allowed before requiring an interior landscape divider from 15 parking spaces to 10 parking spaces.
- Clarified language to require a 7-foot minimum landscape divider now after every fourth row of parking spaces or the second parking aisle and between any adjacent vehicular use areas such as drive aisles.

- **Loading Areas (Section 16-1335(6))**

- Introduced language to allow flexibility for cases where traffic generation, site design, and supporting technical data demonstrate that an alternative loading area will not adversely impact traffic circulation or create a traffic hazard, an alternative loading solution may be permitted in lieu of a designated loading space.

- **Lighting (Section 16-1335(15) and creating Division 12, Section 16-767 Outdoor Lighting)**

- The lighting standards are being removed from the parking regulations and being given its own section to provide clearer, more focused guidance on outdoor lighting.
- In this updated section, we have provided a purpose and intent, clarified the requirements for photometric plans, updated standards related to the measurement of lighting and that outdoor lighting be Dark Sky certified and utilize full cutoff luminaires.

- Included new standards requiring thoughtful lighting design that integrates harmoniously with the overall site aesthetics, using careful selection of style, material, and color to complement the architectural design and enhance public spaces
- **Drainage (Section 16-1335(16))**
 - Included a provision that stormwater should be directed into pervious areas to minimize runoff and maximize infiltration on-site as part of the overall stormwater management plan, in alignment with the City's broader sustainability goals and in conjunction with the use of Low Impact Development practices.
 - This links to our section 12-58 Drainage provision where “runoff from roads, parking lots, roofs and other impervious surfaces should be directed over areas where percolation into the soil can be accomplished prior to introduction into any storm sewer or other receiving facilities.”
- **Curbs and wheel-stops (Section 16-1335(18))**
 - Per our prior discussions, including input from the City Engineer, the allowable vehicle overhang has been proposed to be reduced from 2.5 feet to 2 feet. This overhang will only be permitted over sod areas, with the removal of the current allowance for overhang onto sidewalks.
- **Shared Parking (Section 16-1335(20))**
 - We have revised shared parking to be for Mixed-Use and Commercial zoning districts and added findings to clarify the conditions that would need to be met for shared parking to be approved. In short, the shared parking should be easily accessible to the uses, the uses have different peak demands, results in reduced vehicle movements, and the design of the parking area improves circulation, access, stormwater management, landscaping, and safety.
- **Bicycle parking (Section 16-1335(21))**
 - Revised the bicycle parking section mainly to incorporate specific standards for bicycle parking, including the design of typical bike racks.
- **Commercial Business or Service Vehicles (Section 16-1335(22))**
 - Allow commercial vehicles to be parked overnight in commercial zoning districts and mixed-use zoning districts developed with a nonresidential use in designated parking spaces on the same property as an associated business with an active BTR, provided they fit safely within designated standard parking spaces, do not restrict ingress/egress, create traffic or safety hazards, or obstruct adjacent property access. The provision aims to balance the operational needs of businesses with community safety and visual quality.
 - Screening from public rights-of-way is also required.
 - Commercial vehicle parking shall not exceed fifteen (15) percent of required parking on-site.

- **House of Worship (Section 16-1336(b))**
 - The language proposed for the House of Worships is intended to have a more accurate calculation of the necessary parking spaces based on the actual uses of the facility. By aligning parking space calculations with actual usage, the City ensures that parking demand is accurately reflected in development requirements.

III. Staff Analysis:

Background:

This Zoning Text Amendment is at the request of the City’s Development and Neighborhood Services Department to modify regulations in Chapter 16 regarding off-street parking, loading, outdoor lighting, and front yard fences, as well as in Chapter 14, which governs parking for motor vehicles, boats, and trailers. The primary objective of these changes is to modernize the city's regulations to better meet evolving community needs and enhance the functionality and visual compatibility of developments with surrounding land uses. The updated outdoor lighting regulations have been separated from parking requirements to provide clearer guidance with new lighting standards to minimize light pollution, safeguard public health, and protect adjacent properties by incorporating Dark Sky principles and requiring the use of full-cutoff luminaires. The updates promote better integration of development standards with the city’s goals of maintaining an attractive, functional, and safe urban environment. The revisions provide clearer standards for the design of parking and loading areas, improving pedestrian and vehicular safety by ensuring proper circulation and reducing potential hazards by requiring plans to specifically address conflict zones between all users. The updates support the Comprehensive Plan’s goals for preserving the city's visual character and environmental quality. By addressing light pollution through modernized outdoor lighting standards these changes help protect the night sky and ensure that developments are visually compatible with surrounding areas.

Development Review Committee Staff Comments:

The petition was reviewed by the Development Review Committee on July 18, 2024, and on _____ recommended for approval.

Planning, GIS, and Engineering Division:	Recommended for approval
Building Division:	Recommended for approval
Fire Rescue Department:	Recommended for approval
PBSO District 16:	Recommended for approval
Public Works Department:	Recommended for approval
Community and Recreation Services Dept:	Recommended for approval

IV. Zoning Text Amendment Criteria:

A. *The need and justification for these changes:*

The principal intent of these proposed text amendments is to modernize and clarify the regulations for off-street parking, loading, and outdoor lighting, as well as the parking of motor vehicles, boats, and trailers. These amendments aim to enhance public safety, ensure functional and efficient land use, and maintain aesthetic compatibility with surrounding developments. By addressing critical areas such as parking design, promoting pedestrian and vehicular safety, and protecting adjacent properties from potential nuisances like light pollution, these updates address evolving community needs, improve clarity in enforcement, and ensure that current development practices reflect best planning practices. Outdoor lighting is increasingly recognized as a significant factor in promoting community well-being and environmental quality. The amendments aim to mitigate any negative impacts from outdoor lighting on adjacent properties by separating the lighting regulations from the parking regulations and further enhancing the outdoor lighting regulations. As the City of Greenacres continues to evolve, it is essential that our zoning regulations keep pace with the dynamic needs of the community, ensuring functionality, and environmental sustainability. These revisions will ensure that the city's regulations remain relevant, enforceable, and beneficial to public health, safety, and welfare.

- B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed amendments directly align with and further the goals, objectives, and policies of the City's Comprehensive Plan and will further the purposes of the City's Zoning Code regulations and other City Codes. Specifically, these changes further the City's goals for well-managed growth, sustainable land use, and the promotion of safe, accessible, and aesthetically pleasing environments. The amendments contribute directly to improving the quality of life for residents by enforcing higher standards for parking, loading, and lighting that ensure safer, more functional, and aesthetically compatible developments. The focus on improving pedestrian safety within parking and loading areas also aligns with the Comprehensive Plan's emphasis on fostering a walkable, people-oriented urban environment. By revising regulations around parking design, fencing, and outdoor lighting, the city fosters an urban environment that is both well-maintained and aligns with our long-term planning goals. In particular, updated lighting standards will help reduce light pollution, protect adjacent properties, and enhance both pedestrian and vehicular safety, further supporting the city's goals for creating a sustainable and attractive community.

V. Staff Recommendation:

Approval of ZTA-24-07 through the adoption of Ordinance 2024-19.

PLANNING & ZONING BOARD OF APPEALS – October 17, 2024

The Planning and Zoning Board of Appeals on a motion made by Board Member Litowsky and seconded by Board Member Edmundson, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-24-07** (*Chapter 16 Parking & Loading, outdoor lighting, fences and Chapter 14 Parking of motor vehicles, boats, and trailers*) as presented by staff.

CITY COUNCIL ACTION First Reading

CITY COUNCIL ACTION Adoption Hearing

Attachments:

1. Ordinance 2024-19