



AGENDA STAFF MEMO

TO: City of Milton Planning Commission
FROM: Robyn MacDonald, Zoning Manager
DATE: April 18, 2025, For the Planning Commission Meeting on April 23, 2025

AGENDA ITEM: **RZ25-07** - Text Amendment to Article 1 Introductory Provisions, Article 7B Deerfield Form Based Code, Article 8 Use Provisions, Article 9 Site Development and Article 13 Definitions regarding potential changes to development requirements, uses, signage, incentives, and the Regulating Plan (Zoning Map) for the Deerfield Form Based Code of the Unified Development Code (UDC) for the City of Milton.

SUMMARY:

The purpose of this text amendment is to codify the pertinent changes to the Deerfield Form Based Code and related regulations. The source of these changes is the result of an almost year-long study known as *The Deerfield Implementation Plan*.

The primary changes to the Deerfield Form Based Code are the following:

- 1) Article 1, Introductory Provisions –
 - a. Within the Regulating Plan (zoning map) for Deerfield created "Sub Districts" that are indicative of each particular area's character (primarily residential, service/commercial, office, etc.).
 - b. Proposed changes to the existing transect zone for 13540 Highway 9 that provide a more consistent development along Highway 9.
- 2) Article 7B, Deerfield Form Based Code –
 - a. Allowance for reduced units (8 to 4) for hotels when used in mixed use development. – Page 7-67
 - b. Created Development Incentives. – Pages 7-71 through 7-72
 - c. Created Sub-Districts within the Regulating Plan. – Page 7-73
 - d. Allow approved trails/greenways to be located in buffers. Page 7-75
 - e. Reduce required buffers to utilize buffers existing on adjacent property. Page 7-75
 - f. Greenways and Multi-Use Trails must conform to the design requirements outlined in the Deerfield Urban Design Manual. Page 7-78
 - g. Allow linear parks to be considered Civic Space. Page 7-81
 - h. In certain instances, areas used for permanent water storage (stormwater facilities) may be counted toward civic space. Pages 7-81 through 7-82

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- i. Trails must conform to the design requirements outlined in the Deerfield Urban Design Manual. Page 7-82
- j. New Section 7B.3.8.Thoroughfares – Private Frontages. For properties developed with residential uses adjacent to public rights-of-way, they must be set back 40 feet from the edge of the required landscape strip and developed with various landscape and hardscape elements. Page 7-79
- k. The maximum number of attached townhouse units in a building is reduced from eight to six. Page 7-87
- l. Deleting the option to consider Multifamily development where the entire first story is used for non-residential functions, but that only on sites where more than 50% pf the total floor area is dedicated to office, retail, or lodging functions. Use Permit is still required for Multifamily developments. Page 7-88
- m. Require that non-residential functions be built concurrently with multifamily uses as approved by the City Council. Page 7-88
- n. Capture corrected reference for Stormwater Management. Page 7-90
- o. Clarify Off-Street Parking requirements. Page 7-90
- p. Exterior stairs on buildings must meet specific conditions. Page 7-96
- q. Cantilevered balconies are prohibited. Page 7-96
- r. Specific design requirements for outdoor dining patios and to limit the enclosures from November 1 through March 31. Page 7-98
- s. Delete stucco as a material for foundations. Page 7-98
- t. Limit roof pitches to 6 over 12 or as approved by the City Architect. Page 7-99
- u. Table 5 - Civic spaces may contain public art as approved by the City Council. Page 7-113
- v. Included Linear Park as a Civic Space. Page 7-113
- w. Table 6 - Restricted the maximum height in T6 to 8 stories. Page 7-114
- x. Table 6 - Restricted the maximum height in T4-Open to 3 stories. Page 7-114
- y. Table 7 Building Placement – made note about buildings adjacent to Linear Park. Page 7-116
- z. Table 8 Building Placement – made note about buildings adjacent to Linear Park. Page 7-117
- aa. Table 9B - Included new lodging building unit for mixed use from 8 to 4. Page 7-118
- bb. Table 11 Code Summary – Page 7-121
 - i. – Added “incentives” under Base Building density, up to 3 units per acre under T5 and T6.
 - ii. – Reduced the Maximum Density by TDR from 36 units/acre to 16 units/acre.
 - iii. – Deleted allowance for T4-Open to have same height as T5.
 - iv. – Added footnote #7 for setbacks for linear parks in T4 Permissive, T5, T6. Page 7-122 (top of page)

3) Article 8, Use Provisions –

- a. Allow Single Family Home by Use Permit in T5 and T6 – Page 8-19
- b. Delete Townhouse within T4, T4-Open, T4-Permissive, keep Townhouse within Five Acre Road by right only. Change Townhouse from Use Permit to Permitted in T5 and T6. – Page 8-19
- c. Allow Loft apartment- Permitted in T6. – Page 8-19
- d. Delete Multifamily from T4 and T4-Open – Page 8-19
- e. Change Private Museum from warrant to permitted use. – Page 8-20

- f. Deleted Check Cashing establishment. – Page 8-21
 - g. Change Landscape Business from permitted use to Use Permit. Page 8-22
 - h. Deleted “Collecting Recycling Center”. Page 8-23
 - i. Allow Seasonal Business Use by Administrative Permit in all transect zones. Page 8-24
 - j. Table Note #5- deleted residential abutting Hwy 9. – Page 8-24
 - k. Clarify that Townhomes are permitted in Five Acre Road Zone by Right in Table Note #3. – Page 8-24
 - l. Updated construction requirements for multifamily developments – Page 8-27
- 4) Article 9, Site Development – No changes at this time.
- 5) Article 13, Definitions –

Linear Park: With respect to Form-Based Codes, an outdoor area dedicated for public use. It is adjacent to a public thoroughfare with a combination of landscape and hardscape elements, such as plazas, fountains, benches, and tables. Additional shade tree plantings should be planted as approved by the City Arborist within public gathering places and alongside pedestrian paths.

Sub District: With respect to Form-Based Codes, defines geographic areas within the regulating plan.