



CITY OF PALATKA PLANNING BOARD AGENDA

October 4, 2011

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of the August 23, 2011 meeting.
4. Appeal procedures and Ex Parte Communication.

5. NEW BUSINESS

Case 11-39 **Address:** **104 N. 19th Street**
 Parcel #: 37-10-26-6850-3560-0000
 Owner: SISL Inc.
 Applicant: Pravin Patel

Request for a conditional use for an indoor recreational facility (Internet Café) in a C-2 zoning district

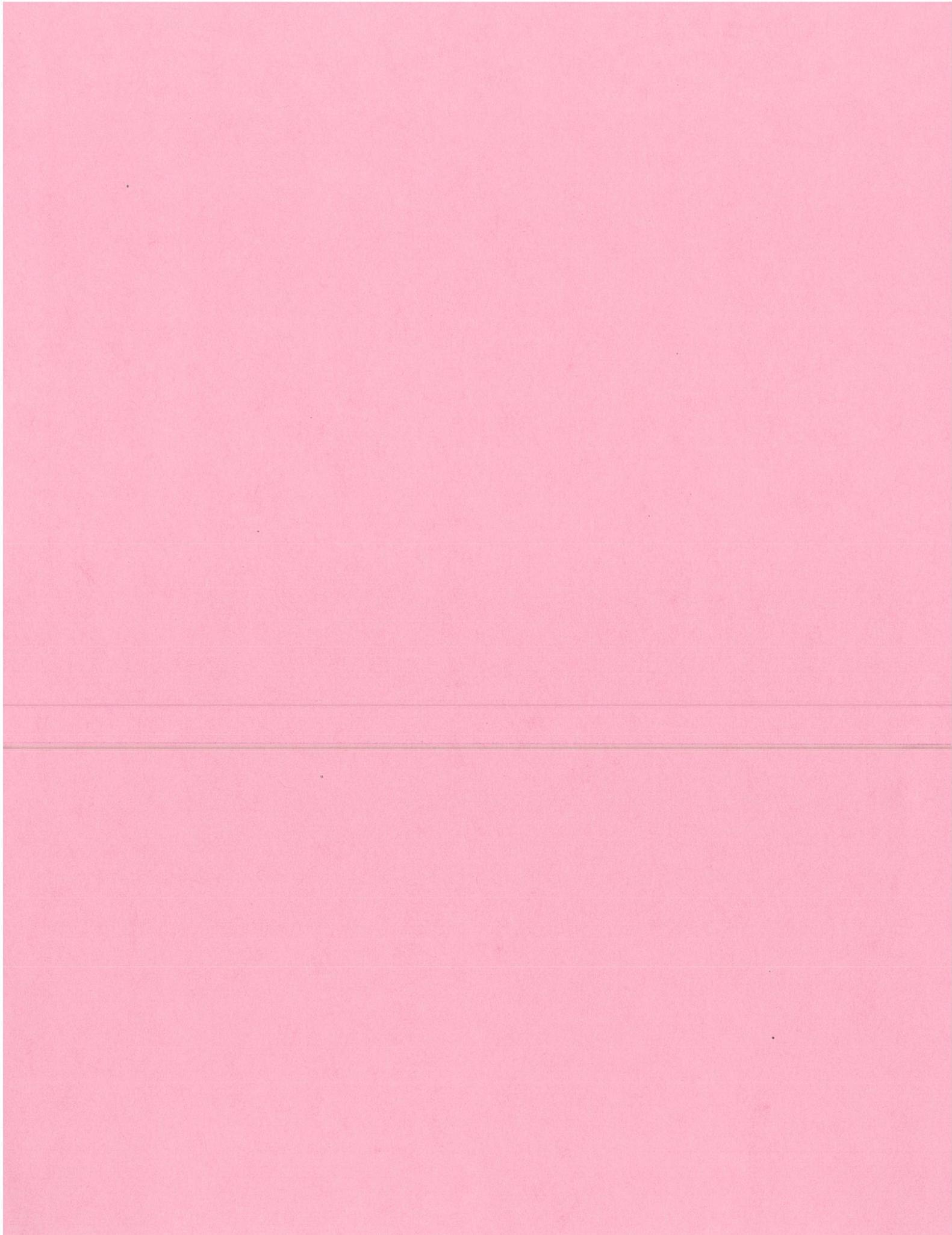
Case 11-41

Request for the following administrative text amendments to the City of Palatka Municipal Code and to provide recommendations to the City Commission:

- A. Amend Chapter 62 (Signs) Section to amend definition and provide design standards for changeable copy signs and directional signs; add definitions and provide design standards for bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners; clarify the maximum sign square footage for freestanding signs; eliminate the exclusion from maximum number of signs for owner identification signs; eliminate the restriction that walls signs only be allowed in C-1, C-2, C-3, and M-1 zoning districts; and require landscaping areas around new signs.
- B. Amend Chapter 94 (Zoning) Division II to specify zoning districts that allow the following signs: changeable copy signs, directional signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners.
- C. Amend Chapter 94 (Zoning) Section 94-111(b) to allow the Planned Unit Development Zoning District within the Public Buildings and Grounds and the Other Public Facilities land use categories.
- D. Amend Chapter 94 (Zoning) Section 94-161(i) and Section 94-162(i) to exempt the minimum parking requirement for single residential units within buildings within the Downtown Business and Downtown Riverfront zoning districts, subject to specific criteria.
- E. Amend Chapter 94 (Zoning) Section 94-261(f) to reduce the minimum size of parking spaces from 10 feet by 20 feet to 9 feet by 18 feet, and to allow for compact car spaces sized at 7.5 feet by 16 feet with compact spaces not to exceed 25% of total required parking spaces.

6. ADJOURNMENT

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105.





CITY OF PALATKA PLANNING BOARD

Meeting Minutes August 23, 2011

Meeting called to order by Chairman Carl Stewart at 4:00 pm.

Other members present: Sue Roskosh, Earl Wallace, Anthony Harwell, Joseph Petrucci and Joe Pickens.

Members absent: Kenneth Venables.

Also present: Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve the minutes of the July 5, 2011 meeting. All present voted affirmative, motion carried.

Chairman Stewart read the appeal procedures and requested that disclosure of any ex parte communication be made prior to each case.

NEW BUSINESS

Case 11-30 **Address:** 2908 Kennedy St.
 Parcel #: (12-10-26-9050-0070-0110)
 Applicant/Owner: Dene and Deborah Berry

Request to annex, amend the Future Land Use Map from County US (Urban Service) to RL (Residential, Low Density) and rezone from County R-1A (Residential 1, Single-Family) to R-1A (Single-Family Residential)

Mr. Crowe advised that this case and the next case are both essentially the same type of request, made due to the need for city services. He added that these properties are adjacent to each other and are contiguous to the city. He showed a map of the area and pointed out where a section of unincorporated County is surrounded by the City. He stated that annexing these properties provides contiguity and reduces the existing enclave. He ended by saying that both requests meet the criteria for annexing, amending the Future Land Use Map and rezoning.

Motion made by Mr. Pickens to recommend approval of the request to the City Commission. The motion was seconded by Ms. Roskosh. All present voted affirmative, motion carried.

Case 11-34 **Address:** 2920 Kennedy St.
 Parcel #: 12-10-26-9050-0070-0090
 Applicant/Owner: Terry N. Turk

Request to annex, amend the Future Land Use Map from County US (Urban Service) to RL (Residential Low Density) and rezone from County R-1A (Residential 1, Single-Family) to R-1A (Single-Family Residential)

Motion made by Mr. Pickens to recommend approval of the request to the City Commission. The motion was seconded by Ms. Roskosh. All present voted affirmative, motion carried.

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Case 11-38 **Address:** 207 S. Moody Rd.
 Parcel #: (11-10-26-0000-0501-0000)
 Applicant(s): John Duss & Marc Spalding
 Owner(s): Farah & Farah Pa & Margaret Thoden

Request to rezone from C-2 (Intensive Commercial) to C-1 (General Commercial).

Mr. Pickens expressed that he had ex-parte communications with the City Manager, Woody Boynton regarding case 11-34 and case 11-38. He recused himself from both cases due to the College's interest in the neighboring property, as he is the president of the College.

Mr. Crowe stated that the requested zoning is in keeping with the existing land use pattern and zoning. This request is a rezoning from commercial to commercial and is actually a "down-zoning," with the proposed zoning being less intense than what the property is currently zoned. He added that the down zoning potentially decreases impact to the public facilities, at least in this case the impact to schools with the proposed senior housing project.

Marc Spalding 3400 Crill Ave. was present and introduced himself as the listing agent for this property and introduced John Saxton.

John Saxton, 470 Bahama Dr. Indialantic, Florida stated that he represents the developer who wants to develop this site with senior housing.

Mr. Stewart asked Mr. Saxton if the request for Conditional Use were not granted, would they still want to rezone this property.

Mr. Saxton replied no, that the sole objective is to develop this site with senior housing. He said that they have no intention or desire to develop this property commercially, or for any other use. They are only going through this process as required by the City in order to get the permit to do what they are proposing to do.

Mr. Holmes asked if Mr. Saxton's client owned the property.

Mr. Saxton replied that they have contract interest, subject to being able to do what it is that they want to do, which requires the rezoning and Conditional Use. He reiterated that their interest is the single purpose of building senior housing.

Motion made by Mr. Petrucci to approve the request to rezone from C-2 to C-1. The motion was seconded by Ms. Roskosh. With 1 recusal, motion carried with 5 yeas and 1 abstention.

Case 11-33 **Address:** 207 S Moody Rd.
 Parcel #: (11-10-26-0000-0501-0000)
 Applicant(s): John Duss & Marc Spalding
 Owner(s): Farah & Farah PA & Margaret Thoden

Request for a Conditional Use to locate a Housing for the Aged (senior housing) development in a C-1 zoning district.

Thad Crowe explained that the site is in keeping with the Comprehensive Plan. He noted that there is acceptable ingress and egress from Moody Rd. He believed the site plan submitted was "over-parked," and that the excess

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parking would not be need for senior living, that it takes away open space and he recommended that the number of parking spaces be reduced. He added that this would also reduce the potential to convert this use into a more intensive multi-family use. He added that screened dumpsters will be required and that open spaces should be defined, that there should be courtyards for gathering areas for the residents, covered sidewalks connecting buildings, being cognizant of the use as this is more than what your typical apartment type living situation may require. He also recommended that the site should have a nature trail in the natural area. He suggested that the building elevations facing S. Moody Rd. should include architectural elements that interrupt facades and provide improved aesthetic appearance and create an attractive complex that won't look like barracks and be something that will enhance the area. In keeping with the conditions for approval, the Board has a lot of discretion to put additional conditions on the use to make sure it is appropriate in the Board's eyes, that will make this a nicely functioning place and something that will enhance the area.

Mr. Pickens suggested that it may be appropriate to add a two-story maximum as the College includes a two-story building and it would be in keeping with the surrounding area.

Mr. Petrucci asked Mr. Saxton if he was okay with the conditions.

Mr. Pickens stated that as an adjoining land owner, the inclusion of these conditions is what helped ease their concerns, as to the aesthetics of what is going to go across the street from the College.

Mr. Saxton stated that he did not have too much heartburn with the conditions listed, and understands the intent for an appealing development but mostly would like to see a compromise on the reduced parking condition that would allow for more parking.

Mr. Holmes asked Mr. Saxton, as an affordable housing project, could he explain the criteria people must meet to live there and how were the rents determined.

Mr. Saxton clarified that this project is not HUD Housing, Section 8, it is not subsidized and that it is not government housing. He added that the restriction other than age is an income restriction - meaning that the people that live there cannot earn more than 60% of the area median income, which is adjusted by family size. Most seniors do not have much of an income. The rent is determined based on the area median income for Putnam County and the rent will be 30% of that, and from that a utility allowance will be deducted. If the market is such that the rates for apartments in this area are less than that figure, the rent will be lower. This project is privately funded and the program they are applying for with the state of Florida is a low income housing tax credit program. He added that every state gets tax credits for this type of age restricted program funding, based on population. The property will be deed restricted to persons above age 62 for as long as the property is part of the program, and the minimum period of the program is fifteen years.

Discussion continued regarding tenant criteria, the possibility for potential future changes in use, possible impacts to city services, compatibility with adjacent properties, with a concern that senior housing would be located directly across from an open campus college (with plans to expand) that has a large population of minor and young adult students who could disturb the residents.

Mr. Saxton spoke of the benefits of integrating seniors and college life, as many seniors continue their education and can also provide tutoring volunteering and sharing life experiences. He stated that there are probably more than 65 persons in Palatka and Putnam County that are age 62 and over that are living in substandard housing now. What they are proposing to do is build a brand new, high quality, very clean, well

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managed and maintained property to put these folks in. If someone is living in a house right now and is 65 and older, they are going to have the same requirement for ambulance other services where they live now as will if you put them into this new place, so he didn't believe there would be any great additional impact to emergency/medical service.

Mr. Crowe explained that the Planning Board has very specific criteria they must stay tethered to in considering the Conditional Use, however, he agreed with Mr. Holmes's comment during the continued discussion, in that compatibility with adjacent properties and in the public interest seem to be the two areas of concern for the Board, and that the impacts on public interest can sometimes be the most difficult to put into words.

Motion by Mr. Harwell to deny case 11-33, citing criteria items I and L, with large concerns for compatibility not only with the architecture but also the surrounding uses; the existing College, potential dorms and the potential reopening of the existing group home structure to the north. Motion was seconded by Mr. Petrucci. All present voted. Motion carried with 5 yeas and 1 abstention.

Case 11-36

Request for the following administrative text amendments to the City of Palatka Municipal Code and to provide recommendations to the City Commission:

1. Amend Chapter 94 (Zoning) Sections 94-141, 94-142, 94-143, 94-144, 94-145, and 94-146 to allow ground signs for churches and child care facilities in residential zoning districts, limited to six feet in height and thirty square feet in size; and to allow wall signs for such uses limited to thirty square feet in size.

Mr. Crowe explained that this is more housekeeping and explained that many times a child care facility and churches go through a conditional use process and then find that they cannot put up a sign. Through area research, staff has found that typical sign standards for churches and daycares in residential areas allow for limited ground and wall signs, and do not affect the character of the neighborhood.

Motion made by Mr. Pickens and seconded by Mr. Harwell to approve item #1. All present voted affirmative, motion carried.

2. Amend Chapter 94 Sections 94-161 and 94-162 (Downtown zoning districts) to limit allowable ground signs to six feet in height and thirty square feet in size.

Mr. Crowe explained that this code amendment will allow for awning signs, ground signs, projecting sign and wall signs in the downtown districts. Most ground signs would be excluded from downtown properties due to the proposed 5' sign setback, however it would be appropriate for historic homes (converted to businesses) and buildings set back from the right-of-way to have such limited ground signs without taking away from the architecture and allowing people to find the place of business.

Motion made by Mr. Pickens and seconded by Mr. Harwell to accept item # 2 as presented with an additional parameter added that there be an 8' width maximum. All present voted affirmative, motion carried.

3. Amend Chapter 94 Sections 94-200 to revise the definition of Farmer's Markets, and to amend Section 94-201 to provide for conditions for such uses.

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Mr. Crowe explained that the current code allows for a farmer's market with a strict definition, only allowing fruits and vegetables and no standards were provided. This proposed amendment would help loosen that up allowing for the sale of arts and crafts, eggs, plants, nuts and cottage foods and also allowing limited entertainment (non-amplified).

Motion made by Mr. Petrucci to approve item #3 to include the comment that the primary purpose of the Farmer's Market shall be to sell produce. The motion was seconded by Ms. Roskosh. All present voted affirmative, motion carried.

4. Amend Chapter 94 Section 94-3 to change newspaper and mail notice period for Conditional Uses from 30 days to 15 days, and to change required type of mail service from certified to regular.

Mr. Crowe explained that there are no state requirements for certified mail notices for zoning approvals. He added that the real problem is with the 30 day notice requirement that puts a burden on the applicant.

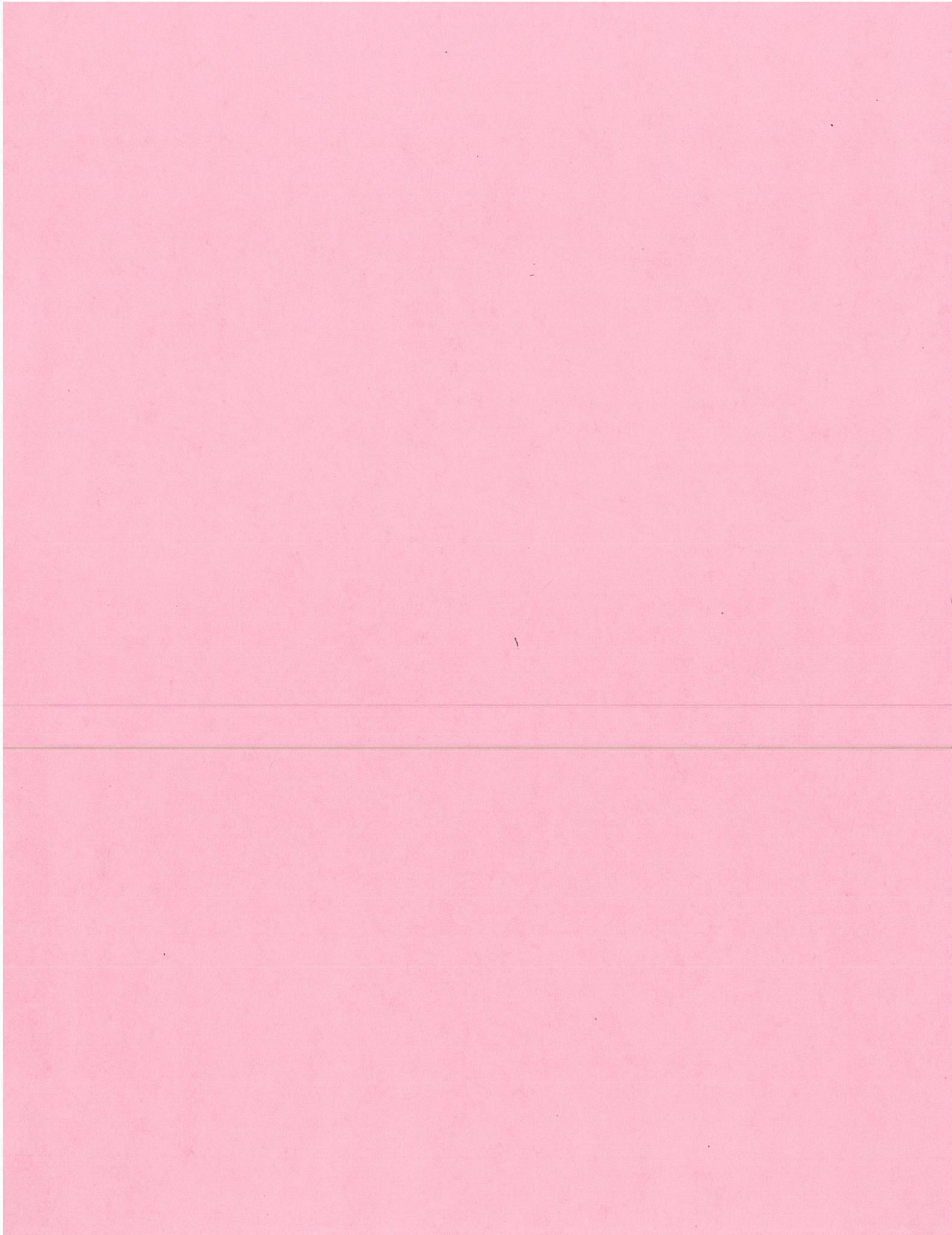
Motion made by Mr. Petrucci to approve item #4 as recommended. The motion was seconded by Ms. Roskosh. All present voted affirmative, motion carried.

5. Amend Chapter 94 Section 94-71 to provide variance criteria.

Mr. Crowe explained this amendment is intended to offer better guidance to better consider the multiple types of requests that come before the Zoning Board of Appeals and to use specific criteria in such deliberations.

Motion made by Mr. Petrucci to approve item #5 as presented. The motion seconded by Mr. Pickens. All present voted affirmative, motion carried.

Meeting adjourned 6:00 pm.



Request for a Conditional Use for Indoor Recreational Facility**(Internet café)****104 N. 19th St.****Applicant: Pravin Patel****STAFF REPORT**

DATE: September 20, 2011

TO: Planning Board members

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

Conditional Use allowing an indoor recreational facility (Internet Café). Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).

APPLICATION BACKGROUND

This request is associated with the opening of an Internet café in the Middleton Shopping Center, which is bounded by Reid St, St. Johns Ave., N. 19th St., and Moseley Ave. The unit is the second unit from the southern end of the center. Other units in the 10-unit center are occupied at this time with the exception of the northernmost unit, which was recently approved for a lounge through the Conditional Use process by the Board.

The Applicant provided a brief narrative about the use, attached with this report. This report provided operating hours (Monday to Thursday 8 AM to Midnight, Friday and Saturday 8 AM to 2 AM) and the number of employees are expected to be three to four.

Table 1: Site and Vicinity Land Use and Zoning Classifications

Property	FLUM	Zoning	Existing Use
Site	COM (Commercial)	C-2 (Intensive Commercial)	Retail shopping center
Property to North (across Reid St)	COM (Commercial)	C-2 (Intensive Commercial)	Retail (Goodwill Palatka, vacant building)
Property to South (across St. Johns Ave.)	RH (Residential, High Density)	R-3 (Multi-Family Residential)	Single-family residences
Property to West NE Corner Moseley/Reid (across Moseley Ave.)	COM (Commercial)	C-2 (Intensive Commercial)	Smoke shop Motel, offices
Property to East (across N. 19 th St.)	COM (Commercial)	C-2 (Intensive Commercial)	Retail (convenience store, hearing aids store)

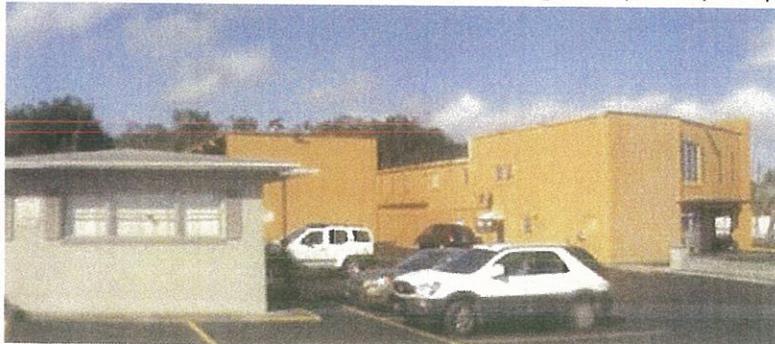


Figure 1: Aerial Map of Site and Vicinity



Figure 2 (above): Site from the North (across Reid St.)

Figure 3 (below): Property to West (office, motel)



Section 94-3 of the Zoning Code governs Conditional Uses, and provides the authority for granting such uses to the Planning Board, although the decision can be appealed to the City Commission by an “aggrieved” person.

PROJECT ANALYSIS

Criteria for consideration include the following (*italicized*) as well as the general finding that the conditional use will not adversely affect the public interest.

a. Compliance with all applicable elements of the comprehensive plan.

The application is not in conflict with applicable elements of the Comprehensive Plan.

b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Vehicle access for the center is by continuous curb cuts along N. 18th St. and Reid Street. Both streets have sidewalks, as does the center along its front. There is adequate vehicle and pedestrian access to the use.

c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Adequate and accessible parking is provided in the center’s parking lot. There are nearby residential uses along the south side of St. Johns Avenue, far enough away to not be impacted by the proposed use in terms of most of these factors.

d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.

A refuse dumpster is provided east of the building, immediately adjacent to the Moseley Ave. right-of-way. This dumpster is not screened in accordance with Zoning Code Sec. 94-311 (required screening by plants, opaque fencing, or masonry walls to provide between six and eight feet of screening). Please note that it was a conditional of approval for the lounge to be located in the old Southwell’s location that this dumpster be screened properly and the same condition would apply to this application.

e. Utilities, with reference to location, availability and compatibility.

The property is appropriately served by utilities.

f. Screening and buffering, with reference to type, dimensions and character.

The property was developed prior to adoption of the City’s landscape ordinance, and there are no landscape areas on the property. Staff has confirmed with the City Attorney that Zoning Code Section 94-302(b)(3) requires that a Conditional Use conform with applicable sections of the landscape code. Conditional Use applicants in the past have not been required to conform to such Landscape Code requirements. In this case a street frontage buffer (Sec. 94-305) is triggered by the Conditional Use. The following table shows the two options and required plantings for the street frontage buffer, which would be required along all four adjacent streets.

Table 2: Applicable Buffer Planting Standards

	Option 1	Option 2
Street Frontage Buffer Width	5 feet	8 feet
Total Frontage	950 feet (approx.)	
Canopy Trees per 100 linear feet	2	1
Total Canopy Trees Required	19	9
Shrubs per 100 linear feet	30	25
Total Shrubs Required	285	237

Staff believes that these requirements, particularly the required shrub plantings, pose an inordinate burden on the Applicant in an existing development scenario like this and will be proposing a Code revision that provides for a variance from these requirements or reduces required landscaping to a proportionate level in the case of a tenant in an existing shopping center such as this. At such time that these changes are adopted the Applicant will have to meet the new standards. It is anticipated that the landscape requirements will include some tree plantings and hedges along St. Johns Avenue and possibly a portion of N. 19th Street.

As far as this criterion, there are no special circumstances that would require screening and buffering that is beyond what is required by the Landscape Code. Therefore Staff believes that meeting the current code or whatever code changes are applicable will be adequate for the applicability of this criterion to this application.

g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Any proposed signs shall meet the current code in regard to signs and exterior lighting. The Code does not have any standards to prohibit glare caused by exterior lighting, therefore Staff proposes to include a condition that would include such a prohibition for future exterior lighting for this use.

h. Required yards and other open space.

See f. above.

i. General compatibility with adjacent properties and other property in the district.

The Comprehensive Plan and Municipal Code view compatibility in light of nonresidential uses impacting residential uses. It should be noted that there are residential uses within close proximity to this storefront (two adjacent residences on St. Johns Avenue that are approximately 120 feet from the entrance of this establishment). As previously noted, this establishment will be open until midnight during the week and until 2 AM on the weekend. The current shopping center uses operate during the day, and while the recently approved lounge will have similar late hours; its entrance is more than 300 feet from the residential properties. Staff is concerned about the impacts of this business on the nearby residents in terms of traffic, car doors, and the congregation and conversations of customers. The only mitigation for this would be earlier closing times, preferably around 9 or 10 PM.

j. Any special requirements set out in the schedule of district regulations for the particular use involved.

There are no special requirements for this use in regard to the C-2 zoning district.

k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.

Not applicable.

Impact on Public Interest

The proposed use generally meets the criteria above, although Staff is concerned about potential impacts on nearby residences due to late operating hours. The dumpster screening and eventual required landscaping improvements would have a positive affect on the appearance of the property and surrounding streets.

While the City has approved several Internet Cafés, this use has not been without controversy in the City, or in fact statewide, where such uses are considered to be operating in a "legal gray zone." Initially these uses were prohibited locally based on a state law prohibiting gambling, and in fact an initial use was shut down in 2009 by the Police Chief and Sheriff. However court cases have required that such uses be allowed with the distinction that they cannot be gambling facilities. To not be considered gambling facilities, Internet Cafes offer computerized sweepstakes games to customers who buy Internet time or phone cards. Points can be redeemed for cash, with jackpots sometimes as high as \$15,000.¹ The legal distinction between Internet Cafes and gambling is that sweepstakes winners are predetermined with finite odds of winning, and not decided in a game of random chance - like with a roulette wheel or roll of dice. While the City has not defined the use in past approvals of Internet Cafes, Staff recommends that for clarity such use definition be provided in the recommendations of approval.

A motion for approval should include any relevant conditions and the staff findings for approval. Per Section 94-3(6) should the Planning Board decide to deny the application, such a motion should include the reasons for doing so, including reasons pertaining to the criteria listed above.

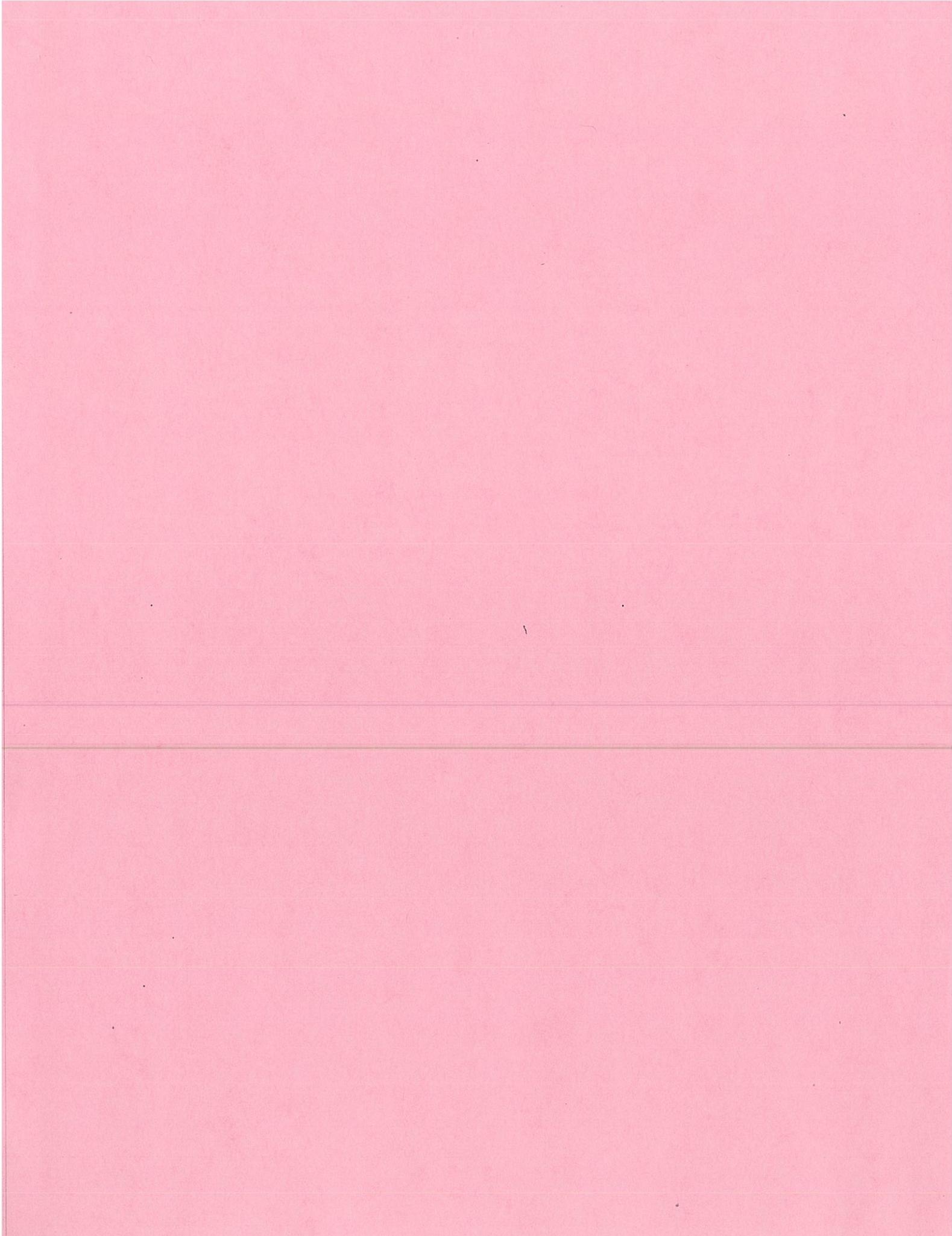
STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable conditional use criteria. Staff recommends approval of Case 11-39, conditional use for indoor recreational facility (Internet Café) with the following conditions:

1. The use shall be limited to an Internet Cafe where computerized sweepstakes games are provided to customers who buy Internet time or phone cards.
2. Staff recommends that the establishments stay open no later than 10 PM during the week and 11 PM on the weekend.
3. At the Applicant's choice, the use must comply with existing landscape buffering and screening standards or any such revised standards upon their adoption. Such planting requirements shall be determined after the Landscape Code changes are made and would not require Planning Board approval.
4. The shopping center dumpster must be screened according to standards of Zoning Code
4. Exterior lighting must be shielded and downcast so as not to create glare that shines on adjoining properties or roadways.
5. All other applicable standards of the Municipal Code must be met.

ATTACHMENTS: MAP
 APPLICANT'S NARRATIVE
 APPLICANT'S SKETCH PLAN

¹ New York Times, May 6, 2011, "Worries About Convenience Casinos in Florida," by Don Van Natta, Jr. (see attached)



Request to Amend Municipal Code

**(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)
Applicant: Building and Zoning Dept.**

STAFF REPORT

DATE: September 22, 2011

TO: Planning Board members

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To consider the following administrative text amendments to the Municipal Code:

Sign Standards

1. Amend Chapter 62 (Signs) Section to amend definition and provide design standards for changeable copy signs and directional signs; add definitions and provide design standards for bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners; clarify the maximum sign square footage for freestanding signs; eliminate the exclusion from maximum number of signs for owner identification signs; eliminate the restriction that walls signs only be allowed in C-1, C-2, C-3, and M-1 zoning districts; and require landscaping areas around new signs.
2. Amend Chapter 94 (Zoning) Division II to specify zoning districts that allow the following signs: changeable copy signs, directional signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners.

Allow PUDs in PB & OPF

3. Amend Chapter 94 (Zoning) Section 94-111(b) to allow the Planned Unit Development Zoning District within the Public Buildings and Grounds and the Other Public Facilities land use categories.

Required Parking Exemption for Downtown Single Residential Units

4. Amend Chapter 94 (Zoning) Section 94-161(i) and Section 94-162(i) to exempt the minimum parking requirement for single residential units within buildings within the Downtown Business and Downtown Riverfront zoning districts, subject to specific criteria.

Reduction of Minimum Parking Space Size

5. Amend Chapter 94 (Zoning) Section 94-261(f) to reduce the minimum size of parking spaces from 10 feet by 20 feet to 9 feet by 18 feet, and to allow for compact car spaces sized at 7.5 feet by 16 feet with compact spaces not to exceed 25% of total required parking spaces.

No public notice is required for Planning Board consideration of Code changes at the Planning Board level.

APPLICATION BACKGROUND

Sign Standards

Palatka’s Sign Code dates back to the early 1980s, with few changes made since that time (except for one obvious change to limit nonresidential signage to wall signs). For example the City has a simple maximum size of 96 square feet for all signs (except for wall signs, which have a maximum 200 square foot size), a maximum height of 35 feet, and (with exceptions) limits each business to two signs. Over the years other Florida jurisdictions have revised their sign codes to improve community appearance. For example, jurisdictions like Jacksonville Beach, Miami Beach, Miramar, Orlando, Palm Beach Gardens, Palm Coast, Port Orange, and Seminole County have prohibited new pole signs and only allow ground/monument as freestanding signs. It is common for communities now to tie the size, height, and number of signs allowed to the right-of-way width, storefront length, and road frontage, all of which limits larger signage to larger developments and stores and wider roadways. An example of this is Sanford, which limits sign height to between six and twelve feet and sign size to between 24 and 100 square feet, depending on the right-of-way width. DeLand has a flat height limit of 12 feet, and allows sign size to vary between 48 square feet to 128 square feet based on parcel size (parcels under 2.5 acres are limited to the 48 square foot size).

The City’s liberal sign standards have resulted in an environment of large and tall signs, particularly along the SR 19 corridor. The Zoning Board of Appeals over the years has routinely approved sign variances to exceed the 96 square foot size limitation, with most restaurant signs around 150 square feet, and the Palatka Mall at a very large 440 square feet. Allowing such large sign sizes compels new businesses to request similar large signs to compete for the attention of passers-by.



Figure 1: Examples of Large Signs within the City

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

There are two issues pertaining to sign regulation: the appearance issue as noted above, and the contribution of signage to driver distraction. The level of visual clutter within a community is determined by that community - it is acceptable to regulate sign appearance in regard to size, location, and other factors, but not to regulate sign content, which is protected by the First Amendment right to free speech. Driver distraction is a second issue.

Regarding the appearance issue, a web article by the Dunn Foundation frames the argument that excessive signage contributes to visual pollution in the following manner.

Imagine you are on a commercial street in a suburban community. Signs of all sizes, shapes and colors fight for your attention. There are signs on the buildings, signs in front of the buildings and billboards towering above the buildings. Overhead stretches a web of utility wires. Parking lots, expansive areas of asphalt and franchise architecture, housing a number of easily recognizable fast food restaurants and stores, greet your vision in every direction. This is referred to as visual clutter. Visual clutter occurs on many of our suburban and urban commercial streets. These visually cluttered areas are often the gateways to our communities; the roadways which lead into the commercial, tourist or economic centers. The visual impact of these sprawling strip commercial zones create a lasting image of the community; they over shadow the community's individuality; its sense of place.

Regarding the driver distraction issue, a September, 2003 study published in the Proceedings of the Institution of Civil Engineers reviewed 50 years of sporadic research on this issue and drew the following conclusion.

It is possible to draw some conclusions on the effect of driver distraction and billboards/signs. The effect is real. However it is situation-specific. Many billboards and signs may have no measurable impact on road safety, but there is overwhelming evidence that, at least in some situations, signs and billboards can be a threat to road safety. Almost all studies agree that too much "visual clutter" at or near intersections and junctions can interfere with drivers' visual search strategies and lead to accidents.

The discussion above is meant to frame the issues proposed for the Board's future consideration of the Sign Code, not to take action at this time on overall sign size and height standards. Prior to August 25, 2011, the Sign Code prohibited all sign types except for wall signs, with the exception of billboards in M-1 zoning districts, political signs, and real estate signs. Despite this prohibition, previous City staff approved various pole and other types of signs throughout the City. To allow for reasonable allowance for signs, at their June meeting the Board approved Staff's recommendation to allow various types of freestanding and signs attached to buildings in zoning districts, with more sign types allowed in more intensive districts. The intent on Staff's part in making these changes was to start with a baseline allowance of sign types and look at potentially problematic sign types (changeable copy, electronic signs, rooftop signs, for example) on a case-by-case basis as the need arose.

Bulletin Board Signs. After consulting with the Assistant to the City Manager and the Main Street Manager, Staff recognized the need for informational signs in the downtown area for businesses, residents, and officials

to post flyers and notices of varying content. Staff recommends that bulletin board signs be freestanding public signs allowed in the Downtown Business and Downtown Riverfront Zoning districts with the following standards:

- signs shall be located within the public right-of-way on sidewalks within two feet of the curb;
- signs are intended to accommodate flyers, event notices, public notices, by means of stapling;
- not more than one bulletin board sign is allowed for each two-block area of St. Johns Ave.;
- sign structures shall be multi-sided with maximum two-foot overhang length to protect copy;
- maximum six-foot height and three-foot width; and
- sign area to be contained within brick structure.

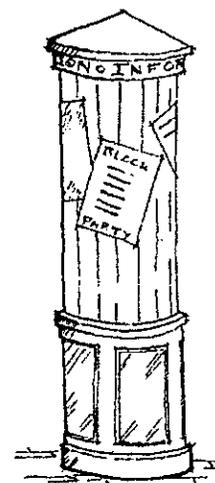


Figure 2: Bulletin Board Sign
(Courtesy of Jonathan Griffith)

Changeable Copy Signs. Changeable Copy signs are defined in Section 62-1 as signs “on which copy is changed manually in the field, i.e., reader boards with changeable letters or changeable pictorial panels.” Allowable signs (attached with this staff report) for commercial zoning districts does not include changeable copy signs at this time. However Staff recently conducted a windshield survey, observing the great majority of signs in the City, and determined that changeable copy signs are prevalent within the City – of the 243 freestanding signs observed within in the City, 66 or 39% have changeable copy elements within the sign (two of these are stand-alone changeable copy signs). The table below shows the assignment of such signs by use.

Table 1: Issue Responsibility

General Use	Total Signs	Changeable Copy Signs	Changeable Copy Signs Percent of Total Signs
Bar	4	4	100%
Storage	1	1	100%
Church	7	6	86%
Restaurant	34	23	68%
Gas/Convenience Store	6	3	50%
Motel	2	1	50%
Automotive	12	5	42%
Other Retail	44	13	30%
Services	39	10	26%

This survey indicates that uses that seemed to have a higher need for changeable copy signs include bars, storage, churches, restaurants, and convenience stores; while general retail and service uses had a lower need for such signs. A review of several Florida jurisdictions (see Table 2) that allow for and set standards for changeable copy signs show that such signs are often limited to between 16 and 48 SF in size, or typically 25%

of the overall sign size. Some jurisdictions limit the use of changeable copy signs to institutional uses (schools, churches, etc.). Staff does not support allowing certain uses to have such signs as this would be an unfair standard.

Table 2: Examples of Changeable Copy Sign Standards for Other Jurisdictions

Jurisdiction	Max. Size	Notes
Apopka	24 SF	
Clermont	25% Theaters - 80%	
Daytona Beach	16 SF	
Deltona	25% of sign area	
Doral	48 SF	Schools, churches only
Jacksonville Beach	24 SF	32 SF w/ retail centers 10K+
Orange City	Theaters – 75% Institutions – 50% Motels – 32 SF	
Oveido	20%	
Port Orange	25%	
Wellington	32 SF	Institutional uses only
Winter Park	25%	



Figure 3: Changeable Copy Sign

Staff believes the following three options are available to the City regarding changeable copy signs.

1. Continue to prohibit changeable copy signs.
2. Allow changeable copy signs with maximum size limitation.
3. Allow changeable copy signs with no limitations.

The first option would result in a high number of nonconforming signs and also provide a competitive advantage to those businesses that have such signs. While in time the need to replace signs damaged by weather events or general deterioration can result in the phasing out of a sign type, the high number of changeable copy signs (66) indicates that it will be unlikely for this to occur. As the old saying goes, “the horse is out of the barn.”

The third option could result in an even higher level of visual clutter than what now exists along the City’s roadways, worsening both driver distraction and the general appearance of the City.

Staff recommends Option # 2. Given that the maximum sign size is 96 square feet, a 25% of sign size limitation seems a logical choice in this case. However using this percentage could have the unintended consequence of an applicant making their overall sign bigger than a size normally requested to maximize the changeable copy element. Therefore Staff recommends a flat cap of 30 square feet for changeable copy signs (to provide some perspective of this size, the Zaxby’s changeable copy sign above is 24 square feet).

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

Directional Signs. Directional signs are defined in the Sign Code as “indicating vehicular or pedestrian traffic pattern or route, private directional signage allows for one directional sign per access drive entrance into a commercial, office, or industrial development not to exceed four feet in height and four square feet.” This definition does not take into account public directional signage. Staff proposes to add language noting that public directional signage includes regulatory, statutory, and traffic control signs erected on public property with permission as appropriate from the State of Florida, the United States, Putnam County, or the City of Palatka. In addition, Staff consulted with the Assistant to the City Manager to recommend that allowable public directional sign destinations include:

- historic structures and sites;
- culturally significant structures & sites;
- districts or areas;
- environmentally significant areas;
- government building;
- hospitals;
- libraries;
- museums;
- parking;
- parks and recreation areas;
- public facilities; and
- schools and colleges.



Figure 4: Examples of Directional Signs

Downtown Gateway Signs. Staff consulted with the Assistant to the City Manager and Main Street Manager regarding the need for public signs located within the public-right-of-way at key intersections that serve as entryways to Downtown Palatka. Such signs will entice visitors to the downtown as well as providing definition and positive structure for this area. The following standards are recommended:

- only ground signs allowed, permanent structure housing a sign copy area;
- maximum sign height eight feet, maximum size 100 square feet;
- designed to accommodate promotional banners; and
- externally illuminated only.

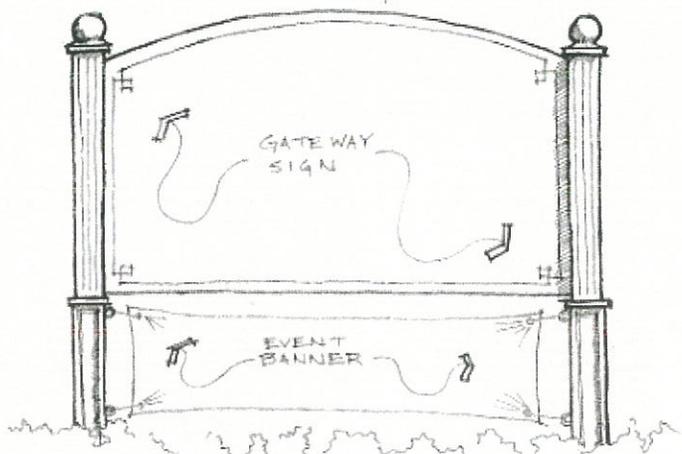


Figure 5: Gateway Sign (courtesy of Jonathan Griffith)

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

Downtown Street Art Signs. Again recommended after consultation with the Assistant to the City Manager and the Main Street Manager, this sign type is intended to provide an outlet for artists while advertising downtown businesses in a unique manner. Much like the murals, downtown street art has the potential to create a lively, interesting environment to attract shoppers and other visitors. This sign is defined as a private freestanding, three-dimensional, inanimate object that is not merchandise, and is used to attract the attention of potential customers. Examples of street art, enabled by the Sign Code, can be found in downtown Orlando and in the Riverside Avondale historic commercial district of Jacksonville. Local examples of (unpermitted) street art are the “Blues Brothers” located in the 700 block of St. Johns Avenue. Such objects would be allowed in the Downtown Business and Downtown Riverfront District on private property and on sidewalks within the public right-of-way with the following applicable standards:

- objects must be inanimate and non-electrified;
- objects shall not exceed six foot in height 30 square feet;
- one allowed per street address;
- requires a minimum storefront width of 20 feet;
- objects shall not encroach into the right-of-way more than two feet;
- shall not be secured to the tree guards or tree grates or disturb the sidewalk pavement within the right-of-way;
- maximum sign area on objects shall be eight square feet;
- objects shall be constructed of durable materials such as decorative metal, wrought iron, wood with treated edges, or durable plastic, shall have a professional, finished appearance, and shall be maintained in good condition; and
- the use of cardboard, plywood, paper, canvas or similar impermanent material is prohibited.

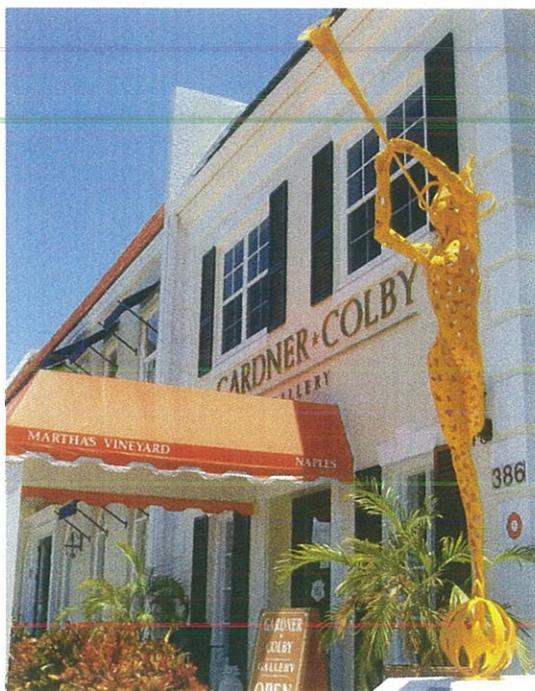


Figure 6: 5th Ave., Downtown Naples FL

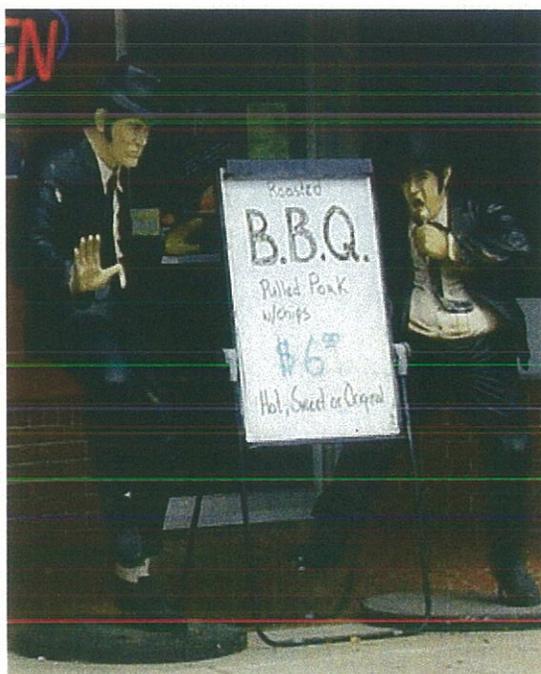


Figure 7: Blues Brothers, St. Johns Ave., Palatka

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

Educational/Interpretative Signs. Staff consulted with the Assistant to the City Manager and Main Street Manager when determining the need to allow for this sign type. These are public signs located within parks that are meant to educate and draw attention to the significant historical, cultural, and environmental aspects of the City of Palatka, St. Johns River, and Putnam County. Signs are designed for pedestrian viewing and oriented at an angle that is between 45 and 60 degrees. Sign area shall not exceed 20 square feet.

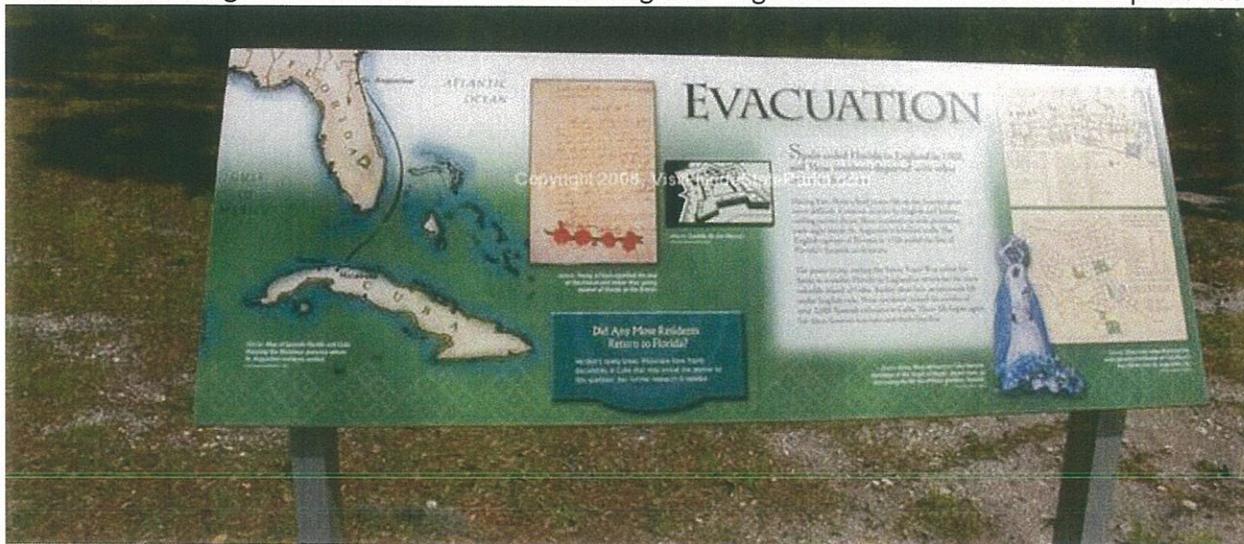


Figure 8: Example of Educational/Interpretative Sign

Electronic (Changing) Signs. Changing signs are defined in the Sign Code as “an electronically or electrically controlled public service time, temperature and date sign, message center or reader board, where different copy changes are shown on the same lamp bank.” While not allowed in any zoning district this sign was mistakenly permitted within the City for six businesses in recent years. Electronic signs have proved to be controversial in a number of jurisdictions. The nature of the controversy hinges on two aspects: possible driver distraction caused by jarring colors and moving text of electronic copy (this has led to ongoing studies of these signs by the Federal Highway Administration) and objections pertaining to visual clutter – in particular tied to the bright colors which are at odds with the natural environment and graphic movement displayed within such signs. As of June, 2010 the following jurisdictions had prohibited such signs: Alachua County, Altamonte Springs, Apopka, Atlantic Beach, Broward County, Casselberry, Daytona Beach Shores, Indian River County, Lake Park, Live Oak, North Port, Palm Beach Gardens, Palm Coast, Ponce Inlet, Sarasota County, South Daytona, St. Augustine, and Tallahassee.

Other jurisdictions have not recognized this sign type, and again as of June, 2010 the following jurisdictions allowed such signs with various restrictions: Clearwater, Cocoa Beach, Destin, Escambia County, Holly Hill, Melbourne, New Smyrna Beach, Orange County, Orlando, Ormond Beach, Panama City, Port Orange, Sarasota, Seminole County, Stuart, St. Lucie County, St. Petersburg, Tampa, West Palm Beach, and Winter Park. Standards for electronic signs include the following:

- limiting to a particular use (usually commercial, institutional, and/or public);
- locational (usually along major commercial roadways);
- minimum message time (ranging from five seconds to twice a day);

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

- sign size limitation (typically between 20% and 35% of total sign area, and higher percentages for churches and theaters);
- intensity limitations (requiring dimming illumination between dusk and dawn, wattage or footcandle brightness limitation, limiting to a single color on a black background, etc.); and
- movement limitations (prohibition of scrolling, flashing, etc.)



Figure 9: Local Examples of Changing/Electronic Signs

Staff concludes that the following three options are available to the City regarding changing signs.

1. Continue to prohibit new electronic changeable copy signs.
2. Allow electronic changeable copy signs with following standards:
 - * allowed only on major commercial roadways and C-2 zoning,
 - * sign area the lesser of 20 square feet and 25% of total sign,
 - * message change time to not more than one minute,
 - * intensity decreased to 30% of maximum illumination from dusk to dawn,
 - * light emanation no greater than 0.3 footcandles measured 200 feet from the sign,
 - * single color on black background,
 - * no scrolling, flashing, or other movement other than change of text
3. Allow electronic changeable copy signs with no limitations.

From Staff's perspective this is a more difficult decision than the changeable copy sign issue. Since there are only six such signs in the City they are not so prevalent so as to compel their approval. However proponents of electronic signs advocate for such signs on the basis of their effective communication, technological superiority, and general modernity. It is Staff's opinion that electronic signs markedly increase visual clutter due to the nature of their visual intensity. The Board may believe differently. Staff recommends Option # 1, but if the Board decides to allow such signs Staff recommends the conditions set forth in Option # 2 to assist in mitigating the impact of such signs.

Gasoline Price Signs. This is more of a housekeeping measure intended to recognize existing gas price signs. Staff recommends that one gasoline price sign be permitted per gasoline station to provide the price of gasoline only and should not exceed 16 square feet in area per side. The sign shall be affixed to a permanent

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

sign structure or to a building.

Menu Pricing Sign. This changeable copy sign is used in pairs for drive-through restaurants for the purpose of displaying a menu selection/pricing board. This sign is located in the area between the building and the drive-through lane and is not noticeably visible from a public right-of-way; typically with a sign face that does not exceed 25 square feet and shall not exceed a height of 7 feet. This sign should also not be considered in the limitation of two signs per business.



Figure 10: Examples of Menu Pricing Signs

Owner Identification Sign. The Sign Code defines this sign type as “any sign where the matter displayed is used principally to indicate the name or character of the primary use.” Owner identification signs are excluded from the limitation of not more than two (permitted) signs per property (Sec. 62-5). Given the large sign size allowed (96 square feet for freestanding signs and signs attached to buildings and 200 square feet for wall signs), Staff does not support this exclusion as the business name or logo is usually the main part of a sign in any case. Staff recommends eliminating the exclusion of the owner identification sign from Sec. 62-5.

Promotional Banners. Temporary banners are currently only allowed in association with special events 30 days prior to event, must be on temporary structures, and require 8’ feet of vertical clearance above sidewalk). After consulting with the Assistant to the City Manager and Main Street Manager Staff proposes the following additional standards intended to provide clarity and structure for banner use:

- banners are allowable in Downtown Business and Downtown Riverfront zoning districts;
- Banners allowed in commercial zoning district in conjunction with grand opening and going out of business, limited to 45 days duration.
- banners are allowable for special events and public purpose;
- allowable locations are: in conjunction with downtown gateway signs, not more than two above-the-street banners located on St. Johns Ave., and a single location within Riverfront Park;
- light pole banners are allowed along St. Johns Avenue and Reid Street, limited to not more than 25 square feet; and
- banners shall be professionally made and composed of durable and weather-resistant material such as canvas, cloth, or similar materials.
- banners on buildings are prohibited;

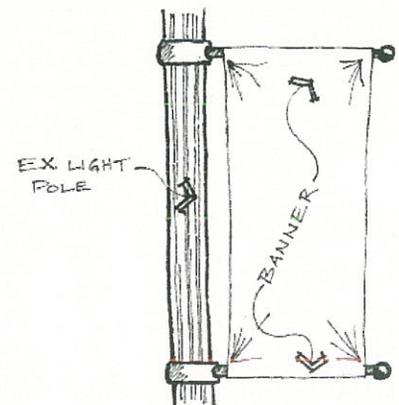


Figure 11: Example of Banner (Courtesy of Jonathan Griffith)

Wall Sign Prohibition in Certain Zoning Districts. For reasons unknown, the Sign Code limited wall signs to the C-1, C-2, C-3, and M-1 zoning districts. This prevents its use in downtown and public zoning districts, where such signs are commonly found and are appropriately located. Staff recommends eliminating this prohibition.

Landscaping around signs. Unlike the sign codes of most other jurisdictions, the City's code does not require any landscaping around signs. Landscaping effectively frames signs and provides an attractive entry point for a business, and also "softens" the appearance of signs, particularly with large and tall signs allowed in the City. Staff recommends a simple standard that requires landscaping areas around the base of the sign, sized at or above the square footage of the sign to be installed, and including shrubs and groundcover plants.



Figure 12: Examples of Signs With and Without Landscaping

Allow PUDs in PB & OPF

The need for this change was demonstrated by the recent citation of the Putnam County School District for operating a warehouse in the old Moseley school location, which is an activity that is not in compliance with the Comprehensive Plan and Zoning Code. Staff is working with the School District and neighborhood residents to develop some site-specific conditions such as truck access, hours of operation, and screening and buffering. Such conditions could be part of a Planned Unit Development overlay zoning for the property, but the Zoning Code does not allow this overlay in the PB (Public Buildings and Grounds) Comprehensive Plan Map land use category. Staff recommends allowing PUDs in this land use category and also within the OPF (Other Public Facilities) land use category.

Required Parking Exemption for Downtown Single Residential Units

The need for this change was demonstrated by a downtown property owner who wished to construct an apartment above his business. The Zoning Code exempts commercial uses from minimum parking requirements now, but residential uses must provide off-street parking. This is not practical, and in many cases not possible with downtown properties where the entire parcel is usually covered by a building. While Staff is not prepared to exempt all residential uses from parking requirements, since apartments might create parking shortages for businesses, at this time Staff does recommend exempting single residential uses within a building from the parking requirement. It is not anticipated that there will be enough upper floor residences to affect the public and private parking inventory.

Reduction of Minimum Parking Space Size

The Zoning Code requires a minimum size of parking spaces of 10 feet by 20 feet. This is larger than the standard 9 feet by 18 feet size required in most other codes and results in unnecessary paving, which burdens businesses and reduces green space. Staff recommends the smaller size. In addition, Staff recommends that businesses be allowed to provide compact car spaces for not more than 25% of required parking. Compact car spaces are sized at 7.5 feet by 16 feet. Compact car spacing would require marking on the pavement or signage.

PROJECT ANALYSIS

Per Section 94-38 of the Zoning Code, the Planning Board must study and consider the proposed zoning amendment in relation to the following criteria (if applicable), which are shown in *italics* (staff response follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

The changes do not conflict with the Comprehensive Plan. The following policy is relevant to this application:

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

Policy A.1.1.5 9J-5.006(3)(c)1

“Upon Plan adoption, the City Building Official shall review the City Zoning Code to ensure that current signage regulations preserve the character of the City. Where, through citizen participation, it is determined that current signage regulations regarding location, size, height, motion, etc., should be revised, changes to the current regulation shall be discussed in public hearing and proposed changes considered for adoption by the City Commission. By June 2008, the City shall review the land development regulations to ensure that signage maintains the character of the City and does not adversely impact adjoining properties, public rights-of-way, and the St. Johns River.”

The proposed sign code changes are in keeping with this policy.

Policy A.1.8.2 9J-5.006(3)(c)5

“The Land Development Regulations shall include provisions for Planned Unit Developments as an optional overlaid designation. PUDs shall be permitted within any land use area through land use amendment procedures defined in s. 163.3187, Florida Statutes.”

The proposed change to allow PUDs in the PB and OPF land use categories are in keeping with this policy.

b. The existing land use pattern.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The above criteria are not applicable.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

The sign changes accomplish the following: clarify current vague sign standards, reduce visual clutter, allow businesses to effectively advertise, and provide a strong public sign component. These goals all improve living conditions in the City as a whole as well as its neighborhoods. Allowing PUDs in public land use categories helps to mitigate impacts on neighborhoods and the City as a whole. Eliminating the parking requirement for single residences in upper floor downtown buildings will encourage such uses and increase vitality in the downtown. Finally, reducing minimum parking space size and allowing for compact car parking spaces reduces paved areas, increases open space, and reduces development costs for businesses.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

i. Whether the proposed change will create a drainage problem.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

The above criteria are not applicable

k. *Whether the proposed change will adversely affect property values in the adjacent area.*

See response to g. above.

l. *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*

See response to g. above.

m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

These changes apply to many and multiple properties, and do not constitute a grant of special privilege.

n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

Not applicable.

o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

See response to g. above.

p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

The above criteria are not applicable.

STAFF RECOMMENDATION

~~These proposed Zoning Code text amendments are in keeping with applicable criteria. Staff recommends approval of the following Code revisions of Case 11-41:~~

Sign Standards

Amend Chapter 62 (Signs) Section to amend definition and provide design standards for changeable copy signs and directional signs; add definitions and provide design standards for bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners; clarify the maximum sign square footage for freestanding signs; eliminate the exclusion from maximum number of signs for owner identification signs; eliminate the restriction that walls signs only be allowed in C-1, C-2, C-3, and M-1 zoning districts; and require landscaping areas around new signs.

Amend Chapter 94 (Zoning) Division II to specify zoning districts that allow the following signs: changeable copy signs, directional signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners.

Allow PUDs in PB & OPF

Amend Chapter 94 (Zoning) Section 94-111(b) to allow the Planned Unit Development Zoning District within the Public Buildings and Grounds and the Other Public Facilities land use categories.

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

Required Parking Exemption for Downtown Single Residential Units

Amend Chapter 94 (Zoning) Section 94-161(i) and Section 94-162(i) to exempt the minimum parking requirement for single residential units within buildings within the Downtown Business and Downtown Riverfront zoning districts, subject to specific criteria.

Reduction of Minimum Parking Space Size

Amend Chapter 94 (Zoning) Section 94-261(f) to reduce the minimum size of parking spaces from 10 feet by 20 feet to 9 feet by 18 feet, and to allow for compact car spaces sized at 7.5 feet by 16 feet with compact spaces not to exceed 25% of total required parking spaces.