

ORDINANCE NO. 11-O-26AA

**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA,
AMENDING THE TALLAHASSEE LAND DEVELOPMENT CODE
SECTION 10-165, PLANNED UNIT DEVELOPMENT (PUD)
ZONING DISTRICT REQUIREMENTS AND PROCEDURES;
PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN
EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF
TALLAHASSEE FLORIDA:**

**Section 1. Section 10-165 of Chapter 10, Division I of the Tallahassee Land
Development Code planned unit development (PUD) zoning district requirements and
procedures, is amended as follows:**

(b) (2) *Configuration of the planned unit development zoning district.* The tract or tracts
of land for which the planned unit development zoning district is made shall be
~~contiguous~~ adjoining with sufficient width and depth to accommodate the proposed
use.

(e) (3) *Consistency with purpose and intent of planned unit development district.* An
application for a planned unit development district shall indicate how the proposed
planned unit development district meets the purpose and intent of the planned unit
development district, as set forth in subsection ~~(e)(1)~~ (a) of this section. The narrative
shall address the statements itemized in subsections (a)(1) through (7) of this section.

(g) *Sign standards, subdivision design standards, zoning development standards, parking
standards, site circulation elements, and interconnections.*

- 1 (1) The city commission may approve different standards from the normal requirements
2 of Chapter 10, Zoning, Article IV, Zoning Districts and Development Standards, for
3 setback standards, height standards, lot coverage standards, building size standards,
4 accessory use standards and Section 10-177 buffer standards; Section 10-411,
5 accessory uses; Section 10-412; accessory structures and Section 10-427, lighting
6 standards. In order for an alternate standard to be approved, the applicant must
7 demonstrate to the satisfaction of the city commission that the imposition of the
8 proposed development standards will not adversely affect the compatibility of the
9 PUD with surrounding land uses and nearby neighborhoods.
- 10 (2) The city commission may approve different standards from the requirements of
11 Subsection 9- 9-112(b) street design standards, provided that the applicant can
12 demonstrate to the satisfaction of the city commission that the proposed standards
13 will not adversely impact vehicular circulation within the planned unit development
14 or to adjacent properties and that roadways remain safe and efficient.
- 15 (3) The city commission may approve different standards from the requirements of
16 Chapter 7, Sign Code, Article III, Requirements and Prohibitions provided that the
17 proposed sign standards adopted in the PUD not less restrictive than would be
18 required pursuant to the existing code.
- 19 (4) The city commission can approve different standards from the normal requirements
20 of Chapter 10, Zoning, for the purpose of improving site circulation. This would
21 include the widths drive aisles, turn-around requirements, and onsite sidewalk
22 requirements, provided the applicant can demonstrate to the satisfaction of the city

1 commission that pedestrian and vehicular circulation within the planned unit
2 development or to adjacent properties and that roadways remains safe and efficient.

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4 (h) Deviations. When a higher or more restrictive specific development standards than is
5 required in the Land Development Code is adopted in a planned unit development
6 concept plan, no exceptions, variances or deviations from said standard shall be granted
7 in the final plan adopted pursuant to Chapter 9, Article II of the Land Development Code.
8 For the purposes of parking standards, fewer parking spaces shall be considered the more
9 restrictive development standard.

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11 **Section 2. Conflict With Other Ordinances and Codes.** All ordinances or parts of
12 ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance
13 are hereby repealed to the extent of such conflict.

14 **Section 3. Severability.** If any provision or portion of this ordinance is declared by
15 any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all
16 remaining provisions and portions of this ordinance shall remain in full force and effect.

17 **Section 4. Effective date.**
18 This ordinance shall take effect immediately upon its passage.

19 INTRODUCED in the City Commission on the 13th day of July 2011.
20 PASSED by the City Commission on the ___ day of September 2011.

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CITY OF TALLAHASSEE

By: _____
John R. Marks, III
Mayor

ATTEST:

APPROVED AS TO FORM

By: _____
Jim O. Cooke, IV
Interim City Treasurer-Clerk

By: _____
James R. English
City Attorney