

Text Amendment

Floor Area Exclusion for Internal Loading and Circulation with a Special Use Permit

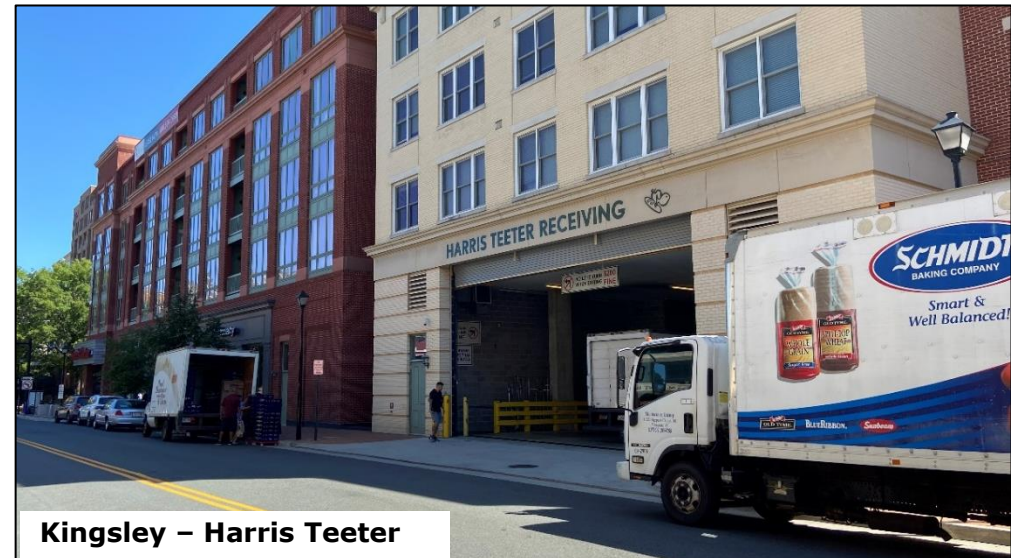
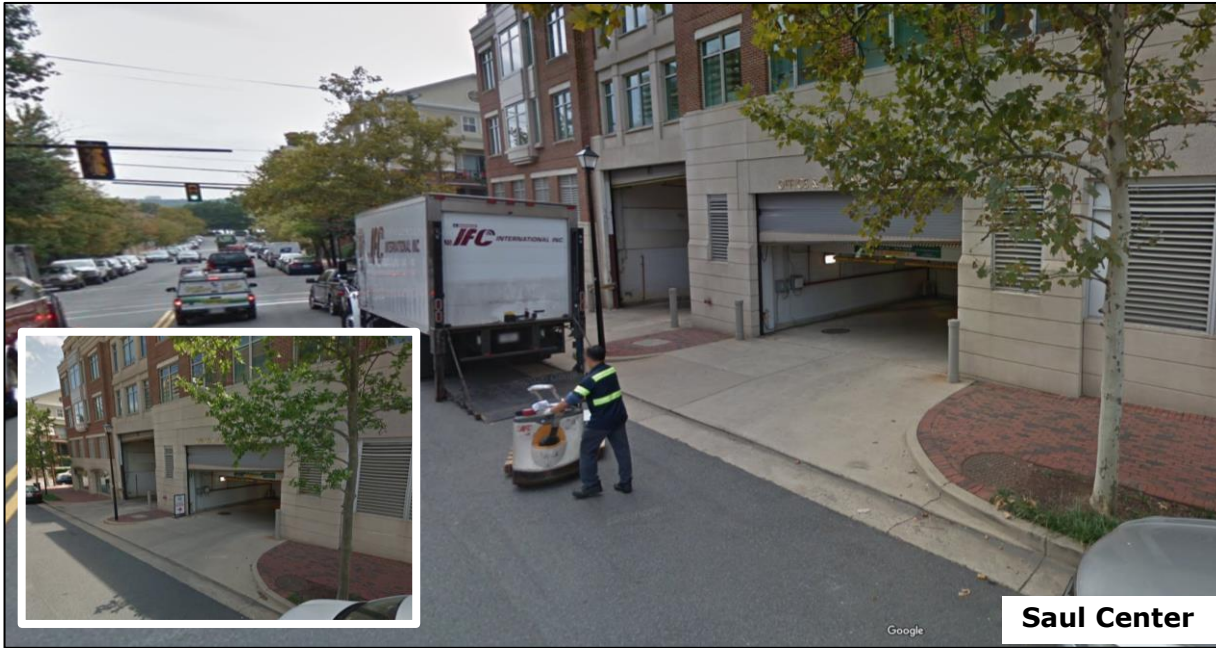
ZTA2022-00013

Planning Commission

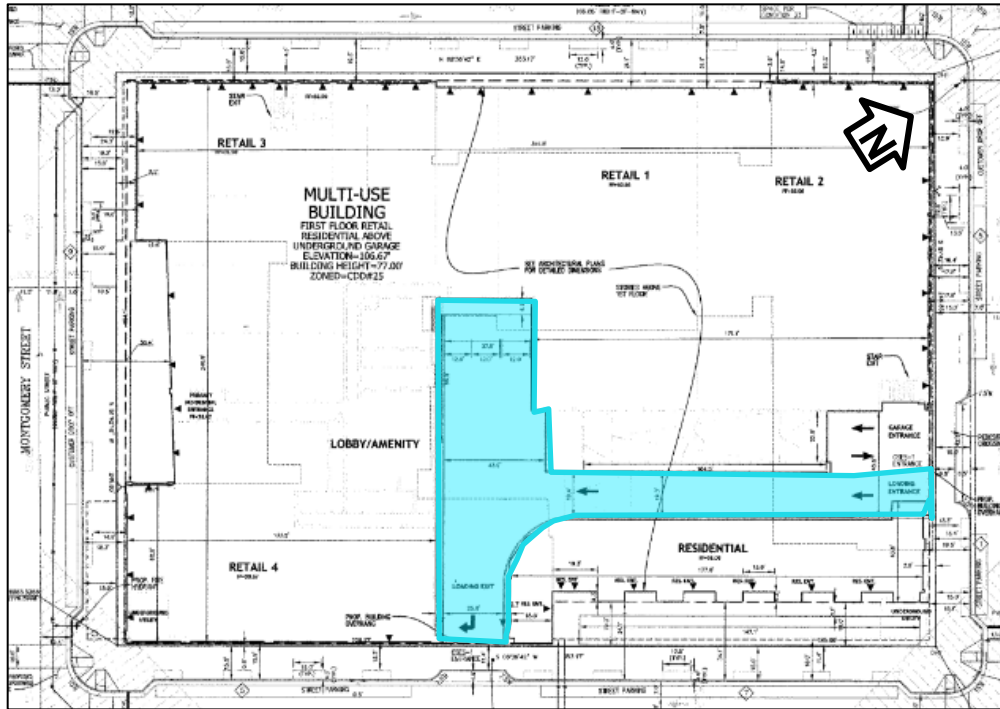
November 1, 2022



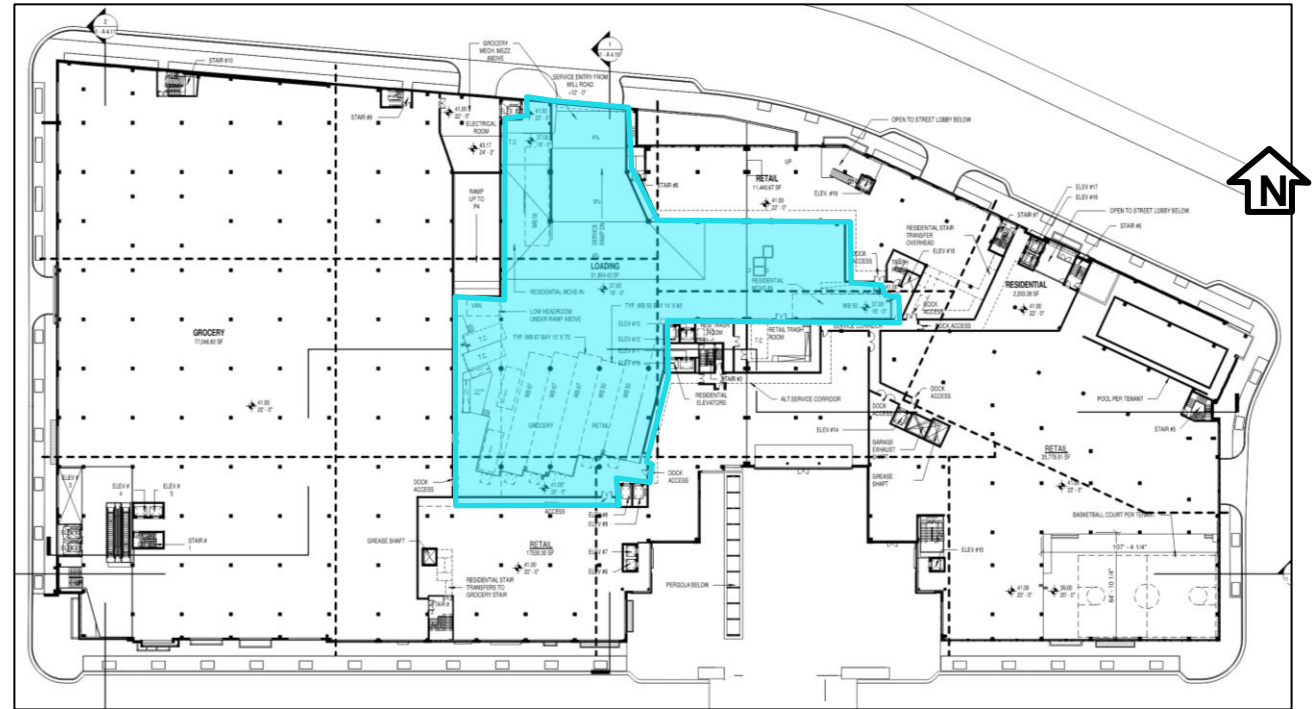
Loading Impacts on Public Realm



Internal Loading Projects



Gables (First Street)



Carlyle Crossing – Wegmans (Mill Road)



Proposed Text Amendment and Outreach



Internal Loading and Circulation

- Requires a SUP for FAR exclusion
- Improved site design and enhanced public realm required

Date	Community Meeting
September 21, 2022	NAIOP Virtual Meeting
September 28, 2022	Federation of Civic Association Virtual Meeting
November 1, 2022	Planning Commission Meeting

Summary and Recommendation

- Incentivizes loading and circulation activities within the building
- Fewer loading related impacts on the public realm

Staff recommends **initiation** and **approval** of the text amendments to:

- Section II (*Definitions*)
- Section VII (*Supplemental Zone Regulations*)

APPENDIX

Ordinance Language

2-145 – Floor area.

(B) For properties except for those specified in subsection (A), above, the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under roof on a lot. These areas shall be measured from the exterior faces of walls or any extended area under roof and are to be measured from the shared lot line in the case of party walls. This space shall be based on permanent construction whether or not provided with a finished floor or ceiling. Excluded from floor area shall be:

(10) Loading space pursuant to section 7-2503.

(11) Any floor area that was used as a private or public garage prior to March 17, 2018 with a height of less than seven feet six inches.

(12)~~(11)~~ Floor area excluded as part of a development site plan that was approved prior to March 17, 2018 within a Coordinated Development District.

(13)~~(12)~~ Sheds and other small accessory buildings in accordance with section 7-202(C)(2). The floor area excluded pursuant to this subsection shall not exceed the total floor area exclusion listed in section 2-145(B)(14).

(14)~~(13)~~ Porticos and portions of porches, including wrap-around porches, up to eight feet in depth located on the first or ground floor without second-story enclosed construction above the portico or porch.

(15)~~(14)~~ Floor area devoted to an accessory dwelling within an accessory building in accordance with section 7-203. The total floor area excluded pursuant to section 2-145(B)(12) and this subsection shall not exceed 65 square feet.

(16)~~(15)~~ Areas with a ceiling height of less than seven feet, except in an above grade parking garage constructed after March 17, 2018. Areas in a parking garage constructed after that date, regardless of height, may not be excluded.



Ordinance Language

2-165 – Loading space.

An off-street space on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts on a street or other appropriate means of access. **Loading space may also be located within a building and include areas used for circulation and maneuvering such as drive aisles and other similar areas.**

Section 7-700 – Supplemental Zone Regulations.

7-2503 – Loading space floor area exclusion.

Notwithstanding any contrary provision of this ordinance, loading space may be excluded from floor area with a special use permit obtained pursuant to section 11-500. No special use permit shall be approved unless the loading space contributes to improved site design and an enhanced public realm.