



Town of Hilton Head Island
Planning Commission
LMO Rewrite Committee Meeting
November 20, 2013

8:30 a.m.

Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of the Agenda**
- 4. Approval of the Minutes** – October 16, 2013 and October 24, 2013 Meetings
- 5. Unfinished Business**
 - a. Review of proposed Coligny Resort District standards
- 6. New Business**
- 7. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this workshop.

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING

Draft

October 16, 2013 Minutes
9:00a.m. – Benjamin M. Racusin Council Chambers

Committee Members Present: Chairman Tom Crews, Vice Chairman Gail Quick, David Ames, David Bachelder, Irv Campbell, Chris Darnell, Jim Gant, Walter Nester, and Charles Cousins, *Ex-Officio*

Committee Members Absent: Kim Likins, *Ex-Officio*

Planning Commissioners Present: Tom Lennox

Town Council Members Present: Lee Edwards

Town Staff Present: Teri Lewis, LMO Official
Jennifer Ray, Urban Designer
Shawn Colin, Deputy Director, Community Development
Brian Hulbert, Staff Attorney
Kathleen Carlin, Administrative Assistant

1) CALL TO ORDER

Chairman Crews called today's meeting to order at 9:00a.m.

2) FREEDOM OF INFORMATION ACT

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

3) APPROVAL OF THE AGENDA

The committee **approved** the agenda as presented by general consent.

4) APPROVAL OF THE MINUTES

The committee **approved** the minutes of the October 10, 2013 meeting as presented by general consent.

5) UNFINISHED BUSINESS

None

6) NEW BUSINESS

Review of proposed Coligny Resort District standards

Chairman Crews presented introductory comments regarding today's review of the proposed Coligny Resort District standards and requested that staff make their presentation. Ms. Lewis presented a brief overview of the recommendations presented by the committee at previous meetings. As a

result of the committee's past discussions, the Coligny District boundaries have been tightened up a little and, for the most part, includes the core area along Pope Avenue.

At a previous meeting, the committee discussed allowing 35 hotel rooms anywhere that hotels are allowed rather than only the Coligny Resort District. The committee also talked about allowing 12,000 sq. ft. for commercial density and 12 – 16 dwelling units for residential multi-family.

As a result of that discussion, the committee requested that staff go back and perform some testing of a couple of sites such as Coligny Plaza and Heritage Plaza. The committee stated they wanted to see how the numbers would work (to check if the numbers are too high, too low, or about right.)

Ms. Lewis stated that several members of the staff met recently with the property owners of both Coligny Plaza and Heritage Plaza to get input from them as well. Ms. Jennifer Ray has completed some testing of a couple of sites at both Heritage Plaza and at Coligny Plaza to what would fit with regard to the setbacks, buffers, and build-to line that are being proposed including parking and open space requirements. Ms. Lewis requested that Ms. Ray make her presentation.

Ms. Ray stated the following numbers are the result of staff's testing at Coligny Plaza and Heritage Plaza sites:

Retail =
+/- 13,000 – 15,000 square feet per acre

Hotel =
+/- 30 rooms per acre (3 stories)

Multi-family =
+/- 22 – 30 units per acre (3 stories)
+/- 35 units per acre (4 stories)

Hotel =
+/- 650 square feet per standard room
+/- 950 square feet per luxury room
Parking = 1 space per room

Multi-family = 1,000 square feet per two bedroom unit
Parking = 1.15 space per unit

Retail parking = 1 space per 425 square feet

Open space = 20% minimum
15-ft. build-to-zone

Ms. Ray stated the real limiting factors are parking, open space and height.

Mr. Darnell and Ms. Lewis stated that the existing is approaching double of what it is currently permitted in the code. Mr. Gant stated that what we are proposing to provide them in density already exists; we are making a non-conforming use a conforming use.

Mr. Darnell asked “What is our vision for these areas?” Changes we make to the ordinance should address the vision that we have for these areas. Vice Chairman Quick agreed with Mr. Darnell’s comment. The idea of only eliminating a non-conformity may not be the right thing to do. The committee discussed the open space issue - 20% open space in an urban area may not be a bad thought.

Chet Williams presented comments in support of providing strong incentives for redevelopment in these two areas. The Town should consider providing a municipal parking garage either on site or off site so that on-site parking requirements can be eliminated. Mr. Nester responded with comments regarding parking requirements and the idea of a municipal parking garage. Mr. Nester asked for additional input from staff regarding additional flexibility.

Ms. Ray presented comments regarding building a parking garage in Coligny Plaza. The idea is to have parking going up instead of out.

Mr. Nester presented comments regarding parking standards in an urban-like district. Perhaps we should reduce the required parking standards in an urban area if we anticipate that people are walking and biking. The standards should be different for Coligny than all of the other districts. Ms. Lewis stated that this is already being done by the consultants.

Ms. Ray discussed the findings of the testing and stated that parking is an issue right now with more square footage – this may lend itself to other problems. Mr. Ames presented comments regarding open space, drainage, and parking requirements in these locations. Mr. Ames stated that the space we want down there is more urbanized than just a subdivision of urban entities. How do you get the private sector to contribute in some way to the public sector’s financial requirement for infrastructure?

Mr. Cousins presented comments regarding his recent meetings with the property owners of Coligny Plaza and Heritage Plaza. The staff asked what if we gave you more density if you had your parking someplace else. The answer has always been that they want their parking provided right in front of their doors. Mr. J.R. Richardson has stated that he does not want any parking standard requirements (he wants to be able to build the same parking that he has right now.) The committee’s ideas are great but how do you entice their implementation? How do you get the property owners on board?

Mr. Shawn Colin presented statements with regard to recent meetings with Mr. J.R. Richardson with regard to surface parking vs. vertical parking. Mr. Richardson stated that they are happy with what they have right now.

Mr. Campbell presented statements in support of educating the public – create a model so that landowners and property owners can understand what the Town would like to do with development/redevelopment. Let them see the potential of development/redevelopment so that they have a better understanding of what can be done.

Mr. Gant stated that to a great extent we are talking about what the LMO will allow in an area if someone were so inclined (along with a set of standards of what you must do.) Mr. Cousins stated that we can set the stage for the future. Someday someone will come along who will want to redevelop the sites.

Chairman Crews asked “what is the character that the committee wants to see in the area?” What is the goal for the community in the future? Chairman Crews presented comments in support of a good pedestrian village. This is an opportunity to create the matrix for the characterization of what the area could become in the next 20 - 30 years. Let the design standards lead the way instead of worrying about density requirements. Parking requirements can be reduced if you participate in a public/private incentive partnership for parking and stormwater retention. There are a lot of things that can be done.

Mr. Ames stated that we need to extend our best efforts – the consultant may or may not have the expertise to get something like this in front of the committee for their evaluation. But if they do, when it gets to the Planning Commission and Town Council levels, it’s going to be a big decision for them to decide – a very big responsibility. Mr. Bachelder and Mr. Gant presented statements with regard to a parking structure. Mr. Nester stated that he is not as much of a proponent of trading off. There is a cost to participate in a municipal parking garage – bonus reduction of parking requirement- but this may not be a real incentive.

Mr. Colin presented statements regarding the Coligny site – 15,000 -16,000 sq. ft. per acre probably exceeds the current parking standards. You need someplace to accommodate the parking. The committee and Mr. Colin discussed the goal for the Coligny District. It needs a good mix – retail, residential, and hotel. Right now it always seems to be one or the other.

The committee and staff discussed the issues of height requirements, density requirements, and the build-to line. They also discussed private/public partnerships. A central parking area for pedestrian use seems to be a good idea. There’s an opportunity to require some shared costs for a parking structure. We should back away from the requirement that people park in front of their stores.

The committee discussed giving incentives to outdoor areas because these are the areas that give energy. We should allow room in the LMO for this potential. We need to solve the parking issue - allow off-site parking. Ms. Lewis stated that the committee also needs to decide the height requirement (currently 45-feet – should it be increased to 60-ft?) The committee discussed issues such as an angled setback, open space, and a 60-ft. height limit. The pedestrian experience has to be protected.

Vice Chairman Quick stated that she is opposed to increasing the height requirement from 45-ft. to 60-ft. Ms. Ray and the committee discussed three-story parking (ground plus three stories). 75-ft. is the current limit allowed on beach front.

The staff and the committee discussed the boundaries of the district. What are the limits? Mr. Crews presented an overhead map and review of the district. Mr. Cousins also presented comments regarding the district boundaries.

The Committee directed staff to ask Clarion Associates to work on some changes to the Coligny Resort District standards keeping in mind the following:

- Make the height 60’ but with step back/setback angle requirements for any building over two stories (this will protect the pedestrian experience)
- Consider whether to eliminate specific open space, parking, pervious and impervious standards for this district
- What incentives/credits could be given for someone that puts a parking structure on their site
- Incentivize (or at least don’t penalize) outdoor areas (such as plazas, outdoor dining, etc.)

- Either eliminate parking requirements or have them at some % less (such as 50%) to encourage public/private partnership participation in a parking structure
- Eliminate all density caps in this district but establish a minimum size for rooms.

7) ADJOURNMENT

The meeting was adjourned at 10:40a.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman

DRAFT

TOWN OF HILTON HEAD ISLAND
Planning Commission
LMO REWRITE COMMITTEE MEETING
October 24, 2013 Minutes
8:30a.m. – Benjamin M. Racusin Council Chambers

Draft

Committee Members Present: Chairman Tom Crews, David Bachelder, Irv Campbell, Jim Gant, Kim Likins, *Ex- Officio* and Charles Cousins, *Ex-Officio*

Committee Members Absent: Vice Chairman Gail Quick, David Ames, Chris Darnell, and Walter Nester

Planning Commissioners Present: None

Town Council Members Present: None

Town Staff Present: Teri Lewis, LMO Official
Jill Foster, Deputy Director of Community Development
Kathleen Carlin, Administrative Assistant

- 1) **CALL TO ORDER**
Chairman Crews called the meeting to order at 8:30a.m.
- 2) **FREEDOM OF INFORMATION ACT**
Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.
- 3) **APPROVAL OF THE AGENDA**
The committee **approved** the agenda as presented by general consent.
- 4) **APPROVAL OF THE MINUTES**
The committee was unable to approve the minutes of the October 10, 2013 meeting due to the lack of a quorum.
- 5) **UNFINISHED BUSINESS**
None
- 6) **NEW BUSINESS**
Committee input on various items

Chairman Crews and Ms. Lewis presented opening comments regarding today's New Business. To assist the committee in their review of various items, Chairman Crews requested that staff go back and match up the meeting dates with the items being discussed. The staff agreed to the request.

Ms. Lewis requested that the committee members provide input to staff, if any, on Chapters 1, 2, 8, and 9. The staff would like to receive this input no later than October 30, 2013.

Ms. Lewis presented an update on the public hearing schedule for the Planning Commission's review of the draft LMO. The consultants will be present for the initial presentations to the Planning Commission, the Planning and Development Standards Committee, and first reading by Town Council.

The Planning Commission's public hearing schedule is as follows:

First Stage: Chapters 1, 2, 8, and 9 - Public Hearing - Planning Commission Meeting on 12/4/13

Second Stage: Chapters 3, 4, and 10 - Public Hearing – Planning Commission Meeting on 12/18/13

Third Stage: Chapters 5, 6, and 7 - Public Hearing – Planning Commission Meeting on 1/15/14

The LMO Rewrite Committee will meet on an abbreviated schedule during November, December and January 2014. Staff anticipates that the committee will meet once in November, once in December and twice in January 2014. The tentative meeting schedule is as follows:

- 1) Wednesday, November 20, 2013 at 8:30a.m.
- 2) Thursday, December 12th at 8:30a.m.
- 3) Thursday, January 9th at 8:30a.m.
- 4) Thursday, January 30th at 8:30a.m.

Staff will confirm the proposed meetings dates with the full committee as soon as possible so that the committee can place the meeting dates on their calendars.

Ms. Lewis stated the staff is working with the Town attorney to ensure that all public notice requirements are properly met for all public hearings. Ms. Lewis stated that attendance by the committee at the public hearings will be very helpful.

Ms. Lewis stated that Chapters 3, 4, and 10 are still due back from the consultant. The committee still needs to review these chapters. Ms. Lewis stated the committee and staff also need to discuss the public education process. After the adoption process is complete, it will be very important to help people understand the changes that have been made.

The committee and staff discussed a couple of issues regarding the public education process including updates to the Town's website. The website will provide public information on the changes to zoning districts, etc.

Chairman Crews recommended that a synopsis be added to the website as well that will educate the public on the Matrix. Ms. Lewis stated that the consultant has suggested that the Planning Commission host a 'Zoning Map Open House' with morning, afternoon, and evening sessions included. This would be an ideal opportunity to help the public understand how and why the zoning was changed.

The committee stated that the changes to development standards are more complicated to understand than the changes to zoning.

The committee discussed the perception that some people may have regarding the redevelopment of Coligny. Some people may be looking for changes to Coligny to be included in the LMO. The staff

and the committee will need to educate the public on this issue because a vision of what Coligny could become in the future will not be included in the LMO.

Ms. Lewis presented comments regarding the development of an Administrative Manual. The staff will want the committee to review the Administrative Manual at one of their upcoming meetings.

Chairman Crews asked Ms. Lewis if the committee will have an opportunity to visit with the consultants prior to the public meetings. Ms. Lewis stated that a meeting with the consultants can probably be arranged. Ms. Lewis recommended that the committee give the consultant sufficient time to be prepared for a joint meeting. The committee agreed that this is a good idea and will plan accordingly.

As part of the discussion on the public hearing schedule, Ms. Lewis stated that one or more special meetings can be added to the Planning Commission's public hearing schedule if necessary. Ms. Lewis and the committee discussed the public notice requirements for public meetings. At the completion of this discussion, the staff and the committee moved to a discussed of hotels.

Ms. Lewis stated that the staff and the committee have been discussing 35 rooms per acre for hotels. 35 rooms per acre seems like a reasonable number; however, the committee should keep in mind that 35 rooms per acre may be difficult when height is only 45-ft.

The committee discussed the issue of height with staff. A maximum height of 45-ft. places us in a position where density may not be really achievable. Ms. Lewis presented a large zoning map and the staff and committee discussed the locations where a height limit of 75-feet might be allowed. The committee discussed several different increments - 50-ft, 60-ft, and 75-ft. The committee discussed the concept of aligning density to height.

Ms. Lewis stated that the staff needs to do some additional testing of height in some of these districts for a better understanding of the issue. The committee agreed that this is a very good idea. Mr. Cousins presented comments regarding location and setbacks – it is a very complicated issue and flexibility will be important. The committee stated that this is difficult to put into the ordinance. Chairman Crews stated that this is the time and the place to talk about it.

Chester Williams presented comments regarding the need for an economic incentive to encourage redevelopment. The committee stated that they look forward to hearing back from Ms. Lewis regarding the results of the staff's additional testing on sites. Chairman Crews stated that it will be important to design some flexibility without absolute limits. The potential to achieve some better results should be built into the LMO. The committee stated that they would like to receive some input from the consultant on this topic.

Ms. Lewis and the committee commented on several other issues including district boundaries, the creation of new districts, and the kinds of uses that will be allowed in the new districts.

Ms. Lewis stated that Town Council will receive hardcopies of the draft LMO chapters at the same time as they are received by the Planning Commission. The committee stated that this is a good idea. The committee stated that they are looking forward to receiving Chapters 3, 4, and 10 from the consultant. Ms. Lewis stated that staff will forward these chapters to the committee as soon as they are received from the consultant. Following final comments, the meeting was adjourned.

7) **ADJOURNMENT**

The meeting was adjourned at 9:50a.m.

Submitted by:

Approved by:

Kathleen Carlin
Administrative Assistant

Tom Crews
Chairman

DRAFT

B. Coligny Resort (CR) District¹⁷⁵

CR Coligny Resort District



1. Purpose

The purpose of the Coligny Resort (CR) District is to recognize and promote further growth of the area near Coligny Circle as an activity center and a core high-energy and visitor-oriented resort destination that encourages people to live, work, and recreate within a compact area. The district is intended to accommodate relatively high-intensity, commercial, office, residential, and mixed-use development that is pedestrian-friendly and human-scale. It is also intended to promote development that integrates civic and public gathering spaces and connects to such places in nearby developments and public places.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES[1] ¹⁷⁶	
Residential Uses				
Mixed Use	PC	Sec. 16-4-102.A.7.a.i	Residential	1.125 per du
			Nonresidential	1 per 650 sf
Multifamily Dwellings	P		1 bedroom	1 per du
			2 bedroom	1.25 per du
			3 or more bedrooms	1.5 per du
Public, Civic, Institutional, and Educational Uses				
Community Service Uses	P		1 per 525 sf	
Education Uses	P		Colleges and High Schools	7.5 per classroom
			Elementary and Junior High Schools	3 per classroom
			Other Education Uses	See Sec. 16-5-106.D.2
Government Uses	P		Fire Stations	3 per bay + 1 per 300 sf of office space

¹⁷⁵ The CR District is one of the new Island mixed-use activity center districts—one that largely caters to the Island's resort population. It generally takes the place of the current CCW district and is proposed to be expanded to incorporate a portion of the current adjacent Central Forest Beach District and extend to Cordillo Parkway.

As a mixed-use district, a more general and flexible approach to uses is taken, with allowable uses expanded to include multifamily residential, community service uses, education uses, religious institutions, resort accommodation uses, outdoor commercial recreation uses, and auto rentals.

This district was named the I-MX-Coligny District in earlier module drafts.

¹⁷⁶ The LMO Rewrite Committee recommends that parking requirements be eliminated or reduced to encourage public/private partnerships in constructing parking structures. Eliminating parking requirements provides no incentive, but reducing parking requirements where parking is located within a parking structure may be effective. Accordingly, parking requirements are provided for all uses, but are reduced about 25% from those applicable in the SPC and CC Districts to reflect the mixed-use character of the district (wherein a person may use one parking space to visit multiple destinations). Added is a provision allowing a further 20% reduction of the stated minimums where required parking is located in a parking structure.

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed Use and Business Districts
B. Coligny Resort (CR) District

			Other	1 per 300 sf of office area
Major Utilities	SE			1 per 2,000 sf
Minor Utilities	P			n/a
Public Parks	P			See Sec. 16-5-106.D.2
Religious Institutions	P			1 per 4 seats in main assembly area
Telecommunication Antenna, Collocated or Building-Mounted	PC	Sec. 16-4-102.A.7.b.iv		n/a
Telecommunication Towers, Monopole	PC	Sec. 16-4-102.A.7.b.iv		n/a
Resort Accommodations				
Bed and Breakfasts	PC	Sec. 16-4-102.A.7.d.i		1 per 1.5 guest rooms
Hotels, Inns, and Motels	PC	Sec. 16-4-102.A.7.d.ii		1 per 1.5 guest rooms
Commercial Recreation				
Indoor Commercial Recreation Uses	P			1 per 7 persons + 1 per 300 sf of office or similarly used area
Outdoor Commercial Recreation Uses Other than Water Parks	PC	Sec. 16-4-102.A.7.e.i	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per 2.5 tees
			Stadiums	1 per 5 spectator seats
			Other	1 per 4 persons + 1 per 300 sf of office or similarly used area
Water Parks	P			n/a
Office Uses				
Office Uses	P		Offices	1 per 500 sf
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.A.7.f.iii		n/a
Convenience Stores	PC	Sec. 16-4-102.A.7.f.iii.02		n/a
Eating Establishments	PC	Sec. 16-4-102.A.7.f.v		1 per 150 sf of floor area and outdoor eating area
Grocery Stores	P			1 per 250 sf
Liquor Stores	SE	Sec. 16-4-102.A.7.f.viii		1 per 250 sf
Nightclubs or Bars	PC	Sec. 16-4-102.A.7.f.ix		1 per 100 sf
Open Air Sales	PC	Sec. 16-4-102.A.7.f.x		1 per 250 sf of sales/display area
Shopping Centers	PC	Sec. 16-4-102.A.7.f.xi		1 per 500 sf
Other Commercial Services	P			See Sec. 16-5-106.D.2
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.A.7.g.i		See Sec. 16-5-106.D.2
Gas Sales	PC	Sec. 16-4-102.A.7.g.iii		1 + 1 per pump

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed Use and Business Districts
B. Coligny Resort (CR) District

3. Development Form and Parameters

MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS¹⁷⁷

Adjacent Street Setbacks	Along those segments of North Forest Beach Drive and Pope Avenue within the CR District, the minimum adjacent street setback distance shall be reduced to one foot. Building facades adjacent to a lot's frontage along these street segments shall be located between the minimum adjacent street setback and a setback distance of 30 feet from the street right-of-way. [2] The adjacent street setback angles along these street segments and the adjacent street setback distance and angle standards along other street frontages shall be as set forth in Sec. 16-5-103.D, Adjacent Street Setback Requirements.
Adjacent Use Setbacks	The adjacent use setback standards set forth in Sec. 16-5-103.E, Adjacent Use Setback Requirements, shall apply only along the perimeter of the CR district.

MAX. DENSITY (PER NET ACRE) ¹⁷⁸		LOT COVERAGE	
Residential	n/a	Max. Impervious Cover	n/a
Hotel, Inn, or Motel	n/a	Min. Open Space for Major Residential Subdivisions	n/a
Nonresidential	n/a		

MAX. BUILDING HEIGHT ¹⁷⁹	
All development	60 ft

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = dwelling units; sf = square feet; ft = feet; n/a = not applicable

[1] Where all required parking spaces are located within a parking structure (e.g., parking deck or parking garage), the standards for the minimum number of parking spaces shall be reduced by 20 percent.

[2] Plazas, courtyards, and other public open spaces may occupy up to 50 percent of the width of the lot's frontage along these street segments provided such spaces extend no more than 80 feet from the street right-of-way.

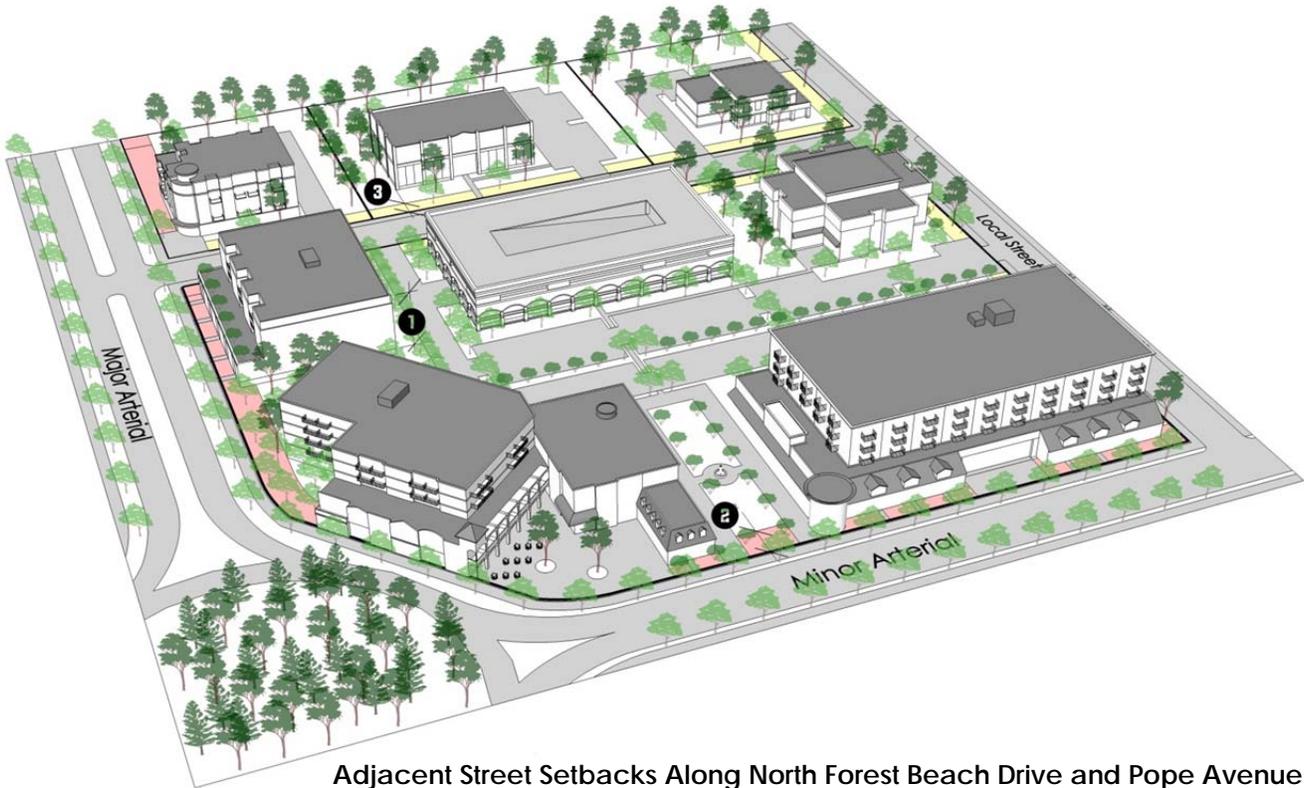
¹⁷⁷ This provision is intended to encourage greater pedestrian activity by requiring buildings fronting certain street segments to be sited close to the adjoining sidewalk. In accordance with recommendations by the LMO Rewrite Committee, the provision is modified from the earlier Module 2 draft to limit its applicability to specified streets rather than to all streets other than those forming a district boundary. The LMO Rewrite Committee recently requested that the height limit for the CR District be set at 60 feet, but subject to a requirement that building height be stepped back at an angle from a starting height of two stories. This is essentially how the current adjacent street setback standards work. They define a building envelope with a maximum height of 20 feet at the minimum adjacent street setback distance and building height limited to space beneath a plane extending back from the top of the 20-foot height at a specified "setback angle," up to the maximum building height standard. The current adjacent street setback standards are proposed to be carried forward in Sec. 16-5-102 of the UDO. Given that CR District height limits are to be defined as a stepped back angle from a two-story minimum, we suggest that the building setback and height relative to the specified street segments simply rely on the carried forward adjacent street setback standards rather than a "build-to zone," as proposed in earlier drafts. The 20-foot starting height limit is equivalent to the two-story limit requested by the LMO Rewrite Committee. The setback angle ensures a stepped back building height, as requested by the LMO Rewrite Committee. The only modification to the generally applicable adjacent street setback standards is to reduce the setback distance to the one foot requested by the Committee. This change thus continues to use the adjacent street setback standards with which Town staff and the development community is familiar, and avoids the need to introduce the new (and possibly confusing) concept of a "build-to zone."

¹⁷⁸ At the request of the LMO Rewrite Committee, the current maximum density caps (6 du/acre for residential, 35 rooms per acre for hotels, and 8,000 sf/acre for other nonresidential uses) are eliminated.

¹⁷⁹ The LMO Rewrite Committee recommends that the district have a height limit of 60 feet, with step back/setback angle requirements for any building over two stories. The proposed minor modifications of the generally applicable adjacent street setback standards would achieve the requested stepped back height limit. See footnote 177 above.

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed Use and Business Districts
B. Coligny Resort (CR) District

Illustrative Building Configuration



Adjacent Street Setbacks Along North Forest Beach Drive and Pope Avenue

② Minimum: 1' Maximum: 30'

Minimum Adjacent Street Setbacks Along Other Streets

③ Any use adjacent to local street: 20'