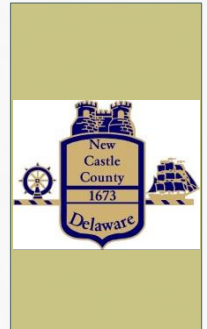


MEZZANINE SPACE

APP. 2020-0325-T / ORD. 20-074

LAND USE COMMITTEE



ORDINANCE 20-074

- Unified Development Code (UDC) considers gross floor area (GFA) to include: cellars, basements, penthouses, attics, enclosed storage or mechanical areas, mezzanines and similar structures shall be included as GFA wherever at least five (5) feet are provided between the finished floor and the ceiling.

ORDINANCE 20-074

Division 40.05.050. Applicability.

At the preapplication stage for a rezoning or a major or minor subdivision or land development proposal, the applicant shall comply with the requirements of this Article and shall submit a complete site carrying capacity analysis pursuant to Section 40.05.510, except as follows.

- A. A site resource capacity analysis . . .
- B. [Reserved]The maximum gross floor area established by Table 40.05.422 of this Article shall not apply to mezzanine space in warehousing storage facilities.

- Article 5 of the UDC requires site capacity calculations for all land development plans to establish the maximum permitted GFA.
- Mezzanine space would not count toward a site's maximum permitted GFA for warehousing storage facilities.

ORDINANCE 20-074

SECTION 40.05.422 NONRESIDENTIAL CAPACITY CALCULATION

Table 40.05.422 provides the procedure for calculating the capacity for nonresidential uses.

Table 40.05.422 NONRESIDENTIAL CAPACITY CALCULATION		
Step 1	Enter Base Site Area (Table 40.05.420 Step 1)	____ ac.
	Subtract Total Protected Resource Land (Table 40.05.420, Step 4)	- ____ ac.
	Equals Buildable Land, Site	= ____ ac.
Step 2	Enter Base Site Area (Table 40.05.420 Step 1)	____ ac.
	Multiply by Minimum Landscape Surface Ratio (Table 40.04.110)	X ____
	Equals Minimum Landscaped Area	= ____ ac.
Step 3	Enter Base Site Area (Table 40.05.420 Step 1)	____ ac.
	Subtract Minimum Landscaped Area (Step 2)	- ____ ac.
	Equals Buildable Land, District	= ____ ac.
Step 4	Enter Step 1 or 3, whichever is less	____ ac.
	Multiply by Maximum Net Floor Area Ratio (Table 40.04.110)	X ____
	Equals Floor Area	= ____ ac.
Step 5	Enter Base Site Area (Table 40.05.420 Step 1)	____ ac.
	Multiply by Maximum Gross Floor Area Ratio (Table 40.04.110)	X ____
	Equals Floor Area	= ____ ac.
Step 6	Maximum Gross Floor Area (Step 4 or 5 whichever is less)	____ ac.
Step 7	Minimum Landscaped Surface or Total Protection Land (Step 2), whichever is greater	= ____ ac.

(Amended September 22, 1998 by Ordinance 98-062)

ORDINANCE 20-074

- Would allow mezzanine GFA to be added inside the existing footprint of warehouses without requiring additional site capacity to be used
- New mezzanine GFA shall be approved by the Department in a land development plan
 - No impact on County fee calculations for land development plans or permits
 - No impact on parking or traffic study requirements
 - Does not affect other site capacity calculations

ORDINANCE 20-074

- The Ordinance provides an incentive for warehouses to better utilize mezzanine space as storage capacity, instead of increasing site coverage and the building footprint
 - Proposed change promotes the more efficient use of lands permitting warehousing storage facilities, a Heavy Retail and Industrial use
 - Recent projects in New Castle County show that modern warehouse facilities rely on mezzanine space for storage
- Comparative research found that codes in other jurisdictions provide greater flexibility to alter interior spaces in warehouses in order to meet changing industry needs
- Proposed change would be consistent with the International Building Code standards for mezzanines

STANDARDS FOR TEXT AMENDMENT- UDC 40.31.420

- A. Implementation of a new portion of the Comprehensive Development Plan.
- B. Implementation and achievement of the Comprehensive Development Plan's goals and objectives.
- C. Consistency with the provisions of this Chapter and standards for similar uses.
- D. Necessity to respond to State and/or federal legislation.
- E. Flexibility in meeting the objectives of this Chapter.
- F. Changes to conditions, interpretations, and/or clarifications to existing language for new uses.
- G. Consideration of specific problems found in this Chapter.

DEPARTMENT OF LAND USE / PLANNING BOARD RECOMMENDATION

The Department of Land Use and Planning Board had considered the *Standards for Text Amendment* in Section 40.31.420 of the *New Castle County Code* and comments received from the public and other agencies. Based on this analysis, the Department of Land Use and Planning Board recommended **APPROVAL** of Ordinance 20-074.

QUESTIONS?

