



ZONING-INFO

2509 Scripture Street
Suite 200
Denton, TX 76201

SIENNA SQUARE APARTMENTS

**1747 CAPITAL CIRCLE NORTH EAST
TALLAHASSEE, FLORIDA 32308**

Prepared For:
ABC Company



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Denton, TX 76201

Reliance:

Reliance Language

The following Zoning Report was prepared by:

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April 7, 2023

Site #82872

Client Ref:



Site Status

Name	Sienna Square Apartments
Address	1747 Capital Circle North East
Jurisdiction	Tallahassee
State	Florida
Parcel Tax ID	1121200030000
Property Uses	Multi-Family
Property Size	18.12 Acres or 789307.2 SF
Number of Existing Units	184 Units
Number of Buildings	15 Residential Buildings and 1 Clubhouse/Leasing Office
Year Built	1993



Use Status

Current Use:	Multi-Family
Current Zoning of Property:	"OR-3" Office Residential District
Current Zoning Ordinance Attached:	Yes, dated March 23, 2023
Is the Current Use Permitted in this District?	Yes, the Use is permitted by Right within the OR-3 District (Section 10-253)
Is the property a historical landmark?	No, the property is not a historical landmark.
Certificates of Occupancy Attached?	Yes, the Certificates of Occupancy are on file.
Outstanding Zoning Code Violations?	No, there are currently no outstanding Zoning Code Violations on file.
Outstanding Building Code Violations?	Yes, there are currently outstanding Building Code Violations on file.
Outstanding Fire Code Violations?	No, there are currently no outstanding Fire Code Violations on file.
Condemnation Plans?	No, there are currently no known Condemnation Plans at this time.



Lot Size, Building Height and Density Requirements

Requirement	Code	Required / Allowed	Existing	Difference
Minimum Lot Area	(Section 10.253)	10,000 Square Feet	789,301 Square Feet	779,301 Square Feet
Minimum Lot Width	(Section 10.253)	80 Feet	438.49 Feet	358.49 Feet
Minimum Lot Depth	(Section 10.253)	100 Feet	1,572.68 Feet	1,472.68 Feet
Maximum Height (Stories)	(Section 10.253)	3 Stories	3 Stories	0 Stories

- Maximum Building Size is not applicable within the OR-3 District (Section 10.253)

Setback and Buffer Requirements

Requirement	Code	Required / Allowed	Existing	Difference
Front Setback	(Section 10.253)	15 Feet	76.8 Feet	61.8 Feet
Interior Side Setback	(Section 10.253)	15 Feet	42.8 Feet	27.8 Feet
Side Corner Setback	15 Feet (Section 10.253) <ul style="list-style-type: none"> • <i>The subject property does not abut a Corner Lot; therefore, this requirement is not applicable</i> 	N/A	N/A	N/A
Rear Setback	(Section 10.253)	10 Feet	332.6 Feet	322.6 Feet
Landscape Buffer	10-25 Feet Landscape Buffer abutting Office Park/Office Building (Section 10-177) <ul style="list-style-type: none"> • <i>The subject property is abutting an Office Park/Office Building along the North Property Line</i> 	10 Feet	332.6 Feet	322.6 Feet
Landscape Buffer	30-60 Feet Landscape Buffer abutting Office Park/Office Building (Section 10-177) <ul style="list-style-type: none"> • <i>The subject property is abutting an Office Park/Office Building along the North Property Line</i> 	30 Feet	42.8 Feet	12.8 Feet



Parking Requirements

Requirements

Minimum Parking Required: (Section 10-358, Schedule A)
Multifamily Development: 1 Parking Space per Studio Unit - Not Applicable;
1.5 Parking Space per 1 Bedroom Unit - Not Applicable;
2.0 Parking Space per 2, 3 or more Bedroom Units (184 Units x 2.0 = 368 Parking Spaces);
.5 Parking Space per Unit for Visitor Parking (184 Units x 0.5 = 92 Parking Spaces)

Total Parking Required

460 Parking Spaces

Total Existing Parking

394 Parking Spaces includes 383 Regular Parking Spaces and 11 Handicap Parking Spaces

Does the Existing Parking meet the current Parking Requirement?

No, the Parking is deficient by 66 Parking Spaces



Conformance Status

It is important to note and understand how a nonconformity may affect the Use and Property (land, structures, and parking) separately; therefore, we have provided separate conformance statuses for Use and Property

Is the existing property in conformance with the current applicable zoning regulations previously addressed in this report?

Yes, the use is Legal Conforming.

No, the property is Legal NonConforming, see information below.

Deficiencies

- 1. The Parking is deficient by 66 Parking Spaces

Additional Information

- 1. The Property is Legal Nonconforming, due to changes in the Zoning Code subsequent to the development in 1993**

Information in this report was provided by the following:

City Official
Kate W. Daniel
Principal Planner
Land Use and Environmental Services
City of Tallahassee, FL
850.891.0000

Survey
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479.443.4506
Dated: 11.10.2022



Reconstruction Clause

DIVISION 3. - NONCONFORMITIES 1. Any existing multiple-family residential building or structure or a nonresidential building or structure made nonconforming as to development standards or other dimensional requirements and/or site improvement requirements by this chapter may be continued indefinitely, unless such building or structure is made subject to amortization by city commission adoption of an amortization chapter and schedule, after proper notice and public hearing and receipt of a report and recommendation from the planning commission as set forth in section 10-81. 2. Any existing multiple-family residential building or structure or a nonresidential building or structure made nonconforming as to development standards or other dimensional requirements and/or site improvement requirements by this chapter may be repaired and maintained, remodeled and reconstructed so long as the cost of the work is less than 50 percent of the structural value of the building or structure. 3. Any existing multiple-family residential building or structure or a nonresidential building or structure made nonconforming as to development standards or other dimensional requirements and/or site improvement requirements may be extended or enlarged by up to ten percent so long as such extension or enlargement does not contribute to nor increase the specific nonconforming dimensional or site improvement requirement. 4. The use of any existing multiple-family residential building or structure or nonresidential building or structure made nonconforming as to development standards or other dimensional requirements and/or site improvement requirements by this chapter may not be changed to another more intensive use. A change to another less intensive use shall be permitted provided that such use is permitted by this chapter, the extent of the nonconformity is decreased and the use complies with all other applicable requirements, including dimensional requirements and site improvement requirements. 5. If any existing multiple-family residential or nonresidential buildings or structures made nonconforming as to development standards or other dimensional requirements and/or site improvement requirements by this chapter are discontinued, they may be resumed without further review by the city. If, however, such building or structure is abandoned, any subsequent use involving an expenditure of 50 percent or more of the structural value of the building or structure shall not be permitted except in compliance with all applicable zoning district regulations; subsequent use involving an expenditure of less than 50 percent of the structural value of the building or structure shall be permitted only by nonconformity relief granted pursuant to section 10-80. 6. Any existing multiple-family residential or nonresidential building or structure made nonconforming as to parking space requirements by this chapter may be continued indefinitely; provided, however, that upon the extension or enlargement of such use, repair or maintenance of such use, remodeling or reconstruction of such use with a value of 50 percent or more of the value of the building or structure, there must be compliance with the parking space requirement of this chapter unless a nonconformity relief from the otherwise required off-street parking is granted pursuant to section 10-80.



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Zoning Code Title



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2509 Scripture Street
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Zoning Code District Regulations



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2509 Scripture Street
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Zoning Code Parking Regulations



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Zoning Code Nonconforming Regulations



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Zoning Code Definitions