Summary of Differences between the City of Tallahassee Redevelopment Ordinance and the Proposed Leon County Redevelopment Ordinance

Code Provisions	Leon County Proposed Redevelopment Ordinance*	Existing City of Tallahassee Redevelopment Ordinance**
	* The ordinance provisions below apply only if it meets the definition of redevelopment which is demolition or removal of the principal structure or 50 percent or more of the impervious surface existing on a site.	**Applies when a site is less than one acre in size or on a site greater than an acre that involves no increase in impervious area or an addition of impervious area which is less than or equal to 25% of the existing impervious area and the additional impervious surface area does not exceed one acre.
Water quality treatment in stormwater facilities	Full stormwater treatment is required	Not required for existing impervious, only for any net increase in impervious area.
Rate control	Rate control for 50% of the existing impervious area	Not required for existing impervious or for new impervious if there is adequate capacity in downstream stormwater conveyance and that any known flooding or drainage problem will not be worsened.
Landscaping required for 25% of site	½ the requirement or 12.5% landscaping	Not required
20 foot front perimeter buffer	½ the requirement or 10 foot front perimeter buffer	Not required
For vehicular use areas within the interior of a site, one 400 square foot natural or landscape planted area shall be required for every 5,000 square feet of vehicular use area	½ the requirement or 400 square foot natural or landscape planted area shall be required for every 10,000 square feet of vehicular use area	½ the requirement or 400 square foot natural or landscape planted area shall be required for every 10,000 square feet of vehicular use area
40% canopy coverage over parking areas	Not required	Not required
Credits for trees preserved	Double the credit for trees preserved	Standard credit for preserved trees
25% of the site is required to remain in a natural state	May utilize site design alternative which allows a reduction to 10% if no impacts are proposed to preservation areas	Not required
Downstream analyis	If no increase in impervious area, no downstream analysis is required	If no increase in impervious area, no downstream analysis is required