

1 Introduced by Council Member Morgan, substituted by the Land Use  
2 and Zoning Committee and amended on the Floor by Council:

3  
4  
5 **ORDINANCE 2019-239-E**

6 AN ORDINANCE AMENDING CHAPTER 656 (ZONING  
7 CODE), *ORDINANCE CODE*, CREATING NEW SUBPART S  
8 (RENEW ARLINGTON ZONING OVERLAY) WITHIN PART 3  
9 (SCHEDULE OF DISTRICT REGULATIONS); ADOPTING  
10 THE ZONING OVERLAY MAPS AND DIRECTING  
11 PUBLICATION; PROVIDING AN EFFECTIVE DATE.  
12

13 **WHEREAS**, pursuant to Resolution 2015-476-A, the City of  
14 Jacksonville declared an area containing portions of the University  
15 Boulevard, Merrill Road, Arlington Road corridors to be "blighted"  
16 as that term is defined in Chapter 163, Part III, Florida Statutes;  
17 and

18 **WHEREAS**, those corridors were defined as the Community  
19 Redevelopment Area for a potential Community Redevelopment Agency;  
20 and

21 **WHEREAS**, pursuant to Ordinance 2015-738-E, the City of  
22 Jacksonville adopted a Community Redevelopment Plan for the Renew  
23 Arlington Redevelopment area, and declared the City Council to be  
24 the Board of the newly formed Renew Arlington Community  
25 Redevelopment Agency ("RA/CRA"); and

26 **WHEREAS**, Ordinance 2015-738-E also created a Renew Arlington  
27 Community Redevelopment Agency Advisory Board ("RA/CRA Advisory  
28 Board") and approved the Renew Arlington Community Redevelopment  
29 Plan (the "Plan"); and

30 **WHEREAS**, the Plan suggested a Zoning Overlay be created for

1 the Community Redevelopment Area; and

2 **WHEREAS**, the Renew Arlington Community Redevelopment Agency  
3 Advisory Board met and directed the Office of Economic Development,  
4 as staff to the RA/CRA and the RA/CRA Advisory Board, to work with  
5 the Planning and Development Department to develop a draft of the  
6 Renew Arlington CRA Zoning Overlay; and

7 **WHEREAS**, in the spring of 2017, the Planning and Development  
8 Department established a process and timeline for the Zoning  
9 Overlay initiative which included: (a) the formation of an ad-hoc  
10 Working Group consisting of Arlington residents, business owners,  
11 and Arlington civic organizations; (b) conducting meetings of the  
12 ad-hoc Working Group (5/2/17, 5/16/17, and 6/6/17); (c) conducting  
13 a series of topic-specific public meetings to receive input on the  
14 draft overlay (10/7/17, 10/26/17, and 11/16/17); (d) providing the  
15 Advisory Board with Zoning Overlay updates (4/12/17, 5/10/17,  
16 6/14/17, 7/12/17, 9/13/17, 11/8/17, 12/13/17, 2/14/18, 3/14/18,  
17 4/11/18, 5/9/18, and 6/13/18); (e) the Planning and Development  
18 Department providing four presentations on project status to the  
19 Advisory Board (1/11/17, 3/12/17, 7/12/17, and 8/8/18); and

20 **WHEREAS**, the RA/CRA Advisory Board met on August 8, 2018 and  
21 conducted a special meeting on September 6, 2018 specifically to  
22 hear public comment on the draft RA/CRA Zoning Overlay; and

23 **WHEREAS**, in response to the Arlington community, certain  
24 revisions to the draft were recommended by the RA/CRA Advisory  
25 Board, which were incorporated by the Planning and Development  
26 Department in the draft; and

27 **WHEREAS**, at the direction of the Advisory Board, on November  
28 13, 2018, OED staff provided the RA/CRA Board with a presentation  
29 on the recommended Zoning Overlay, at which meeting the RA/CRA  
30 Board directed OED staff to work with Board Member Crescimbeni to  
31 address certain concerns on the draft Zoning Overlay; and



1 City Council established a new Community Redevelopment  
2 Agency, known as the Renew Arlington Community  
3 Redevelopment Agency ("RA/CRA") and approved a Community  
4 Redevelopment Plan (the "Plan") for the Community  
5 Redevelopment Area which was previously declared blighted.

6 B. The Plan identified the need for a Zoning Overlay  
7 encompassing the Community Redevelopment Area as an  
8 objective of the Plan.

9 C. The decline of commercial development along the RA/CRA  
10 Community Redevelopment Area corridors have contributed to  
11 blighted conditions within the RA/CRA Community  
12 Redevelopment Area (the "Redevelopment Area").

13 D. Small lot sizes within the Redevelopment Area present  
14 challenges for modern commercial development, which often  
15 require lot acreage greater than one or two acres.

16 E. Due to various challenges and limitations, commercial  
17 vacancies are common within the Redevelopment Area leading  
18 to a lack of investment along University Boulevard, Merrill  
19 Road, and Arlington Road.

20 F. Legal non-conforming uses, such as single family  
21 residential uses on commercially-zoned properties, create  
22 an inconsistent land use pattern and a dangerous  
23 environment for pedestrians.

24 G. Ensuring vehicular, pedestrian, and bicycle safety is a  
25 challenge due in part to a lack of landscaping, signage,  
26 and streetscape improvements.

27 H. The performance standards and regulations contained in this  
28 Subpart S were developed with the participation and  
29 assistance of neighborhood residents, property owners and  
30 City staff.

31 I. The Planning Commission and the Land Use and Zoning

1 Committee considered these regulations, held public  
2 hearings and made their recommendations to the Council.

3 J. Based on the foregoing findings, the Council hereby  
4 establishes the Renew Arlington Zoning Overlay (the "Zoning  
5 Overlay") regulations contained in this Subpart S, of Part  
6 3, of the Zoning Code for the purpose of encouraging  
7 commercial development, discouraging high intensity uses,  
8 and providing performance standards, design guidelines and  
9 special regulations for uses to enhance the character and  
10 aesthetics of the Overlay area.

11 **Sec. 656.399.55. INTENT**

12 A. The intent of the Zoning Overlay requirements is to protect  
13 and enhance the Redevelopment Area's unique aesthetic and  
14 physical appearance; improve property values; promote an  
15 environment that is visually appealing and safe for  
16 vehicular, bicycle and pedestrian traffic; and promote  
17 appropriate redevelopment of blighted areas. Any deviations  
18 from these standards shall remain consistent with the  
19 purpose and intent of this Zoning Overlay.

20 B. The standards set forth in this Subpart were designed to  
21 encourage infill and redevelopment within the Redevelopment  
22 Area that protects, preserves and enhances the unique  
23 character of the communities within the Zoning Overlay area.  
24 The design principles that guide these standards were  
25 developed for this Zoning Overlay through an extensive  
26 community participation process and include the following:

27 1. Protect and enhance existing residential  
28 neighborhoods.

29 2. Establish a Complete Streets program throughout the  
30 Redevelopment Area with the intent of providing safe  
31 passage for all.

1           3. Create sustainable commercial/mixed-use corridors that  
2           act as local destinations.

3           4. Ensure appropriate scale, height and density of new  
4           development and redevelopment.

5           5. Calm traffic to ensure safety and encourage economic  
6           development along the corridors.

7           6. Improve key intersections for pedestrians and as  
8           gateways to the Arlington neighborhood.

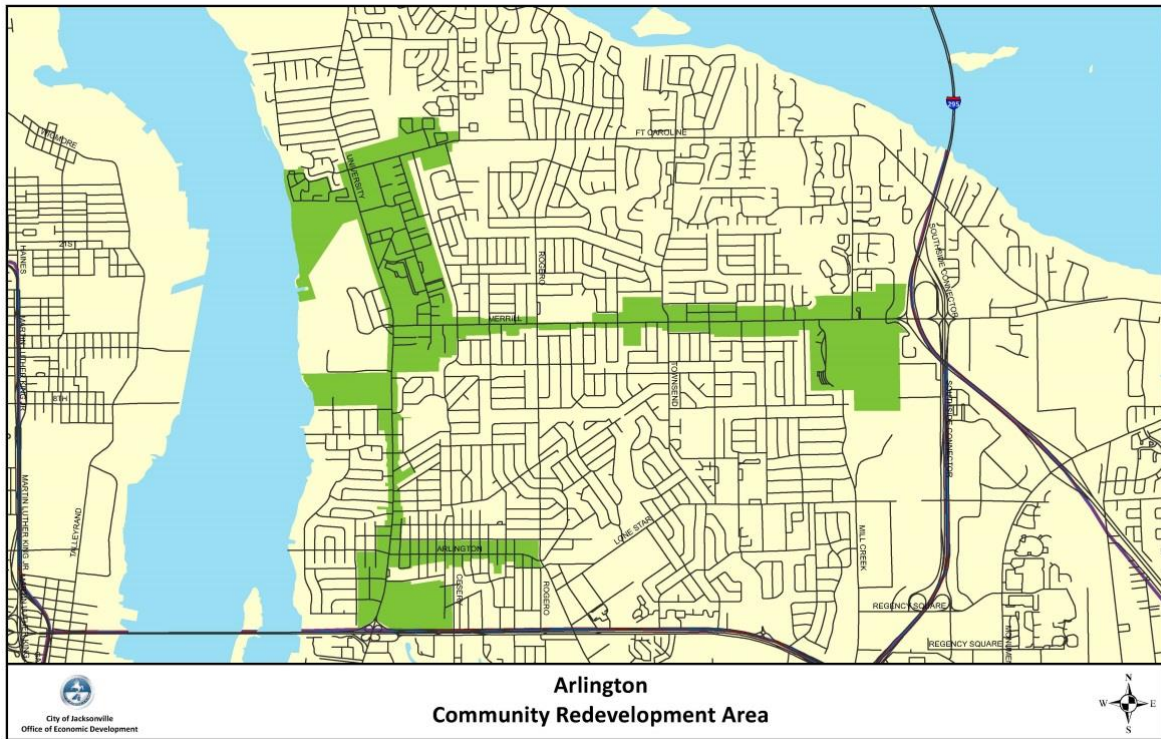
9           7. Encourage development of walkable streets and blocks.

10          C. Where landscaping and buffering requirements are in  
11          conflict with parking requirements, it is the intent of this  
12          Subpart that the landscaping and buffering requirements are  
13          met and relief from the parking regulations are requested by  
14          the property owner as necessary.

15          **Sec. 656.399.56. BOUNDARIES OF ZONING OVERLAY AREA**

16          A. Within the City of Jacksonville, the Renew Arlington Zoning  
17          Overlay Area shall be defined as the lands contained within the  
18          Renew Arlington Community Redevelopment Agency's boundary shown  
19          below as Figure 1, and hereby adopted as the Renew Arlington Zoning  
20          Overlay Area (the "Overlay Area") by the City Council.

21



**Figure 1: Renew Arlington Zoning Overlay Area**

**The Renew Arlington "Redevelopment Area" is coextensive with the "Overlay Area."**

**Sec. 656.399.57. APPLICABILITY**

A. Unless otherwise stated in this Subpart, when the regulations of this Zoning Overlay impose a different restriction upon the use of buildings or land, or upon the height of buildings, or require other conditions than are imposed or required by other ordinances, other than those ordinances approving Planned Unit Development (PUD) adopted prior to this Subpart, the provisions of this Subpart shall control. Additionally, the parking requirements of this Zoning Overlay shall supersede any conflicting parking requirements set forth in Part 6 of the Zoning Code. It is intended that this Subpart shall be applied to support the RA/CRA designation and characteristics of the Redevelopment/Overlay Area and to guide development and

1 redevelopment to support the goals and objectives contained  
2 in the Comprehensive Plan and the RA/CRA Redevelopment Plan.

3 B. When a parcel extends beyond the boundaries of the Overlay  
4 Area as described, the entire parcel will be subject to the  
5 regulations of this Subpart. If a property within the  
6 Overlay Area is aggregated with a property outside the  
7 boundaries of the Overlay Area, the entire aggregated parcel  
8 will be subject to the regulations set forth in this  
9 Subpart. The term "aggregation" means the zoning doctrine of  
10 merging separate and adjoining lots for purposes of  
11 determining and applying zoning requirements and/or building  
12 parameters.

13 C. Rezoning amendments to PUD zoning districts are permitted  
14 so long as the PUD zoning district does not circumvent the  
15 regulations contained within this Subpart.

16 D. Regulations of this Zoning Overlay are not applicable to  
17 RLD zoning districts or RMD-A zoning districts.

18 E. Single family residential uses not located in any RLD or  
19 RMD-A zoning district which are legally non-conforming on  
20 July 1, 2019 may be continued; provided, however, that:

21 1. The structure of the non-conforming use shall not be  
22 enlarged, extended, reconstructed, moved or structurally  
23 altered except to change the use of the structure to a  
24 use permitted in the district. It shall not be divided  
25 nor shall a structure be added on the premises except  
26 for purposes and in a manner conforming to the  
27 regulations for the district in which these structures  
28 and premises are located and in compliance with this  
29 Subpart.

30 2. Where a non-conforming use is superseded by a  
31 permitted use, a structure or structures and premises in



1 combination shall thereafter conform to the regulations  
2 for the district in which the structure is located and  
3 for this Subpart. The non-conforming residential use  
4 shall not thereafter be resumed and no other non-  
5 conforming use shall be permitted.

6 3. Except where governmental action impedes or denies  
7 access or governmental action requires upgrading of the  
8 premises, if the non-conforming residential use ceases  
9 for any reason for a period of 12 consecutive months, a  
10 subsequent use shall conform to the regulations of the  
11 district in which the use is located and this Subpart.

12 F. Unless otherwise specified in this Subpart, non-conforming  
13 High Intensity Uses, as described in subsection 656.399.60,  
14 that are located within any Character Area shall bring their  
15 existing non-conforming development characteristics such as,  
16 but not necessarily limited to, site layout; building form  
17 and finish materials; building location; parking; lighting;  
18 walkways; and screening for non-residential and multi-family  
19 uses into compliance upon either: reoccupation of the  
20 structure when such use ceases for more than 6 months; or  
21 upon a Major Renovation, as that term is defined in this  
22 Subpart.

23 G. Unless otherwise specified in this Subpart, all non-  
24 conforming uses *other than* High Intensity Uses that are  
25 located in any Character Area, shall bring their existing  
26 non-conforming development characteristics such as, but not  
27 necessarily limited to, parking; lighting; walkways; and  
28 screening for non-residential and multi-family uses, into  
29 compliance upon either:

30 1. Reoccupation of the structure when such use ceases for  
31 more than 6 months; or

1 2. A Major Renovation, as that term is defined in this  
2 Subpart.

3 H. For purposes of the Term for mandatory compliance with  
4 these regulations for signage, screening and landscape  
5 buffers in all Character Areas, the Term shall begin on  
6 January 1, 2020 and end on December 31, 2024.

7 **Sec. 656.399.58. SEVERABILITY**

8 A. If any subsection or other portion of this Subpart or any  
9 application thereof to any person or circumstances is  
10 declared to be void, unconstitutional or invalid for any  
11 reason, such subsection or other portion, or the proscribed  
12 application thereof, shall be severable and the remaining  
13 provisions of this Subpart and all applications thereof not  
14 having been declared void, unconstitutional or invalid shall  
15 remain in full force and effect. The Council declares that  
16 no invalid or proscribed provision or application was an  
17 inducement to the enactment of this Subpart and that it  
18 would have enacted this Subpart regardless of the invalid or  
19 proscribed provision or application.

20 **Sec. 656.399.59. DEFINITIONS**

21 A. The definitions contained in Part 16 of the Zoning Code  
22 shall apply unless otherwise defined in this Subpart.

23 1. *Brewpub* means a microbrewery operating in conjunction  
24 with a restaurant.

25 2. *Building Scale* means the relationship between the mass  
26 of a building and its surroundings, including the width  
27 of the street, open space, and mass of surrounding  
28 buildings.

29 3. *Major Renovation* means a total cumulative expansion,  
30 repair, or renovation of existing development, not  
31 including improvements made in order to comply with

1 this Subpart, that is greater than or equal to 50% of  
2 the assessed value of the lot improvements at the start  
3 of any three-year period, according to the Property  
4 Appraiser within any three-year period, or the total  
5 square footage of a structure is expanded by 50% or  
6 greater, as well as any cumulative square footage  
7 expansions totaling 50%.

8 4. *Mass* means the three-dimensional bulk of a structure  
9 determined by the height, width, and depth.

10 5. *Microbrewery* means an establishment or facility in  
11 which beer is produced for on-premises consumption  
12 (taproom) where production does not exceed 10,000  
13 barrels per year and where off-site sales to a state  
14 licensed wholesaler do not exceed 75% of production.  
15 Microbreweries may sell their product to the public via  
16 a wholesaler or retailer or directly to the consumer  
17 through carry-outs or taproom.

18 6. *Pedestrian Scale* means the relationship between a  
19 person and their surroundings, including the width of  
20 the street and the height, mass, and design of  
21 surrounding buildings.

22 7. *Public Space* means public squares, greens, plazas and  
23 neighborhood parks, pocket parks, riverwalks, and  
24 pedestrian spaces.

25 **Sec. 656.399.60. SPECIAL DESIGN STANDARDS FOR ALL CHARACTER AREAS**

26 A. High Intensity Uses are defined as those that are likely to  
27 create objectionable or excessive noise, lights, vibrations,  
28 fumes, odors, dust or physical activities, when taking into  
29 account the existing uses or zoning in the vicinity.

30 B. Below are additional design standards for the specified  
31 High Intensity Uses. Where standards for these uses already

1 existing within the Zoning Code, the more stringent  
2 requirement shall apply:

3 1. Any location for the retail sale of new or used  
4 automobiles; trucks; tractors; mobile homes; boats;  
5 campers; RV's; heavy machinery and equipment;  
6 motorcycles; and/or other large motorized vehicles;  
7 shall have a minimum lot area of one (1) acre. This  
8 standard shall become effective for existing uses and  
9 structures under paragraph (F) of the Applicability  
10 section of this Subpart.

11 2. Any location used in part or full as an auto storage  
12 yard; off-street commercial parking lot; car and/or  
13 truck rental; dancing entertainment establishment;  
14 and/or auto service facility that stores more than 10  
15 cars on site; shall have a minimum lot area of one (1)  
16 acre. This standard shall become effective for existing  
17 uses and structures under paragraph (F) of the  
18 Applicability section of this Subpart.

19 (a) Any storage areas associated with these uses  
20 shall not be located between the street and the  
21 primary structure and must be screened by a 6-foot  
22 wood, or composite wood fence, masonry wall, or  
23 pre-cast concrete panel wall that is at least 95%  
24 opaque.

25 3. Service garages for major or minor auto repair;  
26 service stations that provide oil, grease or lubricant  
27 changes, the exchange of batteries, and changing tires;  
28 truck stops; tire sales or service; and/or collision  
29 centers; shall have a minimum lot area of one (1) acre,  
30 and shall have a 6-foot wood or composite wood fence or  
31 masonry or pre-cast concrete panel wall that is at

1 least 95% opaque and placed between the street and any  
2 outside storage area. This standard shall become  
3 effective for existing uses and structures under  
4 paragraph (F) of the Applicability section of this  
5 Subpart.

6 (a) The required fence shall be placed between the  
7 outside storage of vehicles and any required  
8 landscape buffer for that particular Character  
9 Area.

10 (b) Metal panel, chain link, fabric screen or other  
11 similar fence types shall be prohibited.

12 C. Design requirements for non-residential uses:

13 1. All structures shall be prohibited from using any  
14 flashing, pulsing, running, strobing or other forms of  
15 non-sign related lighting designed to draw attention to  
16 the facility. This includes lights inside window  
17 frames, along roof or wall edges, around sign faces or  
18 along gas station canopies. This standard shall become  
19 effective on July 1, 2019.

20 2. Accessory structures shall be designed to replicate  
21 primary structures. Materials such as corrugated metal,  
22 unpainted concrete block, or prefabricated car port  
23 structures shall not be permitted. Shipping containers  
24 shall be prohibited. This standard shall become  
25 effective for existing uses and structures under  
26 paragraph (F) of the Applicability section of this  
27 Subpart.

28 3. Window signage shall allow a clear and unobstructed  
29 view from outside of the building into the building,  
30 and from inside the building to the outside, in a  
31 normal line of sight to deter criminal activity. This

1 standard shall become effective for existing uses and  
2 structures on July 1, 2019.

3 **Sec. 656.399.61. ADMINISTRATIVE DEVIATIONS**

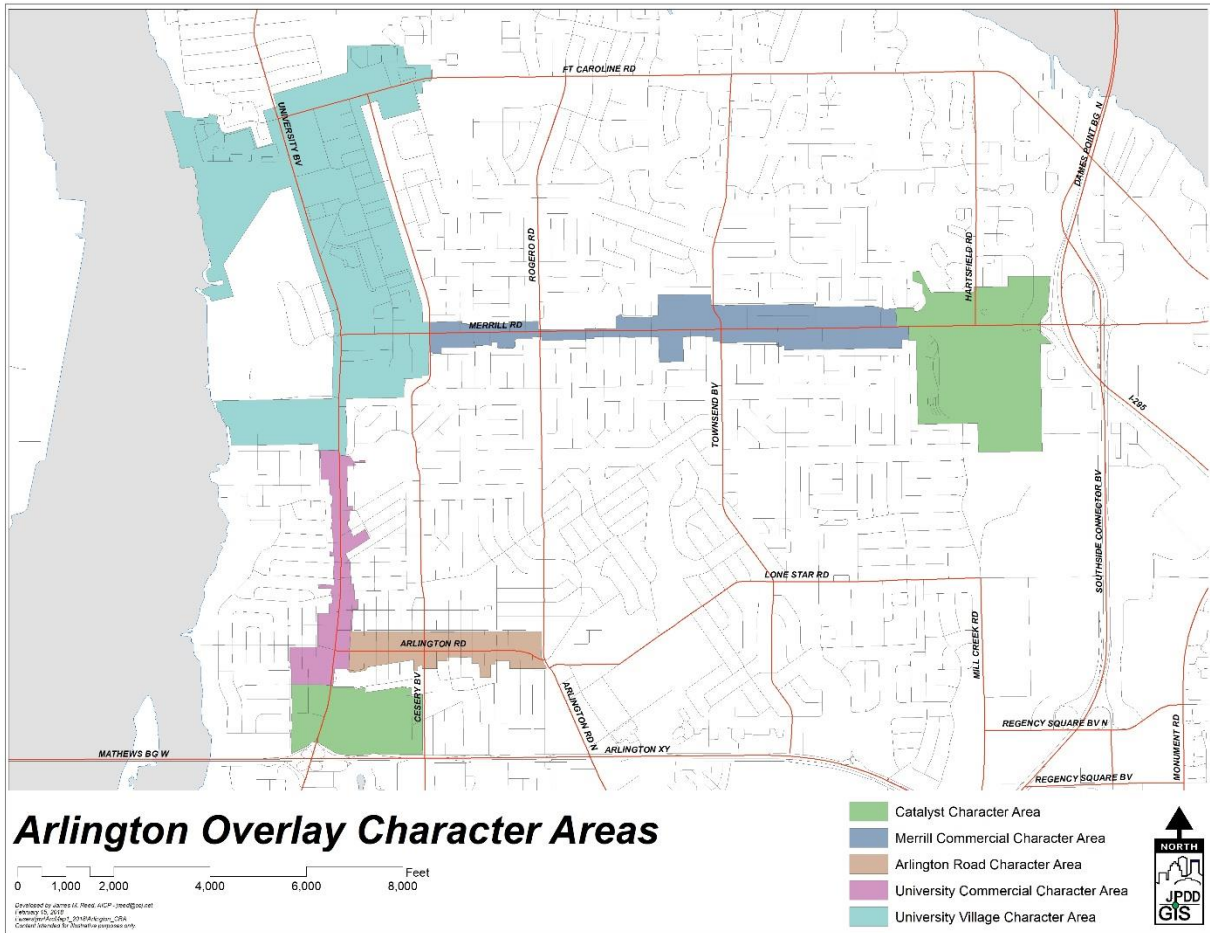
4 Administrative Deviations will be allowed for requests for relief  
5 from the strict application of this Subpart under the  
6 following conditions:

- 7 A. No Administrative Deviation will be allowed for a  
8 reduction in Lot Area for High Intensity Uses; and  
9 B. An Administrative Deviation may be given for parking  
10 reductions only if the requirements of the Landscape Code  
11 (Part 12 of the Zoning Code) are fully met.

12 **Sec. 656.399.62. CHARACTER AREAS**

13 Given the differing aesthetics within the Redevelopment Area,  
14 the Zoning Overlay consists of five Character Areas. Each has  
15 distinct design guidelines and performance standards. These  
16 areas are as follows:

- 17 A. University Village Character Area  
18 B. University Commercial Character Area  
19 C. Merrill Commercial Character Area  
20 D. Arlington Road Character Area  
21 E. Catalyst Character Areas  
22



**Figure 2: Renew Arlington Zoning Overlay-Character Areas Map**

A. University Village Character Area Standards

1. Boundaries: The University Village Character Area (the "UVCA") generally encompasses the area around, but not including, Jacksonville University (JU). Per the Overlay Character Area Map shown in Figure 2, and the enlarged UVCA Map shown in Figure 3, the UVCA is bounded to the north by Fort Caroline Road, including the parcels on the north side of the roadway, between the St. Johns River and University Club Boulevard. The western boundary is the St. Johns River, but not including the Jacksonville University Campus, from the Fort Caroline apartments just north of JU to Burdette Road. The southern boundary is Burdette Road from the

1 St. Johns River to the east side of University  
2 Boulevard and then just north of Liddell Lane from  
3 University Boulevard to Cesery Boulevard. The eastern  
4 boundary is essentially Cesery Boulevard. The Character  
5 Areas Map in Figure 2 shall be consulted for parcels  
6 located at the periphery of the Character Areas because  
7 the specific boundaries are established by property  
8 lines, not roadways.





1  
2  
3

Figure 3 - University Village Character Area

1           2. Intent

2                   This area encompasses the neighborhood around  
3                   Jacksonville University, with University Boulevard  
4                   being the primary commercial corridor. This area  
5                   is noted for its existing compact and dense  
6                   multifamily and commercial uses. The area is  
7                   inherently walkable, and the standards for this  
8                   section are intended to enhance walkability and  
9                   offer a balanced mix of uses within the same  
10                  parcel or integrated vertically or horizontally  
11                  into a single structure. Generally, the standards  
12                  will focus on pedestrian and bicycle access, cross  
13                  connections between and among parcels, parking  
14                  area reductions, green space enhancements, and an  
15                  aggregation of shared Public Space.

16           3. Design Guidelines

17                  (a) Site layout

18                       (1) Retention/detention ponds or drainage  
19                       conveyance should be incorporated as an  
20                       amenity into the site design wherever  
21                       possible. Additionally, proposed site  
22                       development or building additions should  
23                       determine if stormwater storage credits are  
24                       available from RA/CRA area-wide drainage  
25                       improvements prior to initiating site  
26                       design.

27                       (2) Aggregated water features should be  
28                       incorporated into Public Spaces when  
29                       possible.

30                       (3) Multiple parcel development should seek to  
31                       create plazas or squares for enhancement of

1 the public environment, rather than  
2 fractured small strips of green space.

3 (4) The fencing of ponds or conveyances should  
4 be avoided. Ponds should not be located in  
5 the front of the property unless the pond  
6 has been designed in conjunction with the  
7 natural features of the site and is  
8 developed and will be maintained as a  
9 significant site amenity. Rectangular or  
10 linear shaped ponds should be avoided where  
11 visible from the street. Ponds should be  
12 planted and maintained with native  
13 vegetation, as defined in Section 656.1203  
14 of the Zoning Code. The proximity of the  
15 pond to pedestrian circulation should be  
16 considered in the design of the pond slopes.  
17 Designated and maintained walkways around  
18 ponds are encouraged.

19 (b) Building form and finish materials

20 (1) The exterior finish of new buildings, and  
21 any exterior finish alterations and/or  
22 additions to the front side, street side or  
23 any side visible from adjacent residential  
24 uses of existing buildings, shall be of  
25 brick, wood, concrete, stucco, exterior  
26 insulation and finish systems (EIFS),  
27 architectural or split-face block, or other  
28 finish materials with similar appearance and  
29 texture. Metal clad, corrugated metal,  
30 plywood, Oriented Strand Board (OSB), and  
31 exposed plain concrete block shall not be

1 permitted as exterior finish materials on  
2 the front of or any street side of a  
3 building.

4 (2) Open bay doors and other similar large  
5 doors providing access to work areas and  
6 storage areas shall not open towards or  
7 directly face University Boulevard.

8 (3) Exterior window security bars shall be  
9 prohibited.

10 (4) All new multi-story buildings shall  
11 reflect the actual floors within the  
12 building through use of window location,  
13 façade breaks, façade setbacks, balconies,  
14 etc. Multi-story buildings that face a  
15 public street, neighborhood or other  
16 internal commercial area that can be viewed  
17 by the public shall have architectural  
18 fenestration and/or façade articulations  
19 designed at Pedestrian Scale.

20 (5) New buildings shall provide a foundation  
21 or base, typically from ground to bottom of  
22 the lower windowsills, with changes in  
23 volume or material. A clear visual division  
24 shall be maintained between the ground level  
25 floor and upper floors with either a cornice  
26 line or awning from 12 feet to 16 feet above  
27 Base Flood Elevation or grade, whichever  
28 applies to the proposed development.

29 (6) Massing for new buildings shall be  
30 designed to address Pedestrian Scale by  
31 reducing the scale and proportion of the

1 visual "monolithic box" through variations  
2 in wall heights, façade articulations and  
3 varied roof planes.

4 (7) New commercial and mixed-use buildings  
5 shall have large display windows on the  
6 ground floor. All street-facing, park-facing  
7 and plaza-facing structures shall have  
8 windows covering a minimum of 40% and a  
9 maximum of 80% of the ground floor of each  
10 tenant's or occupants' linear frontage and  
11 shall not exceed 30 linear feet without  
12 fenestration. Mirrored glass, obscured glass  
13 and glass block cannot be used in meeting  
14 this requirement. Display windows may be  
15 used to meet this requirement. Windows may  
16 begin at ground level, or atop a knee wall,  
17 but shall have their bottom sill no higher  
18 than 3 feet from the finished floor height,  
19 when facing the street.  
20



21 **Figure 4 - Pedestrian-Scale facade with fenestration**

**covering a minimum of 40% and maximum of 80%  
of occupants' linear frontage**

(c) Building location and street presence

(1) New structures shall be located no more than ten (10) feet from the front property line facing a public right of way.

(2) New structures shall have a maximum side yard of no more than ten (10) feet, not including driveway aisle.

(3) New structures shall have a minimum rear yard of 15 feet.

(d) Height

(1) Single use structures shall be limited to 35 feet in height.

(2) Multiuse or mixed use structures may have a maximum height of 45 feet.

(e) Fences

(1) The use of barbed, razor, or concertina wire or similar fencing shall be prohibited where visible from any public right-of-way or sidewalk.

(2) Woven metal fences are prohibited.

(3) Chain link fencing along the right of way shall be prohibited. Chain link fence may be used on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.

(4) Fencing along the right of way shall be composed of wood, stone, brick, masonry, pre-cast concrete, cast stone, vinyl or

1 metal (in a wrought iron style).

2 (5) Lawfully constructed fencing existing on  
3 July 1, 2019 shall meet the requirements  
4 herein the later of December 31, 2024, or  
5 five (5) years plus 90 days after a grant  
6 program to help mitigate the cost of  
7 compliance is approved by the RA/CRA Board.

8 (f) Landscaping/Landscaped Buffers

9 Landscaping and tree protection shall be  
10 provided in accordance with Part 12 of the  
11 Zoning Code with the following additional and  
12 superseding provisions:

13 (1) Uncomplimentary adjacent use Vehicular Use  
14 Area Buffer

15 (i) For a business existing as of July 1,  
16 2019, where the Vehicular Use Area  
17 (VUA) of a non-residential property  
18 abuts a residential use, a minimum 85%  
19 opaque, six-foot high masonry wall,  
20 pre-cast panel, wood or vinyl fence, or  
21 similar, shall be provided on the side  
22 of the non-residential use.

23 (ii) For businesses existing on July 1,  
24 2019, where a building is adjacent to a  
25 residential use, a minimum 85% opaque,  
26 six-foot high wood, stone, brick,  
27 vinyl, masonry, pre-cast panel, or  
28 similar fence or wall shall be provided  
29 on the side of the non-residential use.

30 (2) Right-of-way Vehicular Use Area Buffer

31 (i) A minimum five-foot landscape buffer

shall be provided along the boundary of all non-residential VUAs abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.

(3) Lawfully existing landscaping as of July 1, 2019 shall meet the requirements herein the later of December 31, 2024, or five (5) years plus 90 days after a grant program to help mitigate the cost of compliance is approved by the RA/CRA Board.

(g) Signage

Signage shall generally be consistent with Part 13 of the Zoning Code, with the following additional and superseding provisions below. Where sign regulations differ from those provided in this Subpart, the more stringent regulation shall apply.

(1) One (1) identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

| <b>Parcel Size</b> | <b>Max Area per Side<br/>(sq ft)</b> | <b>Max Height<br/>(ft)</b> |
|--------------------|--------------------------------------|----------------------------|
| Less than 1 acre   | 36                                   | 12                         |
| 1 acre to 3        | 50                                   | 12                         |



|                                 |     |    |
|---------------------------------|-----|----|
| acres                           |     |    |
| Greater than 3 acres to 5 acres | 75  | 18 |
| Greater than 5 acres            | 200 | 35 |

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One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

(2) Pole mounted signs are prohibited.

(3) Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville.

(4) Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.

(5) Remnant portions of former sign structures no longer conforming to this Subpart shall be removed on or before December 31, 2024.

(6) Lawfully existing signage on July 1, 2019 shall meet the requirements herein the later

1 of December 31, 2024, or five (5) years plus  
2 90 days after a grant program to help  
3 mitigate the cost of compliance is approved  
4 by the RA/CRA Board.

5 (h) Parking

6 Unless otherwise superseded by state or federal  
7 statutes or regulations, parking shall be  
8 designed and provided in accordance with Part 6  
9 of the Zoning Code with the following additional  
10 and superseding provisions:

11 (1) Parking Location and Access

12 (i) Parking lots shall connect with  
13 adjoining CRA parcel development or  
14 provide for future connection if access  
15 is not currently available. A rear lane  
16 with cross parcel access easement may  
17 serve to connect multiple parcels with  
18 cross access where driveways may be  
19 limited due to safety and traffic  
20 operations.

21 (ii) For developments providing more than  
22 four (4) parking spaces, the majority  
23 of parking on the site shall be located  
24 to the rear and side of the principal  
25 building.

26 (iii) If all of the required parking is  
27 provided to the rear and side and at  
28 least 25% of the total parking lot area  
29 is a pervious parking surface, as  
30 defined in Section 656.1601 Ordinance  
31 Code, with only the minimum required

1 ADA requirements fulfilled for paved  
2 parking spaces and the driveway apron  
3 is adjacent to the street frontage, the  
4 following requirements may be reduced:

5 a. Driveway width requirement shall  
6 be reduced from 24 feet to 16 feet  
7 wide for access to rear yard  
8 parking with apron of no more than  
9 a one (1) foot additional flair at  
10 the end of pavement for a total  
11 width of 18 feet at the right of  
12 way.

13 b. The rear buffer may be reduced  
14 from ten feet to five feet when an  
15 eight-foot masonry wall, pre-cast  
16 panel, or similar is provided.

17 c. While still required in any  
18 required buffer area, landscaping  
19 shall not be required in the  
20 internal landscape islands of the  
21 VUA where the minimum required  
22 parking is 25 spaces or less.

23 (iv) Unless shared driveways are  
24 constructed, each lot shall have only  
25 one driveway. Lots located at the  
26 corner of roads classified as  
27 collectors or higher may have one  
28 driveway per road frontage. Additional  
29 access points above the one permitted  
30 may be granted provided the continuous  
31 roadway frontage of the property is

500-feet or greater.

(v) Existing non-residential and multi-family developments in place on July 1, 2019 that are not consistent with this Section shall be deemed non-conforming and shall be brought into compliance with this driveway requirement under the following conditions:

a. When a new driveway connection permit is required for the existing development;

b. When a Major Renovation is undertaken, as defined in this Subpart;

c. When a 25% or greater increase in trip generation attributable to the existing development is documented; or

d. If the principal activity on the property with any non-conforming access driveway is discontinued for a consecutive period of 365 days.

(2) Parking Requirements

(i) Single-use residential developments, restaurants, and/or establishments that include the sale and service of beer, wine, or liquor for on-premises consumption, shall provide 100% of required parking.

(ii) Uses not listed in (2)(i), above,

1 are eligible for a reduction in the  
2 parking requirement up to 30% for a  
3 redevelopment project where on-street  
4 parking or area off-street parking is  
5 available within a 400' radius.  
6 Availability for shared parking credit  
7 towards on-site parking requirements  
8 may be established by mixed-use  
9 operating hours, staggered peak demand  
10 or agreement between properties to  
11 share parking facilities; or

12 a. Developer may provide 80% of  
13 required parking; or

14 b. Parking requirements may be  
15 reduced to 60% of the required  
16 parking for facilities that create  
17 shared driveways with neighboring  
18 properties. These reductions may  
19 be applied to each parcel that  
20 participates in the combination  
21 and total reduction of the number  
22 of driveways. A further 5%  
23 reduction may be granted for a  
24 reduction of two (2) or more  
25 driveways.

26 (iii) For parking lots with more than 4  
27 spaces, additional required parking  
28 spaces may be reduced by up to 5  
29 spaces, when additional bicycle parking  
30 is provided at a 2 for 1 ratio. A  
31 minimum of 4 spaces is required;

1 parking reduction only applicable to  
2 spaces exceeding the minimum required 4  
3 spaces. For example, where 9 vehicular  
4 parking spaces are required and an 2  
5 bicycle parking spaces are provided  
6 above the requirement, then 1 vehicular  
7 parking space may be credited, allowing  
8 for a total of 8 vehicular parking  
9 spaces instead of 9.

10 (i) Walkways and Pedestrian Connections

11 Parking lots shall be designed to allow  
12 pedestrians to move safely from their vehicle to  
13 the building.

14 (1) All parking lots with more than 40 spaces  
15 located more than 90 feet from a building  
16 entrance, measured perpendicular from the  
17 parking space to the structure entrance or  
18 from each entrance when multiple entrances  
19 front on the parking lot, shall have at  
20 least one (1) sidewalk or other suitable  
21 pedestrian connection, not less than five  
22 (5) feet wide between the parking lot and  
23 the building entrance, as well as between  
24 the public right-of-way and the building  
25 entrance. The pedestrian connection(s) shall  
26 be centralized and minimize pedestrian and  
27 vehicle conflicts. This pedestrian  
28 connection shall be provided for every three  
29 (3) parking aisles, where parking exceeds 90  
30 linear feet from the building entrance.

31 (2) Pedestrian connections shall be clearly

1 defined by at least one of the following:

2 (i) Six inch vertical curb, or

3 (ii) A paving material that differs from  
4 that of the vehicular area, including  
5 across vehicular lanes, or

6 (iii) A continuous landscape area at a  
7 minimum of two (2) feet wide on at  
8 least one side of the walkway.

9 (3) For properties with multiple tenants  
10 and/or multiple structures on site,  
11 pedestrian circulation shall be provided  
12 between tenants and/or structures through  
13 the use of a sidewalk or other suitable  
14 pedestrian connection, not less than five  
15 (5) feet wide and where applicable, shall  
16 align with and connect to that of adjacent  
17 and contiguous properties. Sidewalk paving  
18 or other pedestrian connections, where  
19 applicable, must continue uninterrupted  
20 across the mouth of all curb cuts, subject  
21 to the City's Land Development Regulations.

22 (j) Screening

23 (1) Any exterior garbage receptacles,  
24 dumpsters, open storage areas or mechanical  
25 equipment must be screened from view from  
26 public rights-of-way and adjacent  
27 residential uses with 95 % opaque material  
28 that is visually similar to materials used  
29 on the nearest façade of the principal  
30 structure, such as wood or vinyl.  
31 Additionally, garbage receptacles,

1 dumpsters, open storage areas and/or  
2 mechanical equipment must be a minimum 25  
3 feet from any residential uses and shall be  
4 incorporated into the main structure as a  
5 part of new construction or Major  
6 Renovation, as defined in this Subpart.

7 (k) Lighting

8 Provide lighting systems that minimize glare,  
9 shadow, light pollution, and light trespass.

10 (1) All sag lenses, drop lenses and convex  
11 lenses shall be prohibited.

12 (2) At least 2.0 foot-candle (f.c.) minimum  
13 maintained lighting level is recommended,  
14 while 3.0-5.0 f.c. minimum maintained level  
15 is preferred. These levels shall generally  
16 apply to all parking and pedestrian areas.  
17 However, illumination levels at all property  
18 lines shall not exceed one-half (.5) f.c.  
19 when the building or parking areas are  
20 located adjacent to residential uses, and  
21 shall not exceed one (1.0) f.c. when  
22 abutting other non-residential properties.  
23 Lighting levels can be reduced after  
24 business hours/closing to 0.5 f.c. minimum  
25 maintained for burglary and vandalism  
26 resistance, if the property does not have an  
27 existing problem with criminal incidents,  
28 and the owner deems it appropriate.

29 (3) The use of cut-off fixtures with diffusers  
30 to focus the lighting where needed to  
31 minimize or eliminate light trespass is



1 required.

2 (4) All lighting lamp sources within parking  
3 and pedestrian areas shall be metal halide,  
4 compact fluorescent or LED; LED is  
5 preferred.

6 (5) The maximum light pole height in all  
7 parking areas shall not exceed thirty feet  
8 (30'- 0"), and the maximum light pole height  
9 in all pedestrian areas shall not exceed  
10 fifteen feet (15'-0").

11 (6) Shrubs and trees shall not interfere with  
12 security lighting or common natural  
13 surveillance observation from public streets  
14 or any buildings, including public rights-  
15 of-way.

16 (7) Illumination of exterior doors - All types  
17 of exterior doors shall be illuminated with  
18 outdoor lighting during the hours of  
19 darkness to allow ready-observation of  
20 persons entering or exiting.

21 (8) Illumination address numbers - All street  
22 address or apartment/unit numbers (when  
23 existing) that are already required by  
24 existing codes shall also be illuminated  
25 during the hours of darkness.

26 (9) Illumination of recessed areas- Alcoves  
27 and other recessed areas of buildings or  
28 fences that are capable of human concealment  
29 shall be illuminated during the hours of  
30 darkness.

31 4. Additional Performance Standards

1 (a) Alcohol Distance Limitations

2 (1) Unless otherwise superseded by state or  
3 federal statutes or regulations, for  
4 permitted and permissible uses, any and all  
5 distance limitations and prohibitions found  
6 in Part 8 of the Zoning Code are waived and  
7 do not apply with regard to the distance  
8 between any and all location(s) selling  
9 and/or serving all alcoholic beverages for  
10 on-premises consumption in conjunction with  
11 a restaurant, microbrewery or brewpub, as  
12 defined in this Subpart, and the location of  
13 any and all established faith institutions  
14 or schools (inclusive of Jacksonville  
15 University). Uses subject to this standard  
16 shall not serve alcoholic beverages past  
17 midnight. For those uses that intend to  
18 serve alcoholic beverages past midnight,  
19 Part 8 of the Zoning Code shall apply.

20 (2) Sale and service of all alcohol for off-  
21 premises consumption must meet the distance  
22 requirements otherwise required in the  
23 City's Zoning Code. Retail sale and service  
24 of all alcoholic beverages (license type  
25 3PS) for off-premises consumption shall be  
26 discouraged.

27 (3) All permitted and permissible alcohol  
28 related uses shall have a minimum separation  
29 between any residential use and any portion  
30 of the property used for the sale and  
31 service of alcohol, including outside sales

1 and service locations, of 100 feet, as  
2 measured from the nearest property line of  
3 the residential use to the nearest portion  
4 of the property defined for alcohol sales,  
5 unless otherwise incorporated into a mixed  
6 use project where uses are blended on the  
7 same parcel of land.

8 (b) Drive-through window services and queuing lanes  
9 shall be placed in the side or rear yard of the  
10 parcel on which it is located. Drive-through  
11 window services and queuing lanes shall be located  
12 no closer than 50 feet to residential uses.  
13 Speaker systems shall not be aimed towards  
14 residential uses.

15 (c) Off-street parking lots. Where permitted, off-  
16 street parking lots shall be subject to the  
17 following conditions:

18 (1) There shall be no storage, sales, or  
19 service activity of any kind on these lots  
20 except where seasonal sales are permitted  
21 within the City's Zoning Code, Section  
22 656.401(gg).

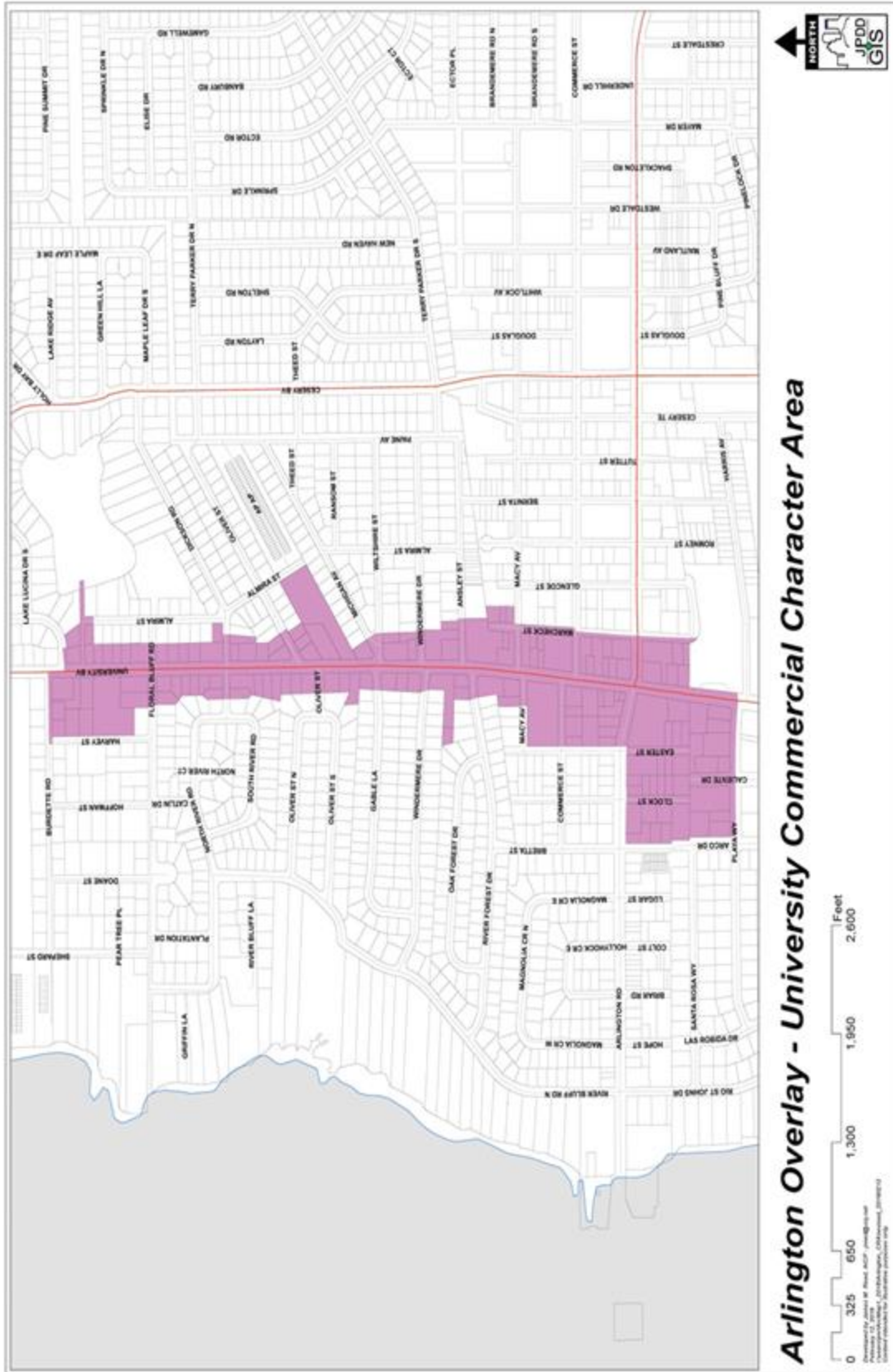
23 (2) Vehicular parking on the lot shall be  
24 limited to vehicles for employee and  
25 customer parking.

26 (d) Outdoor display of merchandise is prohibited.

27 B. University Commercial Character Area Standards

28 1. Boundaries: The University Commercial Character Area  
29 (the "UCCA") generally encompasses the properties on  
30 the east side and west side of University Boulevard  
31 from Playa Way to Burdette Road. Per the Overlay

1 Character Area Map shown in Figure 2, and the enlarged  
2 UCCA Map shown in Figure 5, the UCCA is bounded to the  
3 north by Burdette Road and Lake Lucina Drive between  
4 Harvey Street and the properties immediately east of  
5 University Boulevard. The western and eastern  
6 boundaries are defined by the commercial properties  
7 immediately to the west and east of University  
8 Boulevard, generally about 1 - 2 parcels on either side  
9 of the corridor from Burdette Road to Windermere Drive,  
10 and extending to about 3 - 4 parcels deep on either  
11 side to the west and east of University Boulevard from  
12 Windermere Drive to Arlington Road. The blocks between  
13 Arlington Road and Playa Way and Bretta Street and  
14 University Boulevard are also included in this  
15 Character Area. The southern boundary is Playa Way to  
16 the west of University Boulevard and the parcels just  
17 north of Arlington Elementary School on the east side  
18 of University Boulevard. The Character Areas Map in  
19 Figure 2 shall be consulted for parcels located at the  
20 periphery of the Character Areas because the specific  
21 boundaries are established by property lines, not  
22 roadways.



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Figure 5 - University Commercial Character Area

1 2. Intent

2 This area contains neighborhood support services and  
3 daily commercial needs serving the Arlington area.  
4 This area contains lots of various sizes and uses with  
5 varying commercial (primarily) intensities. Noted for  
6 its existing compact and dense multifamily and  
7 commercial uses, this section of University Boulevard  
8 is inherently walkable, and the standards contained  
9 within this section are intended to enhance walkability  
10 and offer a balanced mix of uses within the same parcel  
11 or integrated vertically or horizontally into a single  
12 structure. Generally, the standards herein focus on  
13 pedestrian and bicycle access, cross connections  
14 between and among parcels, parking area reductions,  
15 green space enhancements, and an aggregation of shared  
16 Public Space.

17 3. Design Guidelines

18 (a) Site layout

19 (1) Retention/ detention ponds or drainage  
20 conveyance should be incorporated as an  
21 amenity into the site design wherever  
22 possible, however proposed site development  
23 or building additions should determine if  
24 stormwater storage credits are available  
25 from CRA area-wide drainage improvements  
26 prior to initiating site design.

27 (2) The fencing of ponds or conveyances should  
28 be avoided. Ponds should not be located in  
29 the front of the property unless the pond  
30 has been designed in conjunction with the  
31 natural features of the site and is

1 developed and will be maintained as a  
2 significant site amenity. Rectangular or  
3 linear shaped ponds should be avoided where  
4 visible from the street. Ponds should be  
5 planted and maintained with native  
6 vegetation as defined in Section 656.1203 of  
7 the Zoning Code. The proximity of the pond  
8 to pedestrian circulation should be  
9 considered in the design of the pond slopes.

10 (b) Building form and finish materials

11 (1) The exterior finish of new buildings, and  
12 any exterior finish alterations and/or  
13 additions to the front side, street side or  
14 any side visible from adjacent residential  
15 uses of existing buildings, shall be of  
16 brick, wood, concrete, stucco, exterior  
17 insulation and finish systems (EIFS),  
18 architectural or split-face block, or other  
19 finish materials with similar appearance and  
20 texture. Metal clad, corrugated metal,  
21 plywood, Oriented Strand Board (OSB), and  
22 exposed plain concrete block shall not be  
23 permitted as exterior finish materials on  
24 the front of or any street side of a  
25 building.

26 (2) Open bay doors and other similar large  
27 doors providing access to work areas and  
28 storage areas shall not open towards or  
29 directly face University Boulevard.

30 (3) Exterior window security bars shall be  
31 prohibited.

1 (4) All new multi-story buildings shall  
2 reflect the actual floors within the  
3 building through use of window location,  
4 façade breaks, façade setbacks, balconies,  
5 etc. Multi-story buildings that face a  
6 public street, neighborhood or other  
7 internal commercial area that can be viewed  
8 by the public shall have architectural  
9 fenestration and/or façade articulations  
10 designed at Pedestrian Scale.

11 (5) New buildings shall provide a foundation  
12 or base, typically from ground to bottom of  
13 the lower windowsills, with changes in  
14 volume or material. A clear visual division  
15 shall be maintained between the ground level  
16 floor and upper floors with either a cornice  
17 line or awning from 12 feet to 16 feet above  
18 Base Flood Elevation or grade, whichever  
19 applies to the proposed development.

20 (6) Massing for new buildings shall be  
21 designed to address Pedestrian Scale by  
22 reducing the scale and proportion of the  
23 visual "monolithic box" through variations  
24 in wall heights, façade articulations and  
25 varied roof planes.

26 (7) New commercial and mixed-use buildings  
27 shall have large display windows on the  
28 ground floor. All street-facing, park-  
29 facing, and plaza-facing structures shall  
30 have windows covering a minimum of 40% and a  
31 maximum of 80% of the ground floor of each



1           tenant's or occupants' linear frontage. and  
2           shall not exceed 30 linear feet without  
3           fenestration. Mirrored glass, obscured glass  
4           and glass block cannot be used in meeting  
5           this requirement. Display windows may be  
6           used to meet this requirement. Windows may  
7           begin at ground level, or atop a knee wall,  
8           but shall have their bottom sill no higher  
9           than 3 feet from the finished floor height,  
10          when facing the street.

11           (c) Height

- 12                   (1) Single use structures shall be limited to  
13                   35 feet in height.  
14                   (2) Multiuse mixed use structures may have a  
15                   maximum height of 45 feet.

16           (d) Fences

- 17                   (1) The use of barbed, razor or concertina  
18                   wire or similar fencing shall be prohibited  
19                   where visible from any public right-of-way  
20                   or sidewalk.  
21                   (2) Woven metal fences are prohibited.  
22                   (3) Chain link fencing along the right of way  
23                   shall be prohibited. Chain link fence may be  
24                   used on the side (if not on a corner lot)  
25                   and rear property lines, and shall be vinyl  
26                   coated in black or green color.  
27                   (4) Fencing along the right of way shall be  
28                   composed of wood, stone, brick, pre-cast  
29                   concrete, masonry, cast stone, vinyl or  
30                   metal (in a wrought iron style).  
31                   (5) Lawfully constructed fencing existing on

1 July 1, 2019 shall meet the requirements  
2 herein the later of December 31, 2024, or  
3 five (5) years plus 90 days after a grant  
4 program to help mitigate the cost of  
5 compliance is approved by the RA/CRA Board.

6 (e) Landscaping/Landscaped Buffers

7 Landscaping and tree protection shall be provided  
8 in accordance with Part 12 of the Zoning Code with  
9 the following additional and superseding  
10 provisions:

11 (1) Uncomplimentary adjacent use Vehicular Use  
12 Area Buffer

13 (i) For a business existing as of July 1,  
14 2019 where the Vehicular Use Area (VUA)  
15 of a non-residential property abuts a  
16 residential use, a minimum 85% opaque  
17 six-foot high masonry wall, pre-cast  
18 panel, wood or vinyl fence, or similar,  
19 shall be provided on the side of the  
20 non-residential use.

21 (ii) For businesses existing on July 1,  
22 2019, where a building is adjacent to a  
23 residential use, a minimum 85% opaque,  
24 six-foot high wood, stone, brick,  
25 vinyl, masonry, pre-cast panel, or  
26 similar fence or wall shall be provided  
27 on the side of the non-residential use.

28 (2) Right-of-way Vehicular Use Area Buffer

29 (i) Lots fronting any public right-of-way  
30 may replace the standard landscape  
31 buffer requirement with a minimum four

(4) foot landscape buffer along the boundary of all non-residential vehicular use areas abutting public right-of-way. No more than 25% of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.

(3) Lawfully existing landscaping as of July 1, 2019 shall meet the requirements herein the later of December 31, 2024, or five (5) years plus 90 days after a grant program to help mitigate the cost of compliance is approved by the RA/CRA Board.

(f) Signage

Signage shall generally be consistent with Part 13 of the Zoning Code, with the following additional and superseding provisions below. Where sign regulations differ from those provided in this Subpart, the more stringent regulation shall apply.

(1) One (1) identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

| <b>Parcel Size</b>  | <b>Max Area per Side<br/>(sq ft)</b> | <b>Max Height<br/>(ft)</b> |
|---------------------|--------------------------------------|----------------------------|
| Less than 1<br>acre | 36                                   | 12                         |
| 1 acre to 3         | 50                                   | 12                         |

|                                       |     |    |
|---------------------------------------|-----|----|
| acres                                 |     |    |
| Greater than 3<br>acres to 5<br>acres | 75  | 18 |
| Greater than 5<br>acres               | 200 | 35 |

One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

(2) Pole mounted signs are prohibited.

(3) Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville.

(4) Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.

(5) Remnant portions of former sign structures no longer conforming to this Subpart shall be removed on or before December 31, 2024.

(6) Lawfully existing signage on July 1, 2019 shall meet the requirements herein the later of December 31, 2024, or five (5) years plus 90 days after a grant program to help

1 mitigate the cost of compliance is approved  
2 by the RA/CRA Board.

3 (g) Parking

4 Unless otherwise superseded by state or federal  
5 statutes or regulations, parking shall be  
6 designed and provided in accordance with Part 6  
7 of the Zoning Code with the following additional  
8 and superseding provisions:

9 (1) Parking Location and Access

10 (i) Parking lots shall connect with  
11 adjoining CRA parcel development or  
12 provide for future connection if access  
13 is not currently available. A rear lane  
14 with cross parcel access easement may  
15 serve to connect multiple parcels with  
16 cross access where driveways may be  
17 limited due to safety and traffic  
18 operations.

19 (ii) For developments providing more than  
20 four (4) parking spaces, the majority  
21 of parking on the site shall be located  
22 to the rear and side of the principal  
23 building.

24 (iii) If all of the required parking is  
25 provided to the rear and side and at  
26 least 25% of the total parking lot area  
27 is a stable pervious surface with only  
28 the minimum required ADA requirements  
29 fulfilled for paved parking spaces and  
30 the driveway apron is adjacent to the  
31 street frontage, the following

1 requirements may be reduced:

2 a. Driveway width requirement shall  
3 be reduced from 24 feet to 16 feet  
4 wide for access to rear yard  
5 parking with apron of no more than  
6 a one (1) foot additional flair at  
7 the end of pavement for a total  
8 width of 18 feet at the right of  
9 way.

10 b. The rear buffer may be reduced  
11 from ten feet to five feet when an  
12 eight-foot masonry wall, pre-cast  
13 panel, or similar is provided.

14 c. While still required in any  
15 required buffer area, landscaping  
16 shall not be required in the  
17 internal landscape islands of the  
18 VUA where the minimum required  
19 parking is 25 spaces or less.

20 (iv) Unless shared driveways are  
21 constructed, each lot shall have only  
22 one driveway. Lots located at the  
23 corner of roads classified as  
24 collectors or higher may have one  
25 driveway per road frontage. Additional  
26 access points above the one permitted  
27 may be granted provided the continuous  
28 roadway frontage of the property is  
29 500-feet or greater.

30 (v) Existing non-residential and multi-  
31 family developments in place on July 1,

1 2019 that are not consistent with this  
2 Section shall be deemed non-conforming  
3 and shall be brought into compliance  
4 with this driveway requirement under  
5 the following conditions:

6 a. When a new driveway connection  
7 permit is required for the  
8 existing development;

9 b. When a Major Renovation is  
10 undertaken, as defined in this  
11 Subpart;

12 c. When a 25% or greater increase  
13 in trip generation attributable to  
14 the existing development is  
15 documented; or

16 d. If the principal activity on the  
17 property with any non-conforming  
18 access driveway is discontinued  
19 for a consecutive period of 365  
20 days.



1  
2 *Figure 6 - Conceptual image of parking and building street*  
3 *frontage - generally applies to most Character Areas.*  
4

5 (2) Parking Requirements

6 (i) Single-use residential developments,  
7 restaurants, and/or establishments that  
8 include the sale and service of beer,  
9 wine, or liquor for on-premises  
10 consumption, shall provide 100% of  
11 required parking.

12 (ii) Uses not listed in (1) are eligible  
13 for a reduction in the parking  
14 requirement up to 30% for a  
15 redevelopment project where proof of  
16 on-street parking or area off-street  
17 parking is available within a 400'  
18 radius. Availability for shared parking  
19 credit towards on-site parking  
20 requirements may be established by



1 mixed-use operating hours, staggered  
2 peak demand or agreement between  
3 properties to share parking facilities;  
4 or

5 a. Developer may provide 80 % of  
6 required parking; or

7 b. Parking requirements may be  
8 reduced to 60% of the required  
9 parking for facilities that create  
10 shared driveways with neighboring  
11 properties. These reductions may  
12 be applied to each parcel that  
13 participates in the combination  
14 and total reduction of the number  
15 of driveways. A further 5%  
16 reduction may be granted for a  
17 reduction of 2 or more driveways.

18 (iii) For parking lots with more than 4  
19 spaces, additional required parking  
20 spaces may be reduced by up to 5  
21 spaces, when additional bicycle parking  
22 is provided at a 2 for 1 ratio. A  
23 minimum of 4 spaces is required;  
24 parking reduction only applicable to  
25 spaces exceeding the minimum required 4  
26 spaces. For example, where 9 vehicular  
27 parking spaces are required and an 2  
28 bicycle parking spaces are provided  
29 above the requirement, then 1 vehicular  
30 parking space may be credited, allowing  
31 for a total of 8 vehicular parking

spaces instead of 9.

(h) Walkways and Pedestrian Connections

Parking lots shall be designed to allow pedestrians to move safely from their vehicle to the building.

(1) All parking lots with more than 40 spaces located more than 90 feet from a building entrance, measured perpendicular from the parking space to the structure entrance or from each entrance when multiple entrances from on the parking lot, shall have at least one (1) sidewalk or other suitable pedestrian connection, not less than five (5) feet wide between the parking lot and the building entrance, as well as between the public right-of-way and the building entrance. The pedestrian connection(s) shall be centralized and minimize pedestrian and vehicle conflicts. This pedestrian connection shall be provided for every three (3) parking aisles, where parking exceeds 90 linear feet from the building entrance

(2) Pedestrian Connections shall be clearly defined by at least one of the following:

- (i) Six-inch vertical curb, or
- (ii) A paving material that differs from that of the vehicular area, including across vehicular lanes, or
- (iii) A continuous landscape area at a minimum of two (2) feet wide on at least one side of the walkway.

1 (3) For properties with multiple tenants  
2 and/or multiple structures on site,  
3 pedestrian circulation shall be provided  
4 between tenants and/or structures through  
5 the use of a sidewalk or other suitable  
6 pedestrian connection, not less than five  
7 (5) feet wide and where applicable, shall  
8 align with and connect to that of adjacent  
9 and contiguous properties. Sidewalk paving  
10 or other pedestrian connections, where  
11 applicable, must continue uninterrupted  
12 across the mouth of all curb cuts, subject  
13 to the City's Land Development Regulations.

14 (i) Screening

15 (1) Any exterior garbage receptacles,  
16 dumpsters, open storage areas or mechanical  
17 equipment must be screened from view from  
18 public rights-of-way and adjacent  
19 residential uses with 95% opaque material  
20 that is visually similar to materials used  
21 on the nearest façade of the principal  
22 structure, such as wood or vinyl.  
23 Additionally, garbage receptacles,  
24 dumpsters, open storage areas and/or  
25 mechanical equipment must be a minimum 25  
26 feet from adjacent residential uses and  
27 shall be incorporated into the main  
28 structure as a part of new construction or  
29 Major Renovation, as defined in this  
30 Subpart.

31 (j) Lighting

1 Provide lighting systems that minimize glare,  
2 shadow, light pollution, and light trespass.

3 (1) All sag lenses, drop lenses and convex  
4 lenses shall be prohibited.

5 (2) At least 2.0 foot-candle (f.c.) minimum  
6 maintained lighting level is recommended,  
7 while 3.0-5.0 f.c. minimum maintained level  
8 is preferred. These levels shall generally  
9 apply to all parking and pedestrian areas.  
10 However, illumination levels at all property  
11 lines shall not exceed one-half (.5) f.c.  
12 when the building or parking areas are  
13 located adjacent to residential uses, and  
14 shall not exceed one (1.0) f.c. when  
15 abutting other non-residential properties.  
16 Lighting levels can be reduced after  
17 business hours/closing to 0.5 f.c. minimum  
18 maintained for burglary and vandalism  
19 resistance, if the property does not have an  
20 existing problem with criminal incidents,  
21 and the owner deems it appropriate.

22 (3) The use of cut-off fixtures with diffusers  
23 to focus the lighting where needed to  
24 minimize or eliminate light trespass is  
25 required.

26 (4) All lighting lamp sources within parking  
27 and pedestrian areas shall be metal halide,  
28 compact fluorescent or LED; LED is  
29 preferred.

30 (5) The maximum light pole height in all  
31 parking areas shall not exceed thirty feet

1 (30' - 0"), and the maximum light pole height  
2 in all pedestrian areas shall not exceed  
3 fifteen feet (15'-0").

4 (6) Shrubs and trees shall not interfere with  
5 security lighting or common natural  
6 surveillance observation from public streets  
7 or any buildings, including public rights-  
8 of-way.

9 (7) Illumination of exterior doors - All types  
10 of exterior doors shall be illuminated with  
11 outdoor lighting during the hours of  
12 darkness to allow ready-observation of  
13 persons entering or exiting.

14 (8) Illumination of address numbers - All  
15 street address or apartment/unit numbers  
16 (when existing) that are already required by  
17 existing codes shall also be illuminated  
18 during the hours of darkness.

19 (9) Illumination of recessed areas - Alcoves  
20 and other recessed areas of buildings or  
21 fences that are capable of human concealment  
22 shall be illuminated during the hours of  
23 darkness.

24 4. Additional Performance Standards

25 (a) Drive-through window services and queuing lanes  
26 shall be placed in the side or rear yard of the  
27 parcel on which it is located. Drive-through  
28 window services and queuing lanes shall be located  
29 no closer than 50 feet to residential uses.  
30 Speaker systems shall not be aimed towards  
31 residential uses.

1 (b) Off-street parking lots. Where permitted, off-  
2 street parking lots shall be subject to the  
3 following conditions:

4 (1) There shall be no storage, sales, or  
5 service activity of any kind on these lots.

6 (2) Vehicular parking on the lot shall be  
7 limited to vehicles for employee and  
8 customer parking.

9 (c) Outdoor display of merchandise is prohibited.

10 C. Merrill Commercial Character Area

11 1. Boundaries: The Merrill Commercial Character Area  
12 (the "MCCA") generally encompasses the properties on  
13 the north side and south side of Merrill Road from  
14 Cesery Boulevard to Fort Wilderness Trail and Woolery  
15 Drive. Per the Overlay Character Area Map shown in  
16 Figure 2, and the enlarged MCCA Map shown in Figure 7,  
17 the MCCA is bounded to the north and south by the  
18 commercial properties along Merrill Road. The  
19 commercial area along this corridor typically extends  
20 approximately 1 - 2 parcels on either side of the  
21 roadway. The western boundary is Cesery Boulevard  
22 between Greenberry Lane and Glenn Rose Drive, and the  
23 eastern boundary is Fort Wilderness Trail between  
24 Merrill Road and Rocky Fort Trail and Woolery Drive  
25 from Merrill Road to one parcel south of Merrill Road.  
26 The Character Areas Map in Figure 2 shall be consulted  
27 for parcels located at the periphery of the Character  
28 Areas because the specific boundaries are established  
29 by property lines, not roadways.



Figure 7 - Merrill Commercial Character Area

1  
2  
3

1 2. Intent

2 This area primarily encompasses commercial and  
3 institutional uses that serve the surrounding area.  
4 While the area contains lots of various sizes, the lots  
5 within this area tend to be somewhat larger than those  
6 along the other corridors within the CRA. This section  
7 of Merrill Road is more auto-oriented, and as a result  
8 the standards contained within this section are  
9 intended to focus on the safe and efficient movement of  
10 pedestrians, bicyclists, and automobiles, while  
11 offering a balanced mix of uses. Generally, the  
12 standards herein focus on safe and effective automobile  
13 access, green space enhancements, and design that is  
14 both aesthetic and functional.

15 3. Design Guidelines

16 (a) Site layout

17 (1) Retention/detention ponds or drainage  
18 conveyance should be incorporated as an  
19 amenity into the site design wherever  
20 possible, however proposed site development  
21 or building additions should determine if  
22 stormwater storage credits are available  
23 from CRA area-wide drainage improvements  
24 prior to initiating site design.

25 (2) The fencing of ponds or conveyances should  
26 be avoided. Ponds should not be located in  
27 the front of the property unless the pond  
28 has been designed in conjunction with the  
29 natural features of the site and is  
30 developed and will be maintained as a  
31 significant site amenity. Rectangular or



1 linear shaped ponds should be avoided where  
2 visible from the street. Ponds should be  
3 planted and maintained with native  
4 vegetation as defined in Section 656.1203 of  
5 the Zoning Code. The proximity of the pond  
6 to pedestrian circulation should be  
7 considered in the design of the pond slopes.

8 (b) Building form and finish materials

9 (1) The exterior finish of new buildings, and  
10 any exterior finish alterations and/or  
11 additions to the front side, street side or  
12 any side visible from adjacent residential  
13 uses of existing buildings, shall be of  
14 brick, wood, concrete, stucco, exterior  
15 insulation and finish systems (EIFS),  
16 architectural or split-face block, or other  
17 finish materials with similar appearance and  
18 texture. Metal clad, corrugated metal,  
19 plywood, Oriented Strand Board (OSB), and  
20 exposed plain concrete block shall not be  
21 permitted as exterior finish materials on  
22 the front of or any street side of a  
23 building.

24 (2) Open bay doors and other similar large  
25 doors providing access to work areas and  
26 storage areas shall not open towards or  
27 directly face Merrill Road.

28 (3) Exterior window security bars shall be  
29 prohibited.

30 (4) All new multi-story buildings shall  
31 reflect the actual floors within the

1 building through use of window location,  
2 façade breaks, façade setbacks, balconies,  
3 etc. Multi-story buildings that face a  
4 public street, neighborhood or other  
5 internal commercial area that can be viewed  
6 by the public shall have architectural  
7 fenestration and/or façade articulations  
8 designed at Pedestrian Scale.

9 (5) New buildings shall provide a foundation  
10 or base, typically from ground to bottom of  
11 the lower windowsills, with changes in  
12 volume or material. A clear visual division  
13 shall be maintained between the ground level  
14 floor and upper floors with either a cornice  
15 line or awning from 12 feet to 16 feet above  
16 Base Flood Elevation or grade, whichever  
17 applies to the proposed development.

18 (6) Massing for new buildings shall be  
19 designed to address Pedestrian Scale by  
20 reducing the scale and proportion of the  
21 visual "monolithic box" through variations  
22 in wall heights, façade articulations and  
23 varied roof planes and

24 (7) New commercial and mixed-use buildings  
25 shall have large display windows on the  
26 ground floor. All street-facing, park-facing  
27 and plaza-facing structures shall have  
28 windows covering a minimum of 40% and a  
29 maximum of 80% of the ground floor of each  
30 tenant's or occupants' linear frontage and  
31 shall not exceed 30 linear feet of

1 fenestration. Mirrored glass, obscured glass  
2 and glass block cannot be used in meeting  
3 this requirement. Display windows may be  
4 used to meet this requirement. Windows may  
5 begin at ground level, or atop a knee wall,  
6 but shall have their bottom sill no higher  
7 than 3 feet from the finished floor height,  
8 when facing the street.

9 (c) Height

10 (1) Structures shall be limited to 35 feet in  
11 height.

12 (d) Fences

13 (1) The use of barbed, razor or concertina  
14 wire or similar fencing shall be prohibited  
15 where visible from any public right-of-way  
16 or sidewalk.

17 (2) Woven metal fences are prohibited.

18 (3) Chain link fencing along the right of way  
19 shall be prohibited. Chain link fence may be  
20 used on the side (if not on a corner lot)  
21 and rear property lines, and shall be vinyl  
22 coated in black or green color.

23 (4) Fencing along the right of way shall be  
24 composed of wood, stone, brick, pre-cast  
25 concrete, masonry, cast stone, vinyl or  
26 metal (in a wrought iron style).

27 (5) Lawfully constructed fencing existing on  
28 July 1, 2019 shall meet the requirements  
29 herein the later of December 31, 2024, or  
30 five (5) years plus 90 days after a grant  
31 program to help mitigate the cost of

1 compliance is approved by the RA/CRA Board.

2 (e) Landscaping/Landscaped Buffers

3 Landscaping and tree protection shall be provided  
4 in accordance with Part 12 of the Zoning Code with  
5 the following additional and superseding  
6 provisions:

7 (1) Uncomplimentary Adjacent Use Vehicular Use  
8 Area Buffer

9 (i) For a business existing as of July 1,  
10 2019, where the Vehicular Use Area  
11 (VUA) of a non-residential property  
12 abuts a residential use, a minimum 85%  
13 opaque, six-foot high masonry wall,  
14 pre-cast panel, wood or vinyl fence, or  
15 similar, shall be provided on the side  
16 of the non-residential use.

17 (ii) For businesses existing on July 1,  
18 2019, where a building is adjacent to a  
19 residential use, a minimum 85% opaque,  
20 six-foot high wood, stone, brick,  
21 vinyl, masonry, pre-cast panel, or  
22 similar fence or wall shall be provided  
23 on the side of the non-residential use.

24 (2) Right-of-way Vehicular Use Area Buffer

25 (i) Lots fronting Merrill Road may  
26 replace the standard landscape buffer  
27 requirement with a minimum four (4)  
28 foot landscape buffer along the  
29 boundary of all non-residential VUAs  
30 abutting public right-of-way. No more  
31 than 25 % of the landscaped area may be

grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.

(3) Lawfully existing landscaping as of July 1, 2019 shall meet the requirements herein the later of December 31, 2024, or five (5) years plus 90 days after a grant program to help mitigate the cost of compliance is approved by the RA/CRA Board.

(f) Signage

Signage shall generally be consistent with Part 13 of the Zoning Code, with the following additional and superseding provisions below. Where sign regulations differ from those provided in this Subpart, the more stringent regulation shall apply.

(1) One (1) identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

| <b>Parcel Size</b> | <b>Max Area per Side (sq ft)</b> | <b>Max Height (ft)</b> |
|--------------------|----------------------------------|------------------------|
| Less than 1 acre   | 36                               | 12                     |
| 1 acre to 3 acres  | 50                               | 12                     |
| 3 acres to 5 acres | 75                               | 18                     |
| Greater than 5     | 200                              | 35                     |

|       |  |  |
|-------|--|--|
| acres |  |  |
|-------|--|--|

1 One (1) additional identity sign shall be  
2 permitted if the parcel's road frontage  
3 equals or exceeds 500 linear feet, provided  
4 signs are located no closer than 200 feet  
5 apart (as measured in the Zoning Code).

6 (2) Pole mounted signs are prohibited.

7 (3) Billboards and/or off-site signs, as  
8 defined in Section 656.1302 Ordinance Code,  
9 are prohibited unless otherwise allowed by  
10 existing agreements with the City of  
11 Jacksonville.

12 (4) Animated signs; automatic changing message  
13 devices; mobile signs; beacons, tracker  
14 lights or similar lighting components;  
15 mirror-like or reflective materials;  
16 pennants; ribbons; streamers; inflatables;  
17 wind-activated signs; and similar are  
18 prohibited.

19 (5) Remnant portions of former sign structures  
20 no longer conforming to this Subpart shall  
21 be removed on or before December 31, 2024.

22 (6) Lawfully existing signage on July 1, 2019  
23 shall meet the requirements herein the later  
24 of December 31, 2024, or five (5) years plus  
25 90 days after a grant program to help mitigate  
26 the cost of compliance is approved by the  
27 RA/CRA Board.

28 (g) Parking

29 Unless otherwise superseded by state or federal  
30 statutes or regulations, parking shall be

1 designed and provided in accordance with Part 6  
2 of the Zoning Code with the following additional  
3 and superseding provisions:

4 (1) Parking Location and Access

5 (i) Parking lots shall connect with  
6 adjoining CRA parcel development or  
7 provide for future connection if access  
8 is not currently available, all in  
9 accordance with Sec. 654.115, *Ordinance*  
10 *Code*. A rear lane with cross parcel  
11 access easement may serve to connect  
12 multiple parcels with cross access  
13 where driveways may be limited due to  
14 safety and traffic operations.

15 (ii) For developments providing more than  
16 four (4) parking spaces, the majority  
17 of parking on the site shall be located  
18 to the rear and side of the principal  
19 building or the canopy of a gas station  
20 fueling pumps.

21 (iii) If all of the required parking is  
22 provided to the rear and side and at  
23 least 25% of the total parking lot  
24 areas are pervious parking surfaces, as  
25 defined in Section 656.1601 *Ordinance*  
26 *Code*, with only the minimum required  
27 ADA requirements fulfilled for paved  
28 parking spaces and the driveway apron  
29 is adjacent to the street frontage, the  
30 following requirements may be reduced:

31 a. Driveway width requirement shall

1 be reduced from 24 feet to 16 feet  
2 wide for access to rear yard  
3 parking with apron of no more than  
4 a one (1) foot additional flair at  
5 the end of pavement for a total  
6 width of 18 feet at the right of  
7 way.

8 b. The rear buffer may be reduced  
9 from ten feet to five feet when an  
10 eight-foot maximum masonry wall,  
11 pre-cast panel, or similar is  
12 provided.

13 c. While still required in any  
14 required buffer area, landscaping  
15 shall not be required in the  
16 internal landscape islands of the  
17 VUA where the minimum required  
18 parking is 25 spaces or less.

19 (iv) Unless shared driveways are  
20 constructed, each lot shall have only  
21 one driveway. Lots located as the  
22 corner of roads classified as  
23 collectors or higher may have one  
24 driveway per road frontage. Additional  
25 access points above the one permitted  
26 may be granted provided the continuous  
27 roadway frontage of the property is  
28 500-feet or greater, or as otherwise  
29 authorized by the Traffic Engineering  
30 Division and the Planning and  
31 Development Department, who shall



1 consider the overall goals of the  
2 Overlay, particularly regarding  
3 pedestrian and vehicular safety.

4 (v) Existing non-residential and multi-  
5 family developments in place on July 1,  
6 2019 that are not consistent with this  
7 Section shall be deemed non-conforming  
8 and shall be brought into compliance  
9 with this driveway requirement under  
10 the following conditions:

11 a. When a new driveway connection  
12 permit is required for the  
13 existing development;

14 b. When a Major Renovation is  
15 undertaken, as defined in this  
16 Subpart;

17 c. When a 25% or greater increase in  
18 trip generation attributable to  
19 the existing development is  
20 documented; or

21 d. If the principal activity on the  
22 property with any non-conforming  
23 access driveway is discontinued  
24 for a consecutive period of 365  
25 days.  
26



Figure 8 - Conceptual before and after along Merrill Road.

(2) Parking Requirements

(i) Single-use residential developments, restaurants, and/or establishments that include the sale and service of beer, wine, or liquor for on-premises consumption, shall provide 100% of required parking.

(ii) Uses not in (i) are eligible for a reduction in the parking requirement up to 30% for a redevelopment project where proof of on-street parking or area off-street parking is available within a 400' radius. Availability for shared parking credit towards on-site parking requirements may be established by mixed-use operating hours, staggered peak demand or agreement between properties to share parking facilities;

1 or

2 (iii) Developer may provide 80 % of  
3 required parking; or

4 (iv) Parking requirements may be reduced  
5 to 60% of the required parking for  
6 facilities that create shared driveways  
7 with neighboring properties. These  
8 reductions may be applied to each  
9 parcel that participates in the  
10 combination and total reduction of the  
11 number of driveways. A further 5%  
12 reduction may be granted for a  
13 reduction of two (2) or more driveways;

14 or

15 (v) For parking lots with more than 4  
16 spaces, additional required parking  
17 spaces may be reduced by up to 5  
18 spaces, when additional bicycle parking  
19 is provided at a 2 for 1 ratio. A  
20 minimum of 4 spaces is required;  
21 parking reduction only applicable to  
22 spaces exceeding the minimum required 4  
23 spaces. For example, where 9 vehicular  
24 parking spaces are required and 2  
25 bicycle parking spaces are provided  
26 above the requirement, then 1 vehicular  
27 parking space may be credited, allowing  
28 for a total of 8 vehicular parking  
29 spaces instead of 9.

30 (h) Walkways and Pedestrian Connections

31 Parking lots shall be designed to allow

1 pedestrians to move safely from their vehicle to  
2 the building.

3 (1) All parking lots with more than 40 spaces  
4 located more than 90 feet from a building  
5 entrance, measured perpendicular from the  
6 parking space to the structure entrance or  
7 from each entrance when multiple entrances  
8 front on the parking lot, shall have at  
9 least one (1) sidewalk or other suitable  
10 pedestrian connection, not less than five  
11 (5) feet wide between the parking lot and  
12 the building entrance, as well as between  
13 the public right-of-way and the building  
14 entrance. The pedestrian connection(s) shall  
15 be centralized and minimize pedestrian and  
16 vehicle conflicts. This pedestrian  
17 connection shall be provided for every three  
18 (3) parking aisles, where parking exceeds 90  
19 linear feet from the building entrance.

20 (2) Pedestrian connections from designated  
21 parking spaces to business entrances shall  
22 be clearly defined by at least one (1) of  
23 the following:

24 (i) Six-inch vertical curb, or

25 (ii) A paving material that differs from  
26 that of the vehicular area, including  
27 across vehicular lanes, or

28 (iii) A continuous landscape area at a  
29 minimum of two (2) feet wide on at  
30 least one side of the walkway.

31 (3) For properties with multiple tenants

1 and/or multiple structures on site,  
2 pedestrian circulation shall be provided  
3 between tenants and/or structures through  
4 the use of a sidewalk or other suitable  
5 pedestrian connection, not less than five  
6 (5) feet wide and where applicable, shall  
7 align with and connect to that of adjacent  
8 and contiguous properties. Sidewalk paving  
9 or other pedestrian connections, where  
10 applicable, must continue uninterrupted  
11 across the mouth of all curb cuts, subject  
12 to the City's Land Development Regulations.

13 (i) Screening

14 (1) Any exterior garbage receptacles,  
15 dumpsters, open storage areas or mechanical  
16 equipment must be screened from view from  
17 public rights-of-way and adjacent  
18 residential uses with 95% opaque material  
19 that is visually similar to materials used  
20 on the nearest façade of the principal  
21 structure, such as wood or vinyl.  
22 Additionally, garbage receptacles,  
23 dumpsters, open storage areas and/or  
24 mechanical equipment must be a minimum 25  
25 feet from adjacent residential uses and  
26 shall be incorporated into the main  
27 structure as a part of new construction or  
28 Major Renovation, as defined in this  
29 Subpart.

30 (j) Lighting

31 Provide lighting systems that minimize glare,

1 shadow, light pollution, and light trespass.

2 (1) All sag lenses, drop lenses and convex  
3 lenses shall be prohibited.

4 (2) At least 2.0 foot-candle (f.c.) minimum  
5 maintained lighting level is recommended,  
6 while 3.0-5.0 f.c. minimum maintained level  
7 is preferred. These levels shall generally  
8 apply to all parking and pedestrian areas.  
9 However, illumination levels at all property  
10 lines shall not exceed one-half (.5) f.c.  
11 when the building or parking areas are  
12 located adjacent to residential uses, and  
13 shall not exceed one (1.0) f.c. when  
14 abutting other non-residential properties.  
15 Lighting levels can be reduced after  
16 business hours/closing to 0.5 f.c. minimum  
17 maintained for burglary and vandalism  
18 resistance, if the property does not have an  
19 existing problem with criminal incidents,  
20 and the owner deems it appropriate.

21 (3) The use of cut-off fixtures with diffusers  
22 to focus the lighting where needed to  
23 minimize or eliminate light trespass is  
24 required.

25 (4) All lighting lamp sources within parking  
26 and pedestrian areas shall be metal halide,  
27 compact fluorescent or LED; LED is  
28 preferred.

29 (5) The maximum light pole height in all  
30 parking areas shall not exceed thirty feet  
31 (30' - 0"), and the maximum light pole height

1 in all pedestrian areas shall not exceed  
2 fifteen feet (15'-0").

3 (6) Shrubs and trees shall not interfere with  
4 security lighting or common natural  
5 surveillance observation from public streets  
6 or any buildings, including public rights-  
7 of-way.

8 (7) Illumination of exterior doors - All types  
9 of exterior doors shall be illuminated with  
10 outdoor lighting during the hours of  
11 darkness to allow ready-observation of  
12 persons entering or exiting.

13 (8) Illumination of address numbers - All  
14 street address or apartment/unit numbers  
15 (when existing) that are already required by  
16 existing codes shall also be illuminated  
17 during the hours of darkness.

18 (9) Illumination of recessed areas - Alcoves  
19 and other recessed areas of buildings or  
20 fences that are capable of human concealment  
21 shall be illuminated during the hours of  
22 darkness.

23 4. Additional Performance Standards

24 (a) Drive-through window services and queuing lanes  
25 shall be placed in the side or rear yard of the  
26 parcel on which it is located. Drive-through  
27 window services and queuing lanes shall be  
28 located no closer than 50 feet to residential  
29 uses. Speaker systems shall not be aimed towards  
30 residential uses.

31 (b) Off-street parking lots. Where permitted, off-

1 street parking lots shall be subject to the  
2 following conditions:

3 (1) There shall be no storage, sales, or  
4 service activity of any kind on these lots.

5 (2) Vehicular parking on the lot shall be  
6 limited to vehicles for employee and  
7 customer parking.

8 (c) Outdoor display of merchandise is prohibited.

9 D. Arlington Road Character Area

10 1. Boundaries: The Arlington Road Character Area (the  
11 "ARCA") generally encompasses the properties on the  
12 north side and south side of Arlington Road from  
13 Marcheck Street to Rogero Road. Per the Overlay  
14 Character Area Map shown in Figure 2, and the enlarged  
15 ARCA Map shown in Figure 9, the ARCA is bounded to the  
16 north by Commerce Street; to the west by Marcheck  
17 Street; and to the east by Rogero Road. The southern  
18 boundary is defined by the commercial properties to  
19 the south of Arlington Road and extends approximately  
20 2 - 3 properties deep between Marcheck Street and  
21 Rogero Road. The Character Areas Map in Figure 2 shall  
22 be consulted for parcels located at the periphery of  
23 the Character Areas because the specific boundaries  
24 are established by property lines, not roadways.





**Arlington Overlay - Arlington Road Character Area**

1  
2

**Figure 9 - Arlington Road Character Area**

1 2. Intent

2 This area encompasses historical and cultural/civic  
3 heritage sites providing the area with an anchor to its  
4 past. The area contains lots of various sizes and uses  
5 with varying commercial (primarily) intensities. Noted  
6 for its existing compact and dense multifamily and  
7 commercial uses, this corridor is inherently walkable,  
8 and the standards contained within this section are  
9 intended to enhance walkability. Generally, the  
10 standards herein focus on pedestrian and bicycle  
11 access, cross connections between and among parcels,  
12 parking area reductions, green space enhancements, and  
13 an aggregation of shared Public Space.

14 3. Design Guidelines

15 (a) Site layout

16 (1) Retention/ detention ponds or drainage  
17 conveyance should be incorporated as an  
18 amenity into the site design wherever  
19 possible, however proposed site development  
20 or building additions should determine if  
21 stormwater storage credits are available  
22 from CRA area-wide drainage improvements  
23 prior to initiating site design.

24 (2) The fencing of ponds or conveyances should  
25 be avoided. Ponds should not be located in  
26 the front of the property unless the pond  
27 has been designed in conjunction with the  
28 natural features of the site and is  
29 developed and will be maintained as a  
30 significant site amenity. Rectangular or  
31 linear shaped ponds should be avoided where

1 visible from the street. Ponds should be  
2 planted and maintained with native  
3 vegetation as defined in Section 656.1203 of  
4 the Zoning Code. The proximity of the pond  
5 to pedestrian circulation should be  
6 considered in the design of the pond slopes.

7 (b) Building form and finish materials

8 (1) The exterior finish of new buildings, and  
9 any exterior finish alterations and/or  
10 additions to the front side, street side or  
11 any side visible from adjacent residential  
12 uses of existing buildings, shall be of  
13 brick, wood, concrete, stucco, exterior  
14 insulation and finish systems (EIFS),  
15 architectural or split-face block, or other  
16 finish materials with similar appearance and  
17 texture. Metal clad, corrugated metal,  
18 plywood, Oriented Strand Board (OSB), and  
19 exposed plain concrete block shall not be  
20 permitted as exterior finish materials on  
21 the front of or any street side of a  
22 building.

23 (2) Open bay doors and other similar large  
24 doors providing access to work areas and  
25 storage areas shall not open towards or  
26 directly face Arlington Road.

27 (3) Exterior window security bars shall be  
28 prohibited.

29 (4) All new multi-story buildings shall  
30 reflect the actual floors within the  
31 building through use of window location,

1 façade breaks, façade setbacks, balconies,  
2 etc. Multi-story buildings that face a  
3 public street, neighborhood or other  
4 internal commercial area that can be viewed  
5 by the public shall have architectural  
6 fenestration and/or façade articulations  
7 designed at Pedestrian Scale.

8 (5) New buildings shall provide a foundation  
9 or base, typically from ground to bottom of  
10 the lower windowsills, with changes in  
11 volume or material. A clear visual division  
12 shall be maintained between the ground level  
13 floor and upper floors with either a cornice  
14 line or awning from 12 feet to 16 feet above  
15 Base Flood Elevation or grade, whichever  
16 applies to the proposed development.

17 (6) Massing for new buildings shall be  
18 designed to address Pedestrian Scale by  
19 reducing the scale and proportion of the  
20 visual "monolithic box" through variations  
21 in wall heights, façade articulations and  
22 varied roof planes and

23 (7) New commercial and mixed-use buildings  
24 shall have large display windows on the  
25 ground floor. All street-facing, park-facing  
26 and plaza-facing structures shall have  
27 windows covering a minimum of 40% and a  
28 maximum of 80% of the ground floor of each  
29 tenant's or occupants' linear frontage and  
30 shall not exceed 30 linear feet without  
31 fenestration. Mirrored glass, obscured glass

1 and glass block cannot be used in meeting  
2 this requirement. Display windows may be  
3 used to meet the requirement. Windows may  
4 begin at ground level, or atop a knee wall,  
5 but shall have their bottom sill no higher  
6 than 3 feet from the finished floor height,  
7 when facing the street.

8 (c) Height

9 (1) Structures shall be limited to 35 feet in  
10 height.

11 (d) Fences

12 (1) The use of barbed, razor or concertina  
13 wire or similar fencing shall be prohibited  
14 where visible from any public right-of-way  
15 or sidewalk.

16 (2) Woven metal fences are prohibited.

17 (3) Chain fencing along the right of way shall  
18 be prohibited. Chain link fence may be used  
19 on the side (if not on a corner lot) and  
20 rear property lines, and shall be vinyl  
21 coated in black or green color.

22 (4) Fencing along the right of way shall be  
23 composed of wood, stone, brick, pre-cast  
24 concrete, masonry, cast stone, vinyl or  
25 metal (in a wrought iron style).

26 (5) Lawfully constructed fencing existing on  
27 July 1, 2019 shall meet the requirements  
28 herein the later of December 31, 2024, or  
29 five (5) years plus 90 days after a grant  
30 program to help mitigate the cost of  
31 compliance is approved by the RA/CRA Board.

1 (e) Landscaping/Landscaped Buffers

2 Landscaping and tree protection shall be provided  
3 in accordance with Part 12 of the Zoning Code  
4 with the following additional and superseding  
5 provisions:

6 (1) Uncomplimentary Adjacent Use Vehicular Use  
7 Area Buffer

8 (i) For a business existing as of July 1,  
9 2019, where the Vehicular Use Area  
10 (VUA) of a non-residential property  
11 abuts a residential use, a minimum 85%  
12 opaque, six-foot high masonry wall,  
13 pre-cast panel, wood or vinyl fence, or  
14 similar, shall be provided on the side  
15 of the non-residential use.

16 (ii) For businesses existing on July 1,  
17 2019, where a building is adjacent to a  
18 residential use, a minimum 85% opaque,  
19 six-foot high wood, stone, brick,  
20 vinyl, masonry, pre-cast panel, or  
21 similar fence or wall shall be provided  
22 on the side of the non-residential use.

23 (2) Right-of-way Vehicular Use Area Buffer

24 (i) Lots fronting Arlington Road may  
25 replace the standard landscape buffer  
26 requirement with a minimum four (4)  
27 foot landscape buffer along the  
28 boundary of all non-residential VUAs  
29 abutting public right-of-way. No more  
30 than 25 % of the landscaped area may be  
31 grass or mulch, the balance shall be

landscaped with trees, shrubs or ground covers.

(3) Lawfully existing landscaping as of July 1, 2019, shall meet the requirements herein the later of December 31, 2024, or five (5) years plus 90 days after a grant program to help mitigate the cost of compliance is approved by the RA/CRA Board.

(f) Signage

Signage shall generally be consistent with Part 13 of the Zoning Code, with the following additional and superseding provisions below. Where sign regulations differ from those provided in this Subpart, the more stringent regulation shall apply.

(1) One (1) identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

| <b>Parcel Size</b> | <b>Max Area per Side (sq ft)</b> | <b>Max Height (ft)</b> |
|--------------------|----------------------------------|------------------------|
| Less than 1 acre   | 36                               | 12                     |
| 1 acre to 3 acres  | 50                               | 12                     |
| 3 acres to 5 acres | 75                               | 18                     |

|                         |     |    |
|-------------------------|-----|----|
| Greater than 5<br>acres | 100 | 35 |
|-------------------------|-----|----|

1 One (1) additional identity sign shall be  
2 permitted if the parcel's road frontage  
3 equals or exceeds 500 linear feet, provided  
4 signs are located no closer than 200 feet  
5 apart (as measured in the Zoning Code).

6 (2) Pole mounted signs are prohibited.

7 (3) Billboards and/or off-site signs, as  
8 defined in Section 656.1302 Ordinance Code,  
9 are prohibited unless otherwise allowed by  
10 existing agreements with the City of  
11 Jacksonville.

12 (4) Animated signs; automatic changing message  
13 devices; mobile signs; beacons, tracker  
14 lights or similar lighting components;  
15 mirror-like or reflective materials;  
16 pennants; ribbons; streamers; inflatables;  
17 wind-activated signs; and similar are  
18 prohibited.

19 (5) Remnant portions of former sign structures  
20 no longer conforming to this Subpart shall  
21 be removed on or before December 31, 2024.

22 (6) Lawfully existing signage on July 1, 2019  
23 shall meet the requirements herein the later  
24 of December 31, 2024, or five (5) years plus  
25 90 days after a grant program to help  
26 mitigate the cost of compliance is approved  
27 by the RA/CRA Board.

28 (g) Parking



1 Unless otherwise superseded by state or federal  
2 statutes or regulations, parking shall be  
3 designed and provided in accordance with Part 6  
4 of the Zoning Code with the following additional  
5 and superseding provisions:

6 (1) Parking Location and Access

7 (i) Parking Lots shall connect with  
8 adjoining CRA parcel development or  
9 provide for future connection if access  
10 is not currently available. A rear lane  
11 with cross parcel access easement may  
12 serve to connect multiple parcels with  
13 cross access where driveways may be  
14 limited due to safety and traffic  
15 operations.

16 (ii) For developments providing more than  
17 four (4) parking spaces, the majority  
18 of parking on the site shall be located  
19 to the rear and side of the principal  
20 building.

21 (iii) If all of the required parking is  
22 provided to the rear and side and at  
23 least 25% of the total parking lot  
24 areas are pervious parking surfaces, as  
25 defined in Section 656.1601 Ordinance  
26 Code, with only the minimum required  
27 ADA requirements fulfilled for paved  
28 parking spaces and the driveway apron  
29 is adjacent to the street frontage, the  
30 following requirements may be reduced:

31 a. Driveway width requirement shall

1 be reduced from 24 feet to 16 feet  
2 wide for access to rear yard  
3 parking.

4 b. The rear may be reduced from ten  
5 feet to five feet when an eight-  
6 foot high maximum masonry wall,  
7 pre-cast panel, or similar is  
8 provided.

9 c. While still required in any  
10 required buffer area, landscaping  
11 shall not be required in the  
12 internal landscape islands of the  
13 VUA where the minimum required  
14 parking is 25 spaces or less.

15 (iv) Unless shared driveways are  
16 constructed, each lot shall have only  
17 one driveway. Lots located at the  
18 corner of roads classified as  
19 collectors or higher may have one  
20 driveway per road frontage. Additional  
21 access points above the one permitted  
22 may be granted provided the continuous  
23 roadway frontage of the property is  
24 600-feet or greater.

25 (v) Existing non-residential and multi-  
26 family developments in place on July 1,  
27 2019 that are not consistent with this  
28 Section shall be deemed non-conforming  
29 and shall be brought into compliance  
30 with this driveway requirement under  
31 the following conditions:

- 1 a. When a new driveway connection  
2 permit is required for the  
3 existing development;
- 4 b. When a Major Renovation is  
5 undertaken, as defined in this  
6 Subpart;
- 7 c. When a 25% or greater increase in  
8 trip generation attributable to  
9 the existing development is  
10 documented; or
- 11 d. If the principal activity on the  
12 property with any non-conforming  
13 access driveway is discontinued  
14 for a consecutive period of 365  
15 days.

16 (2) Parking Requirements

17 (i) Single-use residential developments,  
18 restaurants, and/or establishments that  
19 include the sale and service of beer,  
20 wine, or liquor for on-premises  
21 consumption, shall provide 100% of  
22 required parking.

23 (ii) Uses not listed in (i) are eligible  
24 for a reduction in the parking  
25 requirement up to 30% for a  
26 redevelopment project where proof of  
27 on-street parking or area off-street  
28 parking is available within a 400'  
29 radius. Availability for shared parking  
30 credit towards on-site parking  
31 requirements may be established by

1 mixed-use operating hours, staggered  
2 peak demand or agreement between  
3 properties to share parking facilities;  
4 or

5 a. Developer may provide 80 % of  
6 required parking; or

7 b. Parking requirements may be  
8 reduced to 60% of the required  
9 parking for facilities that create  
10 shared driveways with neighboring  
11 properties. These reductions may  
12 be applied to each parcel that  
13 participates in the combination  
14 and total reduction of the number  
15 of driveways. A further 5%  
16 reduction may be granted for a  
17 reduction of two (2) or more  
18 driveways.

19 (iii) For parking lots with more than 4  
20 spaces, additional required parking  
21 spaces may be reduced by up to 5  
22 spaces, when additional bicycle parking  
23 is provided at a 2 for 1 ratio. A  
24 minimum of 4 spaces is required;  
25 parking reduction only applicable to  
26 spaces exceeding the minimum required 4  
27 spaces. For example, where 9 vehicular  
28 parking spaces are required and an 2  
29 bicycle parking spaces are provided  
30 above the requirement, then 1 vehicular  
31 parking space may be credited, allowing

1 for a total of 8 vehicular parking  
2 spaces instead of 9.

3 (h) Walkways and Pedestrian Connections

4 Parking lots shall be designed to allow  
5 pedestrians to move safely from their vehicle to  
6 the building.

7 (1) All parking lots with more than 40 spaces  
8 located more than 90 feet from a building  
9 entrance, measured perpendicular from the  
10 parking space to the structure entrance or  
11 from each entrance when multiple entrances  
12 front on the parking lot, shall have at  
13 least one (1) sidewalk or other suitable  
14 pedestrian connection, not less than five  
15 (5) feet wide between the parking lot and  
16 the building entrance, as well as between  
17 the public right-of-way and the building  
18 entrance. The pedestrian connection(s) shall  
19 be centralized and minimize pedestrian and  
20 vehicle conflicts. This pedestrian  
21 connection shall be provided for every three  
22 (3) parking aisles, where parking exceeds 90  
23 linear feet from the building entrance.

24 (2) Pedestrian connections shall be clearly  
25 defined by at least two of the following:

26 (i) Six-inch vertical curb, or

27 (ii) A paving material that differs from  
28 that of the vehicular area, including  
29 across vehicular lanes, or

30 (iii) A continuous landscape area at a  
31 minimum of two (2) feet wide on at

1 least one side of the walkway.

2 (3) For properties with multiple tenants  
3 and/or multiple structures on site,  
4 pedestrian circulation shall be provided  
5 between tenants and/or structures through  
6 the use of a sidewalk or other suitable  
7 pedestrian connection, not less than five  
8 (5) feet wide and where applicable, shall  
9 align with and connect to that of adjacent  
10 and contiguous properties. Sidewalk paving  
11 or other pedestrian connections, where  
12 applicable, must continue uninterrupted  
13 across the mouth of all curb cuts, subject  
14 to the City's Land Development Regulations.

15 (i) Screening

16 (1) Any exterior garbage receptacles,  
17 dumpsters, open storage areas or mechanical  
18 equipment must be screened from view from  
19 public rights-of-way and adjacent  
20 residential uses with 95% opaque material  
21 that is visually similar to materials used  
22 on the nearest façade of the principal  
23 structure, such as wood or vinyl.  
24 Additionally, garbage receptacles,  
25 dumpsters, open storage areas and/or  
26 mechanical equipment must be a minimum 25  
27 feet from adjacent residential uses and  
28 shall be incorporated into the main  
29 structure as a part of new construction or  
30 Major Renovation, as defined in this  
31 Subpart.

1 (j) Lighting

2 Provide lighting systems that minimize glare,  
3 shadow, light pollution, and light trespass.

4 (1) All sag lenses, drop lenses and convex  
5 lenses shall be prohibited.

6 (2) At least 2.0 foot-candle (f.c.) minimum  
7 maintained lighting level is recommended,  
8 while 3.0-5.0 f.c. minimum maintained level  
9 is preferred. These levels shall generally  
10 apply to all parking and pedestrian areas.  
11 However, illumination levels at all property  
12 lines shall not exceed one-half (.5) f.c.  
13 when the building or parking areas are  
14 located adjacent to residential uses, and  
15 shall not exceed one (1.0) f.c. when  
16 abutting other non-residential properties.  
17 Lighting levels can be reduced after  
18 business hours/closing to 0.5 f.c. minimum  
19 maintained for burglary and vandalism  
20 resistance, if the property does not have an  
21 existing problem with criminal incidents,  
22 and the owner deems it appropriate.

23 (3) The use of cut-off fixtures with diffusers  
24 to focus the lighting where needed to  
25 minimize or eliminate light trespass is  
26 required.

27 (4) All lighting lamp sources within parking  
28 and pedestrian areas shall be metal halide,  
29 compact fluorescent or LED; LED is  
30 preferred.

31 (5) The maximum light pole height in all

1 parking areas shall not exceed thirty feet  
2 (30'- 0"), and the maximum light pole height  
3 in all pedestrian areas shall not exceed  
4 fifteen feet (15'-0").

5 (6) Shrubs and trees shall not interfere with  
6 security lighting or common natural  
7 surveillance observation from public streets  
8 or any buildings, including public rights-  
9 of-way.

10 (7) Illumination of exterior doors - All types  
11 of exterior doors shall be illuminated with  
12 outdoor lighting during the hours of  
13 darkness to allow ready-observation of  
14 persons entering or exiting.

15 (8) Illumination of address numbers - All  
16 street address or apartment/unit numbers  
17 (when existing) that are already required by  
18 existing codes shall also be illuminated  
19 during the hours of darkness.

20 (9) Illumination of recessed areas - Alcoves  
21 and other recessed areas of buildings or  
22 fences that are capable of human concealment  
23 shall be illuminated during the hours of  
24 darkness.

25 4. Additional Performance Standards

26 (a) Drive-through window services and queuing lanes  
27 shall be placed in the side or rear yard of the  
28 parcel on which it is located. Drive-through  
29 window services and queuing lanes shall be located  
30 no closer than 50 feet to residential uses.  
31 Speaker systems shall not be aimed towards



1 residential uses.

2 (b) Off-street parking lots. Where permitted, off-  
3 street parking lots shall be subject to the  
4 following conditions:

5 (1) There shall be no storage, sales, or  
6 service activity of any kind on these lots.

7 (2) Vehicular parking on the lot shall be  
8 limited to vehicles for employee and  
9 customer parking.

10 (c) Outdoor display of merchandise is prohibited.

11 E. Catalyst Character Areas

12 1. Boundaries: These Catalyst Character Areas (CCAs) are  
13 found in two (2) locations. Per the Overlay Character  
14 Area Map shown in Figure 2, and the enlarged CCAs Map  
15 shown in Figure 10, one CCA is located to the east and  
16 west of University Boulevard on the north side of the  
17 Arlington Expressway. This area is bounded to the north  
18 by Playa Way and Harris Avenue; to the west by Arco  
19 Drive; to the south by the Arlington Expressway; and to  
20 the east by Cesery Boulevard. The other CCA is located  
21 north and south of Merrill Road on the west side of I-  
22 295 and the Southside Connector. This area is bounded  
23 to the north by the commercial properties on the north  
24 side of Merrill Road between Fort Wilderness Trail and  
25 I-295; to the west by Fort Wilderness Trail and Woolery  
26 Drive; to the south by the apartments and commercial  
27 properties on the south side of Merrill Road between  
28 Woolery Drive and Salt Lake Drive; and to the west by  
29 Salt Lake Drive and I-295. The Character Areas Map in  
30 Figure 2 shall be consulted for parcels located at the  
31 periphery of the Character Areas because the specific



**Figure 10 - Catalyst Character Areas**

2. Intent

These areas are comprised of unique parcels that contain existing large commercial shopping centers, vacant lots, and medium density residential units. These areas are currently dominated by large parking lots that are not pedestrian friendly and not landscaped in compliance with the current code. These areas are prime locations for redevelopment, serving as an opportunity to promote the CRA's revitalization goals of creating walkable, mixed use areas (vertical and/or horizontal integration) to enhance the community. Generally, the standards herein focus on pedestrian and bicycle access, appropriate parking area orientation, green space enhancements, and an aggregation of shared Public Space.

3. Design Guidelines

(a) Site layout and Massing

(1) Retention/ detention ponds or drainage conveyance should be incorporated as an amenity into the site design wherever possible. Additionally, proposed site development or building additions should determine if stormwater storage credits are available from CRA area-wide drainage improvements prior to initiating site design.

(2) Aggregated water features should be incorporated into Public Spaces when possible.

1 (3) Multiple parcel development should seek to  
2 create plazas or squares for enhancement of  
3 the public environment, rather than  
4 fractured small strips of green space.

5 (4) The fencing of ponds or conveyances should  
6 be avoided. Ponds should not be located in  
7 the front of the property unless the pond  
8 has been designed in conjunction with the  
9 natural features of the site and is  
10 developed and will be maintained as a  
11 significant site amenity. Rectangular or  
12 linear shaped ponds should be avoided where  
13 visible from the street. Ponds should be  
14 planted and maintained with native  
15 vegetation, as defined in Section 656.1203  
16 of the Zoning Code. The proximity of the  
17 pond to pedestrian circulation should be  
18 considered in the design of the pond slopes.  
19 Designated and maintained walkways around  
20 ponds are encouraged.

21 (5) Buildings shall be 'massed' against the  
22 primary arterial or collector roadways to  
23 create a "street wall" effect.

24 (i) Buildings shall form a consistent,  
25 distinct edge, spatially delineating  
26 the public street through maximum  
27 building setbacks that vary by no more  
28 than five (5) feet from those of the  
29 adjacent building.

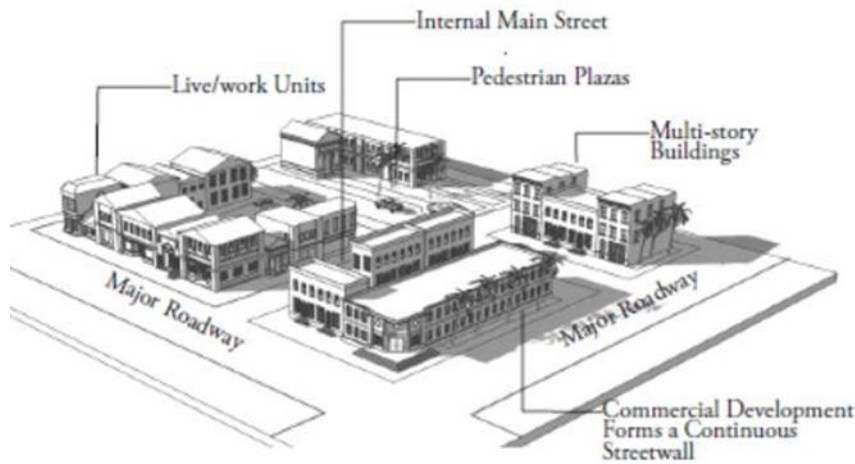
30 (ii) No more than 40% of parcel frontage  
31 shall be open to parking, stormwater or

1 internal green space.

2 (iii) Building placement shall be  
3 designed to screen mass parking areas  
4 from primary the main corridor. The  
5 structure shall be set no more than 30  
6 feet from the street, on parcels larger  
7 than 0.25 of an acre.

8 (iv) The creation of internal urban  
9 blocks, arranged to create a primary  
10 "Main Street," or internal street grid  
11 pattern shall be a focus of the urban  
12 site designs that exceed 90,000 square  
13 feet. Building placement and massing  
14 shall be designed to reinforce this  
15 development pattern.

16 (v) Internal circulation patterns shall  
17 be designed with the pedestrian in mind  
18 and shall feature elements such as bump  
19 outs, marked cross walks, parallel  
20 parking along internal circulation  
21 lanes and landscape buffers between  
22 sidewalks and internal circulation  
23 lanes of at least 5 feet in width,  
24 otherwise meeting the VUA area  
25 buffering requirements in Part 12 of  
26 the Zoning Code.



1  
2 *Figure 11 - Conceptual image of site layout and massing in*  
3 *Catalyst Character Area.*

4  
5 (b) Building form and finish materials

6 (1) The exterior finish of new buildings, and  
7 any exterior finish alterations and/or  
8 additions to the front side, street side or  
9 any side visible from adjacent residential  
10 uses of existing buildings, shall be of  
11 brick, wood, concrete, stucco, exterior  
12 insulation and finish systems (EIFS),  
13 architectural or split-face block, or other  
14 finish materials with similar appearance and  
15 texture. Metal clad, corrugated metal,  
16 plywood, Oriented Strand Board (OSB), and  
17 exposed plain concrete block shall not be  
18 permitted as exterior finish materials on  
19 the front of or any street side of a  
20 building.

21 (2) Open bay doors and other similar large  
22 doors providing access to work areas and  
23 storage areas shall not open towards or  
24 directly face the directly accessed roadway.

1 (3) Exterior window security bars shall be  
2 prohibited

3 (4) All new multi-story buildings shall  
4 reflect the actual floors within the  
5 building through use of window location,  
6 façade breaks, façade setbacks, balconies,  
7 etc. Multi-story buildings that face a  
8 public street, neighborhood or other  
9 internal commercial area that can be viewed  
10 by the public shall have architectural  
11 fenestration and/or façade articulations  
12 designed at Pedestrian Scale.

13 (5) New buildings shall provide a foundation  
14 or base, typically from ground to bottom of  
15 the lower windowsills, with changes in  
16 volume or material. A clear visual division  
17 shall be maintained between the ground level  
18 floor and upper floors with either a cornice  
19 line or awning from 12 feet to 16 feet above  
20 Base Flood Elevation or grade, whichever  
21 applies to the proposed development.

22 (6) Massing for new buildings shall be  
23 designed to address Pedestrian Scale by  
24 reducing the scale and proportion of the  
25 visual "monolithic box" through variations  
26 in wall heights, façade articulations and  
27 varied roof planes.

28 (7) New commercial and mixed-use buildings  
29 shall have large display windows on the  
30 ground floor. All street-facing, park-  
31 facing, and plaza-facing structures shall

1 have windows covering a minimum of 40% and a  
2 maximum of 80% of the ground floor of each  
3 tenant's or occupants' linear frontage and  
4 shall not exceed 30 linear feet without  
5 fenestration. Mirrored glass, obscured glass  
6 and glass block cannot be used in meeting  
7 this requirement. Display windows may be  
8 used to meet this requirement. Windows may  
9 begin at ground level, or atop a knee wall,  
10 but shall have their bottom sill no higher  
11 than 3 feet from the finished floor height,  
12 when facing the street.

13 (c) Building location and street presence

14 (1) New structures shall be located no more  
15 than 10 feet from the front property line  
16 facing a public right of way.

17 (2) New structures shall have a side setback  
18 of no more than 10 feet.

19 (3) New structures shall have a minimum rear  
20 setback of 15 feet, and required screening  
21 and landscaping may be located within the  
22 rear setback.

23 (d) Height

24 (1) Single use structures shall be limited to  
25 35 feet in height.

26 (2) Multiuse or mixed use structures may have  
27 a maximum height of 45 feet; provided,  
28 however, that height may be unlimited where  
29 all required yards are increased by one foot  
30 for each foot of building height or fraction  
31 thereof in excess of 45 feet.



1 (e) Fences

2 (1) The use of barbed, razor or concertina  
3 wire or similar fencing shall be prohibited  
4 where visible from any public right-of-way  
5 or sidewalk.

6 (2) Woven metal fences are prohibited.

7 (3) Chain link fencing along the right of way  
8 shall be prohibited. Chain link fence may  
9 be used on the side (if not on a corner lot)  
10 and rear property lines, and shall be vinyl  
11 coated in black or green color.

12 (4) Fencing along the right of way shall be  
13 composed of wood, stone, brick, masonry,  
14 pre-cast concrete, cast stone, vinyl or  
15 metal (in a wrought iron style).

16 (5) Lawfully constructed fencing existing on  
17 July 1, 2019 shall meet the requirements  
18 herein the later of December 31, 2024, or  
19 five (5) years plus 90 days after a grant  
20 program to help mitigate the cost of  
21 compliance is approved by the RA/CRA Board.

22 (f) Landscaping/Landscaped Buffers

23 Landscaping and tree protection shall be provided  
24 in accordance with Part 12 of the Zoning Code  
25 with the following additional and superseding  
26 provisions:

27 (1) Uncomplimentary Adjacent Use Vehicular Use  
28 Area Buffer

29 (i) For a business existing as of July 1,  
30 2019, where the Vehicular Use Area  
31 (VUA) of a non-residential property

1 abuts a residential use, a minimum 85%  
2 opaque, six-foot high masonry wall,  
3 pre-cast panel, wood or vinyl fence, or  
4 similar, shall be provided on the side  
5 of the non-residential use.

6 (ii) For businesses existing on July 1,  
7 2019, where a building is adjacent to a  
8 residential use, a minimum 85% opaque,  
9 six-foot high wood, stone, brick,  
10 vinyl, masonry, pre-cast panel, or  
11 similar fence or wall shall be provided  
12 on the side of the non-residential use.

13 (2) Right-of-way Vehicular Use Area Buffer

14 (i) A minimum five-foot landscape buffer  
15 shall be provided along the boundary of  
16 all non-residential VUAs abutting  
17 public right-of-way. No more than 25 %  
18 of the landscaped area may be grass or  
19 mulch; the balance shall be landscaped  
20 with trees, shrubs or ground covers.

21 (3) Lawfully existing landscaping as of July  
22 1, 2019 shall meet the requirements herein  
23 the later of December 31, 2024, or five (5)  
24 years plus 90 days after a grant program to  
25 help mitigate the cost of compliance is  
26 approved by the RA/CRA Board.

27 (g) Signage

28 Signage shall generally be consistent with Part  
29 13 of the Zoning Code, with the following  
30 additional and superseding provisions below.  
31 Where sign regulations differ from those provided

in this Subpart, the more stringent regulation shall apply.

(1) One (1) identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

| <b>Parcel Size</b>   | <b>Max Area per Side (sq ft)</b> | <b>Max Height (ft)</b> |
|----------------------|----------------------------------|------------------------|
| Less than 1 acre     | 36                               | 12                     |
| 1 acre to 3 acres    | 50                               | 12                     |
| 3 acres to 5 acres   | 75                               | 18                     |
| Greater than 5 acres | 200                              | 35                     |

One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

(2) Pole mounted signs are prohibited.

(3) Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville.

1 (4) Animated signs; automatic changing message  
2 devices; mobile signs; beacons, tracker  
3 lights or similar lighting components;  
4 mirror-like or reflective materials;  
5 pennants; ribbons; streamers; inflatables;  
6 wind-activated signs; and similar are  
7 prohibited.

8 (5) Signs located in commercial and industrial  
9 zoning districts and are located no more  
10 than 660 feet from the centerline of an  
11 interstate highway or expressway shall be  
12 limited to a height of 65 feet.

13 (6) Remnant portions of former sign structures  
14 no longer conforming to this Subpart shall  
15 be removed on or before December 31, 2024.

16 (7) Lawfully existing signage on July 1, 2019  
17 shall meet the requirements herein the later  
18 of December 31, 2024, or five (5) years plus  
19 90 days after a grant program to help  
20 mitigate the cost of compliance is approved  
21 by the RA/CRA Board.

22 (h) Parking

23 The primary parking design objective for an urban  
24 mixed-use development project shall be to design  
25 the site in such a way as to minimize the amount  
26 of visible parking while maintaining close  
27 proximity of "shared" parking for all uses.

28 (1) The shared parking shall be internal to  
29 the project or parcel, but may include  
30 adjacent parcels if there is shared access  
31 and internal circulation. Shared parking

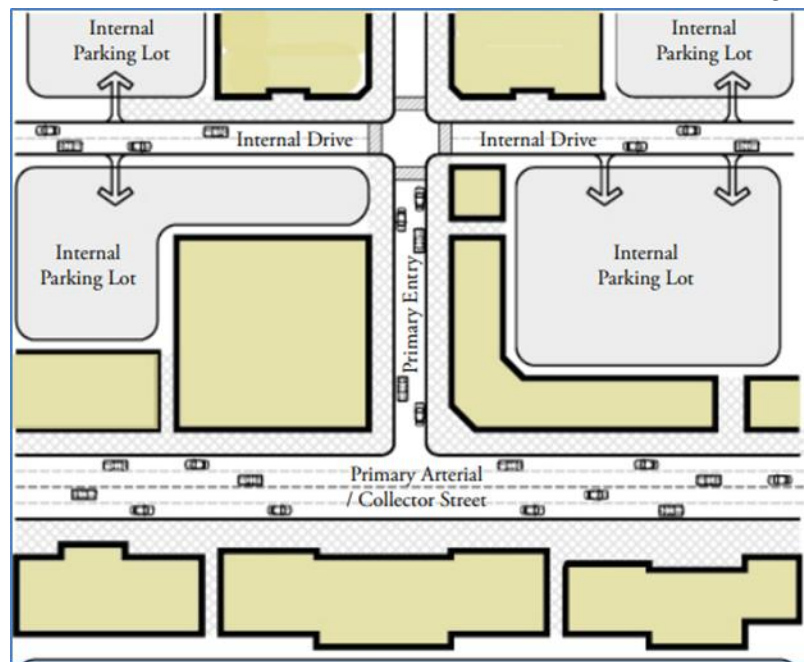
1 can be used for up to 40% of the required  
2 parking spaces for commercial uses on site.

3 (2) On-street parking, where available, may be  
4 credited towards off street parking  
5 requirements. On-street parking will be  
6 credited only for those spaces in front of  
7 and adjacent to the site, on the same side  
8 of the street.

9 (3) No parking shall be placed between the  
10 street and the primary façade of any  
11 structure.

12 (i) Access lanes both one and two-way, up  
13 to 24 feet in width may be placed  
14 between the street and the primary  
15 structure, provided a raised pedestrian  
16 crosswalk is provided from the public  
17 sidewalk to the internal sidewalk  
18 system, 5 feet in width, at an interval  
19 of one for every 200 feet of internal  
20 roadway along the public right of way.

21 (4) Internal circulation patterns shall be  
22 designed with the pedestrian in mind and  
23 shall feature elements such as bump outs,  
24 marked cross walks, parallel parking along  
25 internal circulation lanes and landscape  
26 buffers between sidewalks and internal  
27 circulation lanes of at least 4 feet in  
28 width, otherwise meeting the VUA area  
29 buffering requirements in Part 12 of the  
30 Zoning Code.



1  
2 *Figure 12 - Conceptual image of parking and building locations*  
3 *for Catalyst Character Area.*

4  
5 (5) Reduction in required parking. Up to a 20%  
6 reduction in required parking for all  
7 commercial uses may be achieved provided a  
8 prorated amount of bicycle parking and  
9 amenities are provided. An internal bicycle  
10 circulation and infrastructure plan must be  
11 submitted to the City of Jacksonville  
12 Bicycle and Pedestrian Coordinator for  
13 review. This plan shall include:

14 (i) Parking for double the number of  
15 bicycles as vehicle parking spaces  
16 reduced.

17 (ii) Bicycle parking shall include  
18 covered or shaded bike racks and  
19 external water fountains.

20 (iii) Bicycle racks shall be located  
21 adjacent to primary structures and not

1 in remote areas of the parking lots.

2 (iv) Designated improved travel paths or  
3 sidewalks between the main street and  
4 the provided on-site bicycle parking.

5 (v) Proper directional signage directing  
6 bicyclists to designated bike parking.

7 (vi) Appropriate internal vehicle signage  
8 denoting bicycle safety. Signage plan  
9 shall be provided as part of the  
10 bicycle infrastructure plan for review.

11 (i) Walkways and Pedestrian Connections

12 All surface parking lots shall be located to the  
13 rear of primary structures. Pedestrian access  
14 between or through buildings shall be provided  
15 and designed in such a way as to reinforce the  
16 pedestrian sense of arrival to the primary  
17 streetscape.

18 (1) Parking lots shall be designed to allow  
19 pedestrians to move safely from their  
20 vehicle to the building. On lots with 40  
21 parking spaces or less, this may be achieved  
22 by providing a three (3) foot sidewalk or  
23 path at the perimeter of the lot. On lots  
24 with greater than 40 spaces, corridors  
25 within the parking area shall channel  
26 pedestrians from the car to the perimeter of  
27 the lot or to the building. Corridors are  
28 delineated by a paving material that differs  
29 from that of the vehicular area and are  
30 landscaped.

31 (i) Parking lots containing more than 40

1 parking spaces shall have clearly  
2 defined pedestrian connections provided  
3 between a public right-of-way and  
4 building entrances, as well as parking  
5 lots and building entrances;

6 (ii) Pedestrian walkways shall be  
7 landscaped with additional shade or  
8 ornamental trees equal to an average of  
9 one shade tree per 50 linear feet of  
10 walkway, unless the walkway is adjacent  
11 to, or included within, an existing  
12 compliant buffer or frontage planting.  
13 Walkways shall not be less than five  
14 (5) feet.

15 (iii) Pedestrian connections shall be  
16 clearly defined by at least one of the  
17 following:

18 a. Six-inch vertical curb, or

19 b. A continuous landscape area at a  
20 minimum of three (3) feet wide on  
21 at least one side of the walkway.

22 (2) For properties with multiple tenants  
23 and/or multiple structures on site,  
24 pedestrian circulation shall be provided  
25 between tenants and/or structures through  
26 the use of a sidewalk or other suitable  
27 pedestrian connection, not less than five  
28 (5) feet wide and where applicable, shall  
29 align with and connect to that of adjacent  
30 and contiguous properties. Sidewalk paving  
31 or other pedestrian connections, where



1 applicable, must continue uninterrupted  
2 across the mouth of all curb cuts, subject  
3 to the City's Land Development Regulations.

4 (j) Screening

5 (1) Any exterior garbage receptacles,  
6 dumpsters, open storage areas or mechanical  
7 equipment must be screened from view from  
8 public rights-of-way and adjacent  
9 residential uses property with 95% opaque  
10 material that is visually similar to  
11 materials used on the nearest façade of the  
12 principal structure, such as wood or vinyl.  
13 Additionally, garbage receptacles,  
14 dumpsters, open storage areas and/or  
15 mechanical equipment must be a minimum 25  
16 feet from adjacent residential uses and  
17 shall be incorporated into the main  
18 structure as a part of new construction or  
19 Major Renovation, as defined in this  
20 Subpart.

21 (k) Lighting

22 Provide lighting systems that minimize glare,  
23 shadow, light pollution, and light trespass.

24 (1) All sag lenses, drop lenses and convex  
25 lenses shall be prohibited.

26 (2) At least 2.0 foot-candle (f.c.) minimum  
27 maintained lighting level is recommended,  
28 while 3.0-4.0 f.c. minimum maintained level  
29 is preferred. These levels shall generally  
30 apply to all parking and pedestrian areas.  
31 However, illumination levels at all property

1 lines shall not exceed one-half (.5) f.c.  
2 when the building or parking areas are  
3 located adjacent to residential uses, and  
4 shall not exceed one (1.0) f.c. when  
5 abutting other non-residential properties.  
6 Lighting levels can be reduced after  
7 business hours/closing to 0.5 f.c. minimum  
8 maintained for burglary and vandalism  
9 resistance, if the property does not have an  
10 existing problem with criminal incidents,  
11 and the owner deems it appropriate.

12 (3) The use of cut-off fixtures with diffusers  
13 to focus the lighting where needed to  
14 minimize or eliminate light trespass is  
15 required.

16 (4) All lighting lamp sources within parking  
17 and pedestrian areas shall be metal halide,  
18 compact fluorescent or LED; LED is  
19 preferred.

20 (5) The maximum light pole height in all  
21 parking areas shall not exceed thirty feet  
22 (30' - 0"), and the maximum light pole height  
23 in all pedestrian areas shall not exceed  
24 fifteen feet (15'-0").

25 (6) Shrubs and trees shall not interfere with  
26 security lighting or common natural  
27 surveillance observation from public streets  
28 or any buildings, including public rights-  
29 of-way.

30 (7) Illumination of exterior doors - All types  
31 of exterior doors shall be illuminated with

1 outdoor lighting during the hours of  
2 darkness to allow ready-observation of  
3 persons entering or exiting.

4 (8) Illumination of address numbers - All  
5 street address or apartment/unit numbers  
6 (when existing) that are already required by  
7 existing codes shall also be illuminated  
8 during the hours of darkness.

9 (9) Illumination of recessed areas - Alcoves  
10 and other recessed areas of buildings or  
11 fences that are capable of human concealment  
12 shall be illuminated during the hours of  
13 darkness.

14 4. Additional Performance Standards

15 (a) Alcohol Distance Limitations

16 (1) Unless otherwise superseded by state or  
17 federal statutes or regulations, for  
18 permitted and permissible uses, any and all  
19 distance limitations and prohibitions found  
20 in Part 8 of the Zoning Code are waived and  
21 do not apply with regard to the distance  
22 between any and all location(s) selling  
23 and/or serving all alcoholic beverages for  
24 on-premises consumption in conjunction with  
25 a restaurant, microbrewery or brewpub, as  
26 defined in this Subpart, and the location of  
27 any and all established faith institutions  
28 or schools (inclusive of Jacksonville  
29 University). Uses subject to this standard  
30 shall not serve alcoholic beverages past  
31 midnight. For those uses that intend to

1 serve alcoholic beverages past midnight,  
2 Part 8 of the Zoning Code shall apply.

3 (2) Sale and service of all alcohol for off  
4 premise consumption must meet the distance  
5 requirements otherwise required in the  
6 City's Zoning Code. Retail sale and service  
7 of all alcoholic beverages (license type  
8 3PS) for off-premises consumption shall be  
9 discouraged.

10 (3) All permitted alcohol related uses shall  
11 have a minimum separation between any  
12 residential uses and any portion of the  
13 property used for the sale and service of  
14 alcohol, including outside sales and service  
15 locations of 100 feet, as measured from the  
16 nearest property line of the residential use  
17 to the nearest portion of the property  
18 defined for alcohol sales, unless otherwise  
19 incorporated into a mixed use project where  
20 uses are blended on the same parcel of land.

21 (b) Drive-through window services and queuing lanes  
22 shall be placed in the side or rear yard of the  
23 parcel on which it is located. Drive-through  
24 window services and queuing lanes shall be located  
25 no closer than 50 feet to adjacent residential  
26 uses. Speaker systems shall not be aimed towards  
27 adjacent residential uses.

28 (c) Off-street parking lots. Where permitted, off-  
29 street parking lots shall be subject to the  
30 following conditions:

31 (1) There shall be no storage, sales, or

1 service activity of any kind on these lots  
2 except where seasonal sales are permitted  
3 within the City's Zoning Code, Section  
4 656.401(gg).

5 (2) Vehicular parking on the lot shall be  
6 limited to vehicles for employee and  
7 customer parking.

8 (d) Outdoor display of merchandise. Where not a  
9 permitted use in the underlying Zoning District,  
10 outdoor display of merchandise shall be restricted  
11 to merchandise typically used and stored outdoors  
12 and shall be permissible by a Zoning Exception.  
13 Such merchandise may include outdoor landscape  
14 structures (garden sheds, arbors, gazebos, etc),  
15 plant materials, agricultural products, lawn  
16 maintenance equipment, and outdoor furniture.

17 (1) Merchandise shall not be placed on the  
18 public sidewalk or within the right-of-way.

19 **Section 2. Adopting the Renew Arlington Zoning Overlay**

20 **Maps and providing for publication.** The Council hereby adopts the  
21 Renew Arlington Zoning Overlay maps as depicted in **Exhibit 1**  
22 **attached hereto** and directs the Planning and Development Department  
23 and the Office of Economic Development to publish the Renew  
24 Arlington Zoning Overlay Area maps in high resolution on the City  
25 of Jacksonville webpages for the Zoning Atlas, and the Community  
26 Redevelopment Agencies, with a copy of this Ordinance, as enacted.  
27 Also, Legislative Services is directed to transmit these high  
28 resolution maps to Municode for color publication in the  
29 codification of this ordinance as the maps labeled "Figure 2: Renew  
30 Arlington Zoning Overlay-Character Areas Map," "Figure 3 -  
31 University Village Character Area," "Figure 5 - University

1 Commercial Character Area," "Figure 7 - Merrill Commercial  
2 Character Area," "Figure 9 - Arlington Road Character Area," and  
3 "Figure 10 - Catalyst Character Areas," in Sec. 656.399.62  
4 (Character Areas).

5 **Section 3. Effective Date.** This ordinance shall become  
6 effective upon signature by the Mayor or upon becoming effective  
7 without the Mayor's signature.

8  
9 Form Approved:

10  
11           /s/ Susan C. Grandin          

12 Office of General Counsel

13 Legislation Prepared By: Susan C. Grandin

14 *GC-#1289825-v1-2019-239-E.doc*