

1 Introduced by Council President Bowman at the request of the Renew
2 Arlington CRA Board and co-sponsored by Council Member Morgan:

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4
5 **ORDINANCE 2019-239**

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 FINDINGS; ADOPTING THE ZONING OVERLAY MAPS AND
11 DIRECTING PUBLICATION; PROVIDING AN EFFECTIVE
12 DATE.

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

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

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

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

1 **WHEREAS**, the Plan suggested a Zoning Overlay be created for
2 the Community Redevelopment Area; and

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

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

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

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

28 **WHEREAS**, at the direction of the Advisory Board, on November
29 13, 2018, OED staff provided the RA/CRA Board with a presentation
30 on the recommended Zoning Overlay, at which meeting the RA/CRA

1 Board directed OED staff to work with Board Member Crescimbeni to
2 address certain concerns on the draft Zoning Overlay; and

3 **WHEREAS**, after meetings with Board Member Crescimbeni and OED
4 staff, the Planning and Development Department incorporated changes
5 to the draft Zoning Overlay; and

6 **WHEREAS**, on February 4, 2019, the RA/CRA Advisory Board
7 approved the revised draft Zoning Overlay; and

8 **WHEREAS**, pursuant to Resolution RA/CRA 2019-01, the Renew
9 Arlington Community Redevelopment Agency ("RA/CRA") met on February
10 12, 2019, found that the Overlay met three primary Objectives of
11 the Redevelopment Plan, approved the Zoning Overlay, and requested
12 that legislation be prepared for the City Council to consider
13 inclusion of the RA/CRA Zoning Overlay in the City's Zoning Code;
14 now therefore

15 **BE IT ORDAINED** by the Council of the City of Jacksonville:

16 **Section 1. Findings Adopted.** The Council hereby adopts
17 the above findings and incorporates them herein by reference.

18 **Section 2. Creating a new Subpart S (Renew Arlington**
19 **Zoning Overlay) of Part 3 (Schedule of District Regulations) of**
20 **Chapter 656 (Zoning Code) which will contain Sections 656.399.54**
21 **(Legislative Findings), Section 656.399.55 (Intent), Section**
22 **656.399.56 (Boundaries of Overlay Area), Section 656.399.57**
23 **(Applicability), Section 656.399.58 (Severability), Section**
24 **656.399.59 (Definitions), Section 656.399.60 (Special Design**
25 **Standards for High Intensity Uses), Section 656.399.61**
26 **(Administrative Deviations), and Section 656.399.62 (Character**
27 **Areas), Chapter 656 (Zoning Code), Ordinance Code.**

28 New Sections 656.399.54 (Legislative Findings), Section
29 656.399.55 (Intent), Section 656.399.56 (Boundaries of Overlay
30 Area), Section 656.399.57 (Applicability), Section 656.399.58
31 (Severability), Section 656.399.59 (Definitions), Section

1 656.399.60 (Special Design Standards for High Intensity Uses),
2 Section 656.399.61 (Administrative Deviations), and Section
3 656.399.62 (Character Areas), Chapter 656 (Zoning Code), Part 3
4 (Schedule of District Regulations) Subpart S (Renew Arlington
5 Zoning Overlay), *Ordinance Code*, are hereby created to read as
6 follows:

7 **CHAPTER 656. ZONING CODE**

8 * * *

9 **Part 3. Schedule of District Regulations**

10 * * *

11 **SUBPART S. RENEW ARLINGTON ZONING OVERLAY**

12 **Sec. 656.399.54. LEGISLATIVE FINDINGS**

13 A. The Council hereby finds and determines as follows:

- 14 1. In August 2015, pursuant to Resolution 2015-476-A, the
15 City Council found that portions of University
16 Boulevard, Merrill Road, and Arlington Road were
17 "blighted" as that term is defined in Chapter 163, Part
18 III, Florida Statutes, and in November 2015, pursuant
19 to Ordinance 2015-738-E, the City Council established a
20 new Community Redevelopment Agency, known as the Renew
21 Arlington Community Redevelopment Agency ("RA/CRA") and
22 approved a Community Redevelopment Plan (the "Plan")
23 for the Community Redevelopment Area which was
24 previously declared blighted.
- 25 2. The Plan identified the need for a Zoning Overlay
26 encompassing the Community Redevelopment Area as an
27 objective of the Plan.
- 28 3. The decline of commercial development along the RA/CRA
29 Community Redevelopment Area corridors have contributed
30 to blighted conditions within the RA/CRA Community
31 Redevelopment Area (the "Redevelopment Area").

- 1 4. Small lot sizes within the Redevelopment Area present
2 challenges for modern commercial development, which
3 often require lot acreage greater than one or two
4 acres.
- 5 5. Due to various challenges and limitations, commercial
6 vacancies are common within the Redevelopment Area
7 leading to a lack of investment along University
8 Boulevard, Merrill Road, and Arlington Road.
- 9 6. Legal non-conforming uses, such as single family
10 residential uses on commercially-zoned properties,
11 create an inconsistent land use pattern and a dangerous
12 environment for pedestrians.
- 13 7. Ensuring vehicular, pedestrian, and bicycle safety is
14 a challenge due in part to a lack of landscaping,
15 signage, and streetscape improvements.
- 16 8. The performance standards and regulations contained in
17 this Subpart S were developed with the participation
18 and assistance of neighborhood residents, property
19 owners and City staff.
- 20 9. The Planning Commission and the Land Use and Zoning
21 Committee considered these regulations, held public
22 hearings and made their recommendations to the Council.
- 23 10. Based on the foregoing findings, the Council hereby
24 establishes the Renew Arlington Zoning Overlay (the
25 "Zoning Overlay") regulations contained in this Subpart
26 S, of Part 3, of the Zoning Code for the purpose of
27 encouraging commercial development, discouraging high
28 intensity uses, and providing performance standards,
29 design guidelines and special regulations for uses to
30 enhance the character and aesthetics of the Overlay
31 area.

1 **Sec. 656.399.55. INTENT**

2 A. The intent of the Zoning Overlay requirements is to protect
3 and enhance the Redevelopment Area's unique aesthetic and
4 physical appearance; improve property values; promote an
5 environment that is visually appealing and safe for
6 vehicular, bicycle and pedestrian traffic; and promote
7 appropriate redevelopment of blighted areas. Any deviations
8 from these standards shall remain consistent with the
9 purpose and intent of this Zoning Overlay.

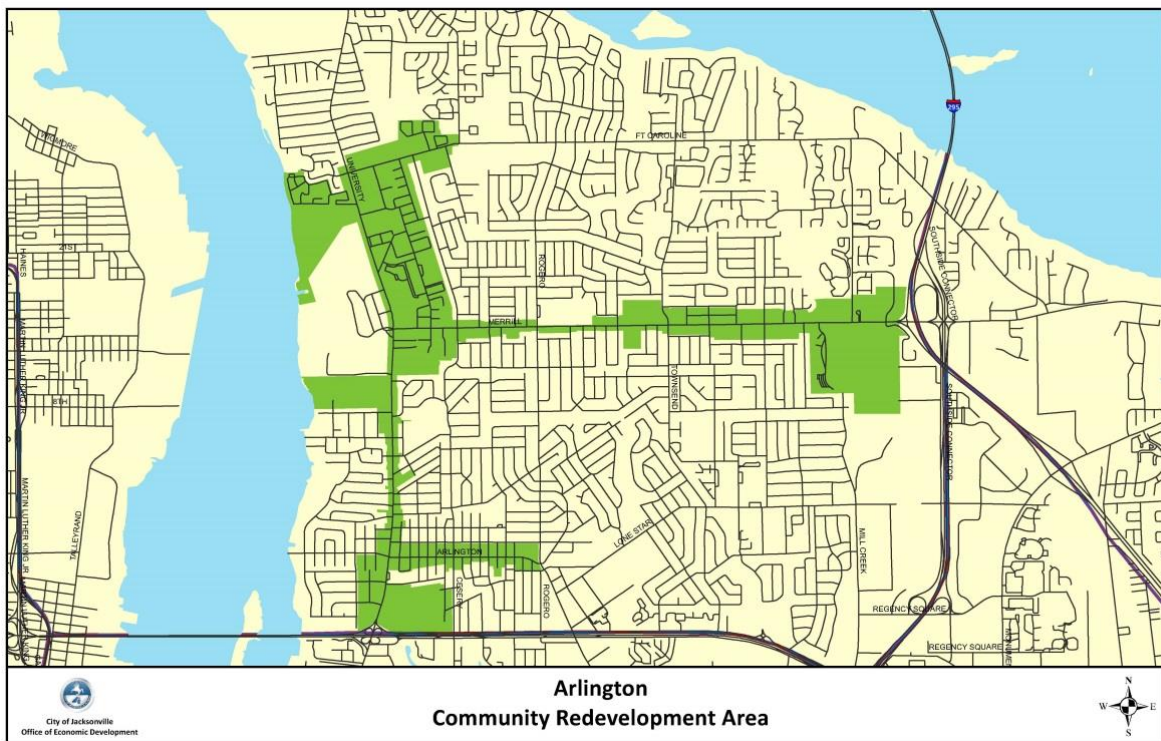
10 B. The standards set forth in this Subpart were designed to
11 encourage infill and redevelopment within the Redevelopment
12 Area that protects, preserves and enhances the unique
13 character of the communities within the Zoning Overlay area.
14 The design principles that guide these standards were
15 developed for this Zoning Overlay through an extensive
16 community participation process and include the following:

- 17 1. Protect and enhance existing residential
18 neighborhoods.
- 19 2. Establish a Complete Streets program throughout the
20 Redevelopment Area with the intent of providing safe
21 passage for all.
- 22 3. Create sustainable commercial/mixed-use corridors that
23 act as local destinations.
- 24 4. Ensure appropriate scale, height and density of new
25 development and redevelopment.
- 26 5. Calm traffic to ensure safety and encourage economic
27 development along the corridors.
- 28 6. Improve key intersections for pedestrians and as
29 gateways to the Arlington neighborhood.
- 30 7. Encourage development of walkable streets and blocks.

1 C. Where landscaping and buffering requirements are in
2 conflict with parking requirements, it is the intent of this
3 Subpart that the landscaping and buffering requirements are
4 met and relief from the parking regulations are requested by
5 the property owner as necessary.

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

7 A. Within the City of Jacksonville, the Renew Arlington Zoning
8 Overlay Area shall be defined as the lands contained within the
9 Renew Arlington Community Redevelopment Agency's boundary shown
10 below as Figure 1, and hereby adopted as the Renew Arlington Zoning
11 Overlay Area (the "Overlay Area") by the City Council.



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

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

16 **Sec. 656.399.57. APPLICABILITY**

17 A. Unless otherwise stated in this Subpart, when the
18 regulations of this Zoning Overlay impose a different
19

1 restriction upon the use of buildings or land, or upon the
2 height of buildings, or require other conditions than are
3 imposed or required by other ordinances, other than those
4 ordinances approving Planned Unit Development (PUD) adopted
5 prior to this Subpart, the provisions of this Subpart shall
6 control. Additionally, the parking requirements of this
7 Zoning Overlay shall supersede any conflicting parking
8 requirements set forth in Part 6 of the Zoning Code. It is
9 intended that this Subpart shall be applied to support the
10 RA/CRA designation and characteristics of the
11 Redevelopment/Overlay Area and to guide development and
12 redevelopment to support the goals and objectives contained
13 in the Comprehensive Plan and the RA/CRA Redevelopment Plan.

14 B. When a parcel extends beyond the boundaries of the Overlay
15 Area as described, the entire parcel will be subject to the
16 regulations of this Subpart. If a property within the
17 Overlay Area is aggregated with a property outside the
18 boundaries of the Overlay Area, the entire aggregated parcel
19 will be subject to the regulations set forth in this
20 Subpart. The term "aggregation" means the zoning doctrine of
21 merging separate and adjoining lots for purposes of
22 determining and applying zoning requirements and/or building
23 parameters.

24 C. Rezoning amendments to PUD zoning districts are permitted
25 so long as the PUD zoning district does not circumvent the
26 regulations contained within this Subpart.

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

29 E. Single family residential uses not located in any RLD or
30 RMD-A zoning district which are legally non-conforming on

1 the effective date of this Subpart may be continued;
2 provided, however, that:

3 1. The structure of the non-conforming use shall not be
4 enlarged, extended, reconstructed, moved or structurally
5 altered except to change the use of the structure to a
6 use permitted in the district. It shall not be divided
7 nor shall a structure be added on the premises except
8 for purposes and in a manner conforming to the
9 regulations for the district in which these structures
10 and premises are located and in compliance with this
11 Subpart.

12 2. Where a non-conforming use is superseded by a
13 permitted use, a structure or structures and premises in
14 combination shall thereafter conform to the regulations
15 for the district in which the structure is located and
16 for this Subpart. The non-conforming residential use
17 shall not thereafter be resumed and no other non-
18 conforming use shall be permitted.

19 3. Except where governmental action impedes or denies
20 access or governmental action requires upgrading of the
21 premises, if the non-conforming residential use ceases
22 for any reason for a period of 12 consecutive months, a
23 subsequent use shall conform to the regulations of the
24 district in which the use is located and this Subpart.

25 F. Unless otherwise specified in this Subpart, non-conforming
26 development characteristics such as, but not necessarily
27 limited to, site layout; building form and finish materials;
28 building location; parking; lighting; walkways; and
29 screening for non-residential and multi-family uses that are
30 located in any character area shall be required to bring the
31 existing non-conforming characteristics into compliance upon

1 either: reoccupation of the structure when such use ceases
2 for more than 6 months; or upon a Major Renovation, as that
3 term is defined in this Subpart.

4 **Sec. 656.399.58. SEVERABILITY**

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

17 **Sec. 656.399.59. DEFINITIONS**

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

20 1. *Brewpub* means a microbrewery operating in conjunction
21 with a restaurant.

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

26 3. *Major Renovation* means a total cumulative expansion,
27 repair, or renovation of existing development, not
28 including improvements made in order to comply with
29 this Subpart, that is greater than or equal to 50% of
30 the assessed value of the lot improvements at the start
31 of any three-year period, according to the Property

1 Appraiser within any three-year period, or the total
2 square footage of a structure is expanded by 50% or
3 greater, as well as any cumulative square footage
4 expansions totaling 50%.

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

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

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

19 7. *Public Space* means public squares, greens, plazas and
20 neighborhood parks, pocket parks, riverwalks, and
21 pedestrian spaces.

22 **Sec. 656.399.60. SPECIAL DESIGN STANDARDS FOR HIGH INTENSITY USES**

23 A. High intensity uses are defined as those that are likely to
24 create objectionable or excessive noise, lights, vibrations,
25 fumes, odors, dust or physical activities, when taking into
26 account the existing uses or zoning in the vicinity.

27 B. Below are additional design standards for the specified
28 high intensity uses. Where standards for these uses already
29 existing within the Zoning Code, the more stringent
30 requirement shall apply:

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

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

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

23 3. Service garages for major or minor auto repair,
24 service stations, truck stops, tire sales or service,
25 and/or collision centers shall have a minimum lot area
26 of one (1) acre and shall have a 6-foot wood or
27 composite wood fence or masonry or pre-cast concrete
28 panel wall that is at least 95% opaque and placed
29 between the street and any outside storage area. This
30 standard shall become effective for existing uses and

1 structures under paragraph (F) of the Applicability
2 section of this Subpart.

3 (a)The required fence shall be placed between the
4 outside storage of vehicles and any required
5 landscape buffer for that particular character
6 area.

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

9 4. All commercial structures shall be prohibited from
10 using any flashing, pulsing, running, strobing or other
11 forms of non-sign related lighting designed to draw
12 attention to the facility. This includes lights inside
13 window frames, along roof or wall edges, around sign
14 faces or along gas station canopies. This standard
15 shall become effective for existing uses and structures
16 upon the effective date of this Subpart.

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

25 6. Window signage shall allow a clear and unobstructed
26 view from outside of the building and in a normal line
27 of sight to the payment counter to facilitate the safe
28 exchange of money between employees and customers and
29 deter criminal activity. This standard shall become
30 effective for existing uses and structures upon the
31 effective date of this Subpart.

1 **Sec. 656.399.61. ADMINISTRATIVE DEVIATIONS**

2 A. Requests for relief from this Subpart that would usually be
3 addressed by an Administrative Deviation shall be processed
4 as a Zoning Variance rather than an Administrative
5 Deviation.

6 **Sec. 656.399.62. CHARACTER AREAS**

7 Given the differing aesthetics within the Redevelopment Area,
8 the Zoning Overlay consists of five Character Areas. Each has
9 distinct design guidelines and performance standards. These
10 areas are as follows:

- 11 A. University Village Character Area
 - 12 B. University Commercial Character Area
 - 13 C. Merrill Commercial Character Area
 - 14 D. Arlington Road Character Area
 - 15 E. Catalyst Character Areas
- 16

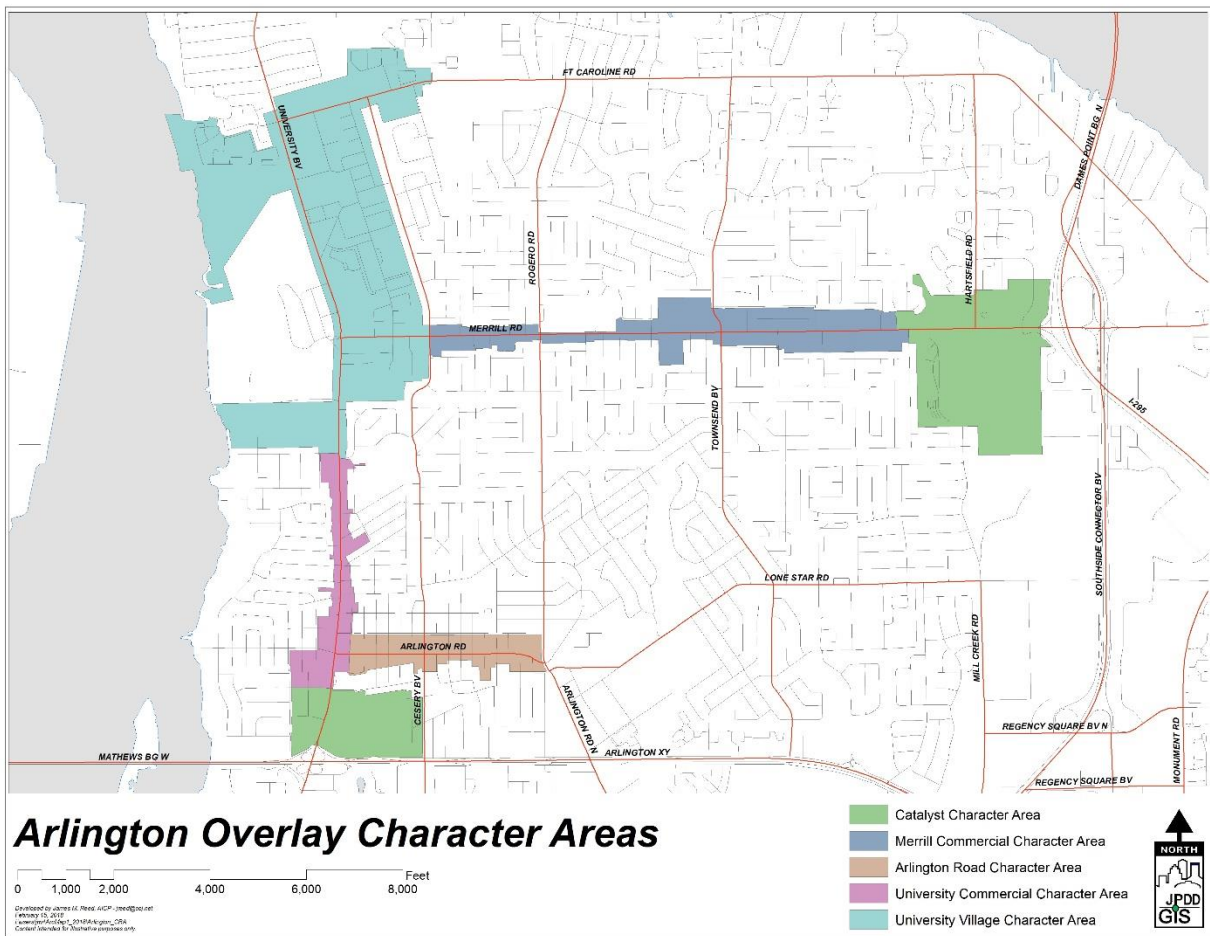


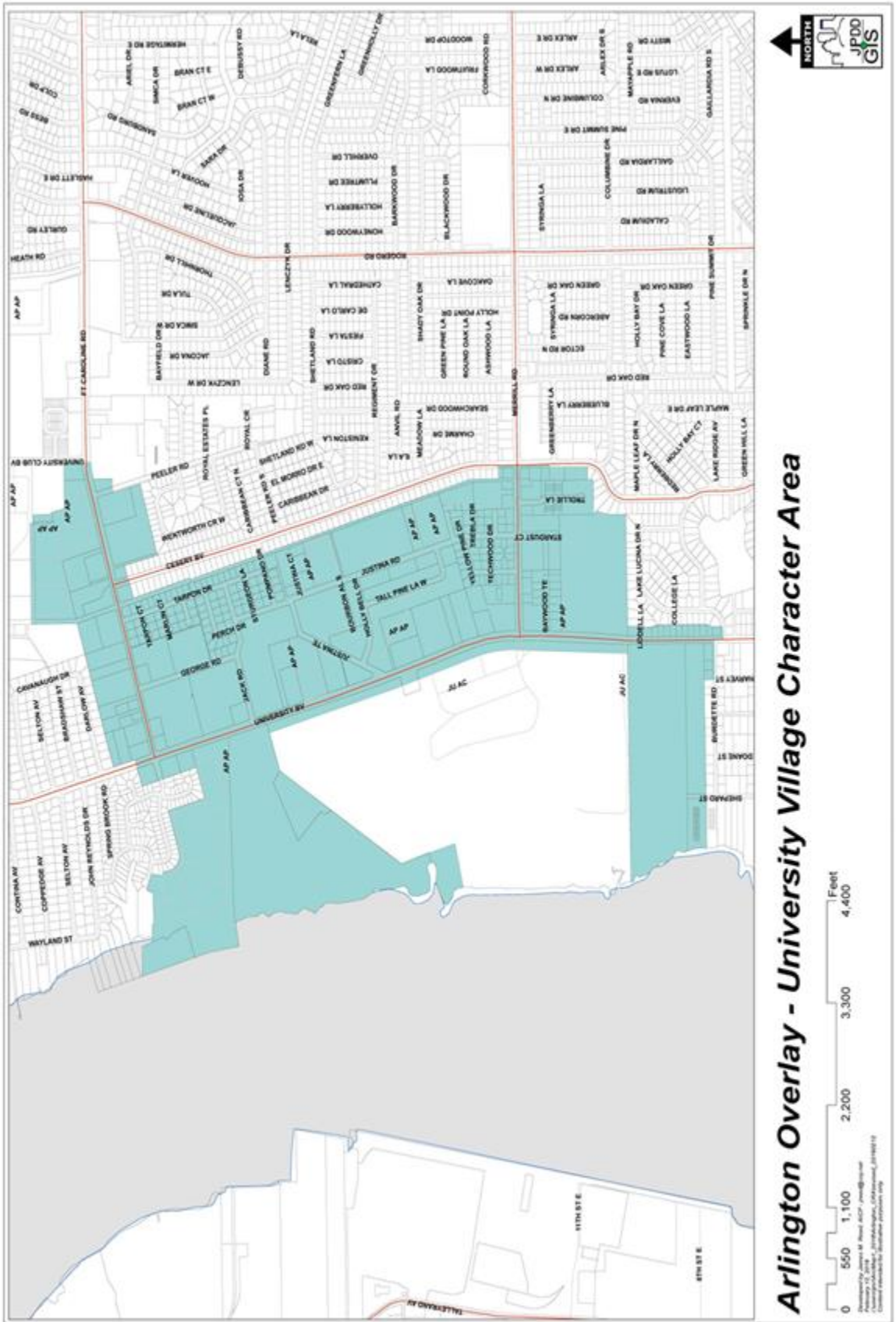
Figure 2: Renew Arlington Zoning Overlay-Character Areas Map

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

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



Arlington Overlay - University Village Character Area

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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) Building massing shall be designed to
30 address Pedestrian Scale by reducing the
31 scale and proportion of the visual

1 "monolithic box" through variations in wall
2 heights, façade articulations and varied
3 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.
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2 **Figure 4 - Pedestrian-Scale facade with fenestration**
3 **covering a minimum of 40% and maximum of 80%**
4 **of occupants' linear frontage**

5 (c) Building location and street presence

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

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

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

14 (d) Height

15 (1) Single use structures shall be limited to
16 35 feet in height.

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

19 (e) Fences

20 (1) The use of barbed, razor, or concertina
21 wire or similar fencing shall be prohibited

1 where visible from any public right-of-way
2 or sidewalk.

3 (2) Woven metal fences are prohibited.

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

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

13 (5) Lawfully constructed fencing existing at
14 the time of the effective date of these
15 regulations shall meet the requirements
16 herein within five (5) years of the
17 effective date of this ordinance, which
18 shall be codified as a date certain.

19 (f) Landscaping/Landscaped Buffers

20 Landscaping and tree protection shall be
21 provided in accordance with Part 12 of the
22 Zoning Code with the following additional and
23 superseding provisions:

24 (1) Uncomplimentary use buffer

25 (i) Where the Vehicular Use Area (VUA) of
26 a non-residential property abuts a
27 residential use, a minimum 10-foot
28 landscaped buffer and six-foot high
29 masonry wall, pre-cast panel, or
30 similar shall be located between the
31 non-residential use and the required

1 landscape buffer on the side of the
2 non-residential use.

3 (ii) Where existing structure(s) of a
4 non-residential property abut a
5 residential use, a minimum 5-foot
6 landscaped buffer and six-foot high
7 wood, stone, brick, vinyl, masonry,
8 pre-cast panel, or similar fence or
9 wall shall be located between the non-
10 residential use and the required
11 landscaped buffer on the side of the
12 non-residential use.

13 (2) Perimeter vehicular use area buffer

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

22 (3) Lawfully existing landscaping at the time
23 of the effective date of these regulations
24 shall meet the requirements herein within
25 five (5) years of the effective date of this
26 ordinance, which shall be codified as a date
27 certain.

28 (g) Signage

29 Signage shall generally be consistent with
30 Part 13 of the Zoning Code, with the following
31 additional and superseding provisions below.

1 Where sign regulations differ from those
2 provided in this Subpart, the more stringent
3 regulation shall apply.

4 (1) One (1) identity freestanding sign per lot
5 per street frontage, provided they are
6 located no closer than 200 feet apart (as
7 measured in the Zoning Code); size
8 determined as follows:
9

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	5
1.5 acres to 5 acres	50	5
Greater than 5 acres to 15 acres	75	10
Greater than 15 acres	200	35

10
11 One (1) additional identity sign shall be
12 permitted if the parcel's road frontage
13 equals or exceeds 500 linear feet, provided
14 signs are located no closer than 200 feet
15 apart (as measured in the Zoning Code).

16 (2) Pole mounted signs are prohibited.

17 (3) Billboards and/or off-site signs, as
18 defined in Section 656.1302 Ordinance Code,

1 are prohibited unless otherwise allowed by
2 existing agreements with the City of
3 Jacksonville.

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

11 (5) Lawfully existing signage at the time of
12 the effective date of these regulations
13 shall meet the requirements herein within
14 five (5) years of the effective date of this
15 ordinance, which shall be codified as a date
16 certain.

17 (h) Parking

18 Unless otherwise superseded by state or federal
19 statutes or regulations, parking shall be
20 designed and provided in accordance with Part 6
21 of the Zoning Code with the following additional
22 and superseding provisions:

23 (1) Parking Location and Access

24 (i) Parking lots shall connect with
25 adjoining CRA parcel development or
26 provide for future connection if access
27 is not currently available. A rear lane
28 with cross parcel access easement may
29 serve to connect multiple parcels with
30 cross access where driveways may be

1 limited due to safety and traffic
2 operations.

3 (ii) For developments providing more than
4 four (4) parking spaces, the majority
5 of parking on the site shall be located
6 to the rear and side of the principal
7 building.

8 (iii) If all of the required parking is
9 provided to the rear and side and at
10 least 25% of the total parking lot area
11 is a pervious parking surface, as
12 defined in Section 656.1601 Ordinance
13 Code, with only the minimum required
14 ADA requirements fulfilled for paved
15 parking spaces and the driveway apron
16 is adjacent to the street frontage, the
17 following requirements may be reduced:

18 a. Driveway width requirement shall
19 be reduced from 24 feet to 16 feet
20 wide for access to rear yard
21 parking with apron of no more than
22 a one (1) foot additional flair at
23 the end of pavement for a total
24 width of 18 feet at the right of
25 way.

26 b. The rear buffer may be reduced
27 from ten feet to five feet when an
28 eight-foot masonry wall, pre-cast
29 panel, or similar is provided.

30 c. While still required in any
31 required buffer area, landscaping

1 shall not be required in the
2 internal landscape islands of the
3 VUA where the minimum required
4 parking is 25 spaces or less.

5 (iv) Unless shared driveways are
6 constructed, each lot shall have only
7 one driveway. Lots located at the
8 corner of roads classified as
9 collectors or higher may have one
10 driveway per road frontage. Additional
11 access points above the one permitted
12 may be granted provided the continuous
13 roadway frontage of the property is
14 500-feet or greater.

15 (v) Existing non-residential and multi-
16 family developments in place on the
17 date of adoption of this Subpart shall
18 be deemed non-conforming and shall be
19 brought into compliance with this
20 requirement under the following
21 conditions:

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

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

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

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

6 (2) Parking Requirements

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

13 (ii) Uses not listed in (2)(i), above,
14 are eligible for a reduction in the
15 parking requirement up to 30% for a
16 redevelopment project where on-street
17 parking or area off-street parking is
18 available within a 400' radius.
19 Availability for shared parking credit
20 towards on-site parking requirements
21 may be established by mixed-use
22 operating hours, staggered peak demand
23 or agreement between properties to
24 share parking facilities; or

25 a. Developer may provide 80% of
26 required parking; or

27 b. Parking requirements may be
28 reduced to 60% of the required
29 parking for facilities that create
30 shared driveways with neighboring
31 properties. These reductions may

1 be applied to each parcel that
2 participates in the combination
3 and total reduction of the number
4 of driveways. A further 5%
5 reduction may be granted for a
6 reduction of two (2) or more
7 driveways.

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

23 (i) Walkways and Pedestrian Connections

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

27 (1) All parking lots with more than 40 spaces
28 located more than 90 feet from a building
29 entrance, measured perpendicular from the
30 parking space to the structure entrance or
31 from each entrance when multiple entrances

1 front on the parking lot, shall have at
2 least one (1) sidewalk or other suitable
3 pedestrian connection, not less than five
4 (5) feet wide between the parking lot and
5 the building entrance, as well as between
6 the public right-of-way and the building
7 entrance. The pedestrian connection(s) shall
8 be centralized and minimize pedestrian and
9 vehicle conflicts. This pedestrian
10 connection shall be provided for every three
11 (3) parking aisles, where parking exceeds 90
12 linear feet from the building entrance.

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

15 (i) Six inch vertical curb, or

16 (ii) A paving material that differs from
17 that of the vehicular area, including
18 across vehicular lanes, or

19 (iii) A continuous landscape area at a
20 minimum of two (2) feet wide on at
21 least one side of the walkway.

22 (3) 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 with 100 % opaque material
10 that is visually similar to materials used
11 on the nearest façade of the principal
12 structure. Additionally, garbage
13 receptacles, dumpsters, open storage areas
14 and/or mechanical equipment must be a
15 minimum 25 feet from any residential uses
16 and shall be incorporated into the main
17 structure as a part of new construction or
18 Major Renovation, as defined in this
19 Subpart.

20 (k) Lighting

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

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

25 (2) At least 2.0 foot-candle (f.c.) minimum
26 maintained lighting level is recommended,
27 while 3.0-5.0 f.c. minimum maintained level
28 is preferred. These levels shall generally
29 apply to all parking and pedestrian areas.
30 However, illumination levels at all property
31 lines shall not exceed one-half (.5) f.c.

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

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

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

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

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

29 (7) Illumination of exterior doors - All types
30 of exterior doors shall be illuminated with
31 outdoor lighting during the hours of

1 darkness to allow ready-observation of
2 persons entering or exiting.

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

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

13 4. Additional Performance Standards

14 (a) Alcohol Distance Limitations

15 (1) Unless otherwise superseded by state or
16 federal statutes or regulations, for
17 permitted and permissible uses, any and all
18 distance limitations and prohibitions found
19 in Part 8 of the Zoning Code are waived and
20 do not apply with regard to the distance
21 between any and all location(s) selling
22 and/or serving all alcoholic beverages for
23 on-premises consumption in conjunction with
24 a restaurant, microbrewery or brewpub, as
25 defined in this Subpart, and the location of
26 any and all established faith institutions
27 or schools (inclusive of Jacksonville
28 University). Uses subject to this standard
29 shall not serve alcoholic beverages past
30 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 premises 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 and permissible alcohol
11 related uses shall have a minimum separation
12 between any residential use and any portion
13 of the property used for the sale and
14 service of alcohol, including outside sales
15 and service locations, of 100 feet, as
16 measured from the nearest property line of
17 the residential use to the nearest portion
18 of the property defined for alcohol sales,
19 unless otherwise incorporated into a mixed
20 use project where uses are blended on the
21 same parcel of land.

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

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

1 (1) There shall be no storage, sales, or
2 service activity of any kind on these lots
3 except where seasonal sales are permitted
4 within the City's Zoning Code, Section
5 656.401(gg).

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

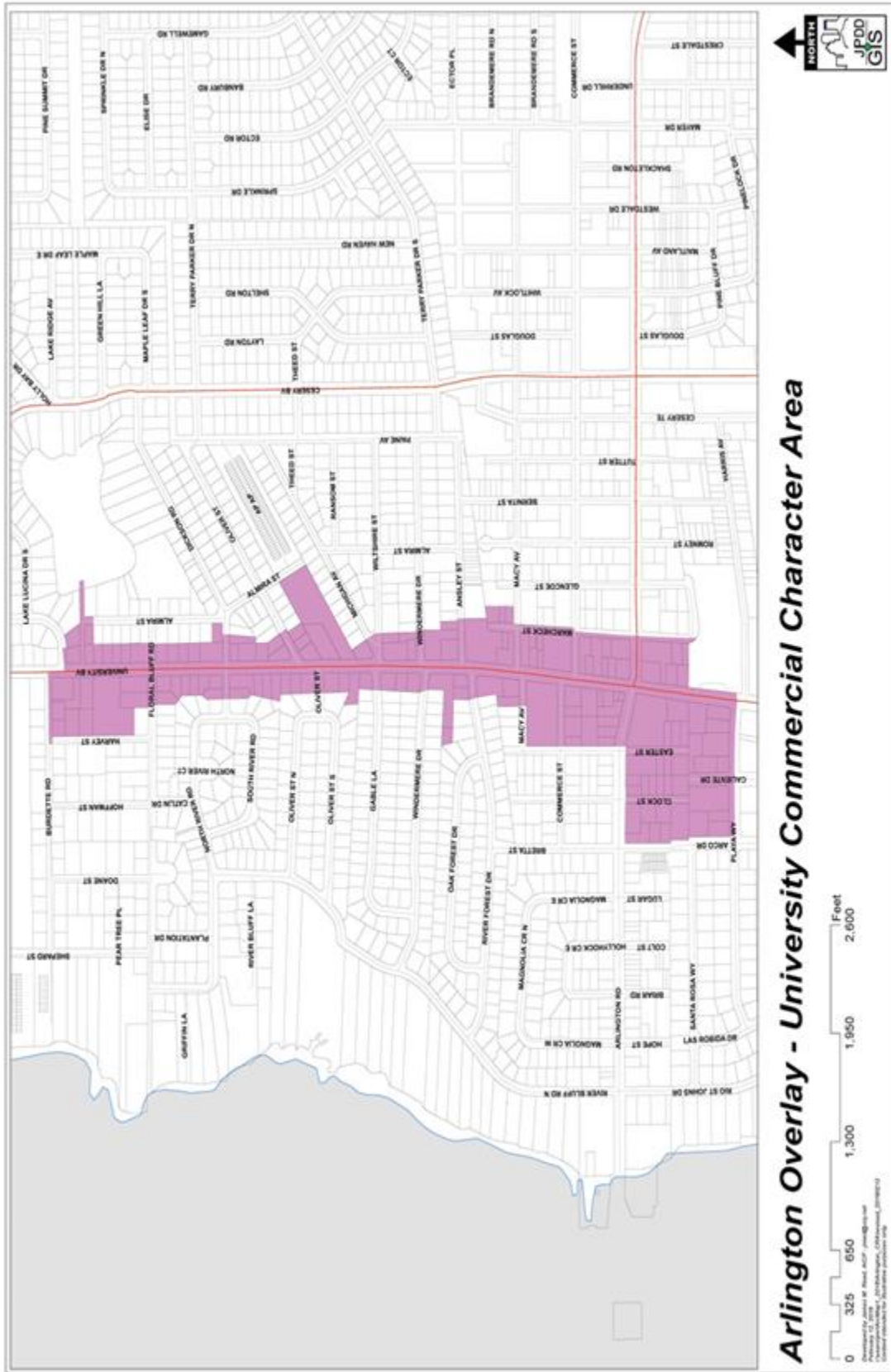
9 (d) Permanent outdoor display of merchandise is
10 prohibited.

11 B. University Commercial Character Area Standards

12 1. Boundaries: The University Commercial Character Area
13 (the "UCCA") generally encompasses the properties on
14 the east side and west side of University Boulevard
15 from Playa Way to Burdette Road. Per the Overlay
16 Character Area Map shown in Figure 2, and the enlarged
17 UCCA Map shown in Figure 5, the UCCA is bounded to the
18 north by Burdette Road and Lake Lucina Drive between
19 Harvey Street and the properties immediately east of
20 University Boulevard. The western and eastern
21 boundaries are defined by the commercial properties
22 immediately to the west and east of University
23 Boulevard, generally about 1 - 2 parcels on either side
24 of the corridor from Burdette Road to Windermere Drive,
25 and extending to about 3 - 4 parcels deep on either
26 side to the west and east of University Boulevard from
27 Windermere Drive to Arlington Road. The blocks between
28 Arlington Road and Playa Way and Bretta Street and
29 University Boulevard are also included in this
30 Character Area. The southern boundary is Playa Way to
31 the west of University Boulevard and the parcels just

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4
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6

north of Arlington Elementary School on the east side of University Boulevard. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.



Arlington Overlay - University Commercial Character Area

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2
3

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) Building massing shall be designed to
21 address Pedestrian Scale by reducing the
22 scale and proportion of the visual
23 "monolithic box" through variations in wall
24 heights, façade articulations and varied
25 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).

1 (5) Lawfully constructed fencing existing at
2 the time of the effective date of these
3 regulations shall meet the requirements
4 herein within five (5) years of the
5 effective date of this ordinance, which
6 shall be codified as a date certain.

7 (e) Landscaping/Landscaped Buffers

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

12 (1) Uncomplimentary Use Buffer

13 (i) Where the Vehicular Use Area (VUA) of
14 a non-residential property abuts a
15 residential use, a minimum 10-foot
16 landscaped buffer and six-foot high
17 masonry wall, pre-cast panel, or
18 similar shall be located between the
19 non-residential use and the required
20 landscape buffer on the side of the
21 non-residential use.

22 (ii) Where existing structure(s) of a
23 non-residential property abut a
24 residential use, a minimum 5-foot
25 landscaped buffer and six-foot high
26 wood, stone, brick, vinyl, masonry,
27 pre-cast panel, or similar fence or
28 wall shall be located between the non-
29 residential use and the required
30 landscaped buffer on the side of the
31 non-residential use.

1 (2) Perimeter Vehicular Use Area Buffer

2 (i) Lots fronting any public right-of-way
3 may replace the standard landscape
4 buffer requirement with a minimum four
5 (4) foot landscape buffer along the
6 boundary of all non-residential
7 vehicular use areas abutting public
8 right-of-way. No more than 25% of the
9 landscaped area may be grass or mulch,
10 the balance shall be landscaped with
11 trees, shrubs or ground covers.

12 (3) Lawfully existing landscaping at the time
13 of the effective date of these regulations
14 shall meet the requirements herein within
15 five (5) years of the effective date of this
16 ordinance, which shall be codified as a date
17 certain.

18 (f) Signage

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

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

30

Parcel Size	Max Area per Side	Max Height
-------------	-------------------	------------

	(sq ft)	(ft)
Less than 1.5 acres	25	6
1.5 acres to 5 acres	50	6
Greater than 5 acres to 15 acres	75	15
Greater than 15 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) Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within

1 five (5) years of the effective date of this
2 ordinance, which shall be codified as a date
3 certain.

4 (g) Parking

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

10 (1) Parking Location and Access

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

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

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

1 street frontage, the following
2 requirements may be reduced:

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

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

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

21 (iv) Unless shared driveways are
22 constructed, each lot shall have only
23 one driveway. Lots located at the
24 corner of roads classified as
25 collectors or higher may have one
26 driveway per road frontage. Additional
27 access points above the one permitted
28 may be granted provided the continuous
29 roadway frontage of the property is
30 500-feet or greater.

1 (v) Existing non-residential and multi-
2 family developments in place on the
3 date of adoption of this Subpart shall
4 be deemed non-conforming and shall be
5 brought into compliance with this
6 requirement under the following
7 conditions:

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

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

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

18 d. If the principal activity on the
19 property with any non-conforming
20 access driveway is discontinued
21 for a consecutive period of 365
22 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

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 from on the parking lot, shall have at least
13 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 one 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

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

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

17 (i) Screening

18 (1) Any exterior garbage receptacles,
19 dumpsters, open storage areas or mechanical
20 equipment must be screened from view from
21 public rights-of-way and adjacent
22 residential uses with 100% opaque material
23 that is visually similar to materials used
24 on the nearest façade of the principal
25 structure. Additionally, garbage
26 receptacles, dumpsters, open storage areas
27 and/or mechanical equipment must be a
28 minimum 25 feet from adjacent residential
29 uses and shall be incorporated into the main
30 structure as a part of new construction or

1 Major Renovation, as defined in this
2 Subpart.

3 (j) Lighting

4 Provide lighting systems that minimize glare,
5 shadow, light pollution, and light trespass.

6 (1) All sag lenses, drop lenses and convex
7 lenses shall be prohibited.

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

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

29 (4) All lighting lamp sources within parking
30 and pedestrian areas shall be metal halide,

1 compact fluorescent or LED; LED is
2 preferred.

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

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

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

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

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

28 4. Additional Performance Standards

29 (a) Drive-through window services and queuing lanes
30 shall be placed in the side or rear yard of the
31 parcel on which it is located. Drive-through

1 window services and queuing lanes shall be located
2 no closer than 50 feet to residential uses.
3 Speaker systems shall not be aimed towards
4 residential uses.

5 (b) Off-street parking lots. Where permitted, off-
6 street parking lots shall be subject to the
7 following conditions:

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

10 (2) Vehicular parking on the lot shall be
11 limited to vehicles for employee and
12 customer parking.

13 (c) Permanent outdoor display of merchandise is
14 prohibited.

15 C. Merrill Commercial Character Area

16 1. Boundaries: The Merrill Commercial Character Area
17 (the "MCCA") generally encompasses the properties on
18 the north side and south side of Merrill Road from
19 Cesery Boulevard to Fort Wilderness Trail and Woolery
20 Drive. Per the Overlay Character Area Map shown in
21 Figure 2, and the enlarged MCCA Map shown in Figure 7,
22 the MCCA is bounded to the north and south by the
23 commercial properties along Merrill Road. The
24 commercial area along this corridor typically extends
25 approximately 1 - 2 parcels on either side of the
26 roadway. The western boundary is Cesery Boulevard
27 between Greenberry Lane and Glenn Rose Drive, and the
28 eastern boundary is Fort Wilderness Trail between
29 Merrill Road and Rocky Fort Trail and Woolery Drive
30 from Merrill Road to one parcel south of Merrill Road.
31 The Character Areas Map in Figure 2 shall be consulted

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for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.



Figure 7 - Merrill Commercial Character Area

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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) Building massing shall be designed to
19 address Pedestrian Scale by reducing the
20 scale and proportion of the visual
21 "monolithic box" through variations in wall
22 heights, façade articulations and varied
23 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 at
28 the time of the effective date of these
29 regulations shall meet the requirements
30 herein within five (5) years of the

1 effective date of this ordinance, which
2 shall be codified as a date certain.

3 (e) Landscaping/Landscaped Buffers

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

8 (1) Uncomplimentary Use Buffer

9 (i) Where the Vehicular Use Area (VUA) of
10 a non-residential property abuts a
11 residential use, a minimum 10-foot
12 landscaped buffer and six-foot high
13 masonry wall, pre-cast panel, or
14 similar shall be located between the
15 non-residential use and the required
16 landscape buffer on the side of the
17 non-residential use.

18 (ii) Where existing structure(s) of a
19 non-residential property abut a
20 residential use, a minimum 5-foot
21 landscaped buffer and six-foot high
22 wood, stone, brick, vinyl, masonry,
23 pre-cast panel, or similar fence or
24 wall shall be located between the non-
25 residential use and the required
26 landscaped buffer on the side of the
27 non-residential use.

28 (2) Perimeter Vehicular Use Area Buffer

29 (i) Lots fronting Merrill Road may
30 replace the standard landscape buffer
31 requirement with a minimum four (4)

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

8 (3) Lawfully existing landscaping at the time
9 of the effective date of these regulations
10 shall meet the requirements herein within
11 five (5) years of the effective date of this
12 ordinance, which shall be codified as a date
13 certain.

14 (f) Signage

15 Signage shall generally be consistent with Part
16 13 of the Zoning Code, with the following
17 additional and superseding provisions below.
18 Where sign regulations differ from those provided
19 in this Subpart, the more stringent regulation
20 shall apply.

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

26

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	6
1.5 acres to 5	50	6

acres		
5 acres to 15 acres	75	15
Greater than 15 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) Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

(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:

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

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

1 date of adoption of this Subpart shall
2 be deemed non-conforming and shall be
3 brought into compliance with this
4 requirement under the following
5 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 in
13 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 8 - Conceptual before and after along Merrill Road.*
3

4 (2) Parking Requirements

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

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

1 properties to share parking facilities;

2 or

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

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

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

31 (h) Walkways and Pedestrian Connections

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

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

21 (2) Pedestrian connections shall be clearly
22 defined by at least one (1) of the
23 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.

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 100 % opaque material
20 that is visually similar to materials used
21 on the nearest façade of the principal
22 structure. Additionally, garbage
23 receptacles, dumpsters, open storage areas
24 and/or mechanical equipment must be a
25 minimum 25 feet from adjacent residential
26 uses and 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

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
29 located no closer than 50 feet to residential
30 uses. 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) Permanent outdoor display of merchandise is
10 prohibited.

11 D. Arlington Road Character Area

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

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) Building massing shall be designed to
18 address Pedestrian Scale by reducing the
19 scale and proportion of the visual
20 "monolithic box" through variations in wall
21 heights, façade articulations and varied
22 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 at
27 the time of the effective date of these
28 regulations shall meet the requirements
29 herein within five (5) years of the
30 effective date of this ordinance, which
31 shall be codified as a date certain.

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 Use Buffer

7 (i) Where the Vehicular Use Area (VUA) of
8 a non-residential property abuts a
9 residential use, a minimum 10-foot
10 landscaped buffer and six-foot high
11 masonry wall, pre-cast panel, or
12 similar shall be located between the
13 non-residential use and the required
14 landscape buffer on the side of the
15 non-residential use.

16 (ii) Where existing structure(s) of a
17 non-residential property abut a
18 residential use, a minimum 5-foot
19 landscaped buffer and six-foot high
20 wood, stone, brick, vinyl, masonry,
21 pre-cast panel, or similar fence or
22 wall shall be located between the non-
23 residential use and the required
24 landscaped buffer on the side of the
25 non-residential use.

26 (2) Perimeter Vehicular Use Area Buffer

27 (i) Lots fronting Arlington Road may
28 replace the standard landscape buffer
29 requirement with a minimum four (4)
30 foot landscape buffer along the
31 boundary of all non-residential

1 vehicular use areas abutting public
2 right-of-way. No more than 25 % of the
3 landscaped area may be grass or mulch,
4 the balance shall be landscaped with
5 trees, shrubs or ground covers.

6 (3) Lawfully existing landscaping at the time
7 of the effective date of these regulations
8 shall meet the requirements herein within
9 five (5) years of the effective date of this
10 ordinance, which shall be codified as a date
11 certain.

12 (f) Signage

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

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

24

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	5
1.5 acres to 5 acres	50	5

5 acres to 15 acres	75	10
Greater than 15 acres	100	15

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) Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

(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:

1 a. Driveway width requirement shall
2 be reduced from 24 feet to 16 feet
3 wide for access to rear yard
4 parking.

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

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

16 (iv) Unless shared driveways are
17 constructed, each lot shall have only
18 one driveway. Lots located at the
19 corner of roads classified as
20 collectors or higher may have one
21 driveway per road frontage. Additional
22 access points above the one permitted
23 may be granted provided the continuous
24 roadway frontage of the property is
25 600-feet or greater.

26 (v) Existing non-residential and multi-
27 family developments in place on the
28 date of adoption of this Subpart shall
29 be deemed non-conforming and shall be
30 brought into compliance with this

1 requirement under the following
2 conditions:

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

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

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

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

18 (2) Parking Requirements

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

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

1 credit towards on-site parking
2 requirements may be established by
3 mixed-use operating hours, staggered
4 peak demand or agreement between
5 properties to share parking facilities;
6 or

7 a. Developer may provide 80 % of
8 required parking; or

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

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

1 above the requirement, then 1 vehicular
2 parking space may be credited, allowing
3 for a total of 8 vehicular parking
4 spaces instead of 9.

5 (h) Walkways and Pedestrian Connections

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

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

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

28 (i) Six-inch vertical curb, or

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

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

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

17 (i) Screening

18 (1) Any exterior garbage receptacles,
19 dumpsters, open storage areas or mechanical
20 equipment must be screened from view from
21 public rights-of-way and adjacent
22 residential uses with 100% opaque material
23 that is visually similar to materials used
24 on the nearest façade of the principal
25 structure. Additionally, garbage
26 receptacles, dumpsters, open storage areas
27 and/or mechanical equipment must be a
28 minimum 25 feet from adjacent residential
29 uses and shall be incorporated into the main
30 structure as a part of new construction or

1 Major Renovation, as defined in this
2 Subpart.

3 (j) Lighting

4 Provide lighting systems that minimize glare,
5 shadow, light pollution, and light trespass.

6 (1) All sag lenses, drop lenses and convex
7 lenses shall be prohibited.

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

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

29 (4) All lighting lamp sources within parking
30 and pedestrian areas shall be metal halide,

1 compact fluorescent or LED; LED is
2 preferred.

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

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

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

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

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

28 4. Additional Performance Standards

29 (a) Drive-through window services and queuing lanes
30 shall be placed in the side or rear yard of the
31 parcel on which it is located. Drive-through

1 window services and queuing lanes shall be located
2 no closer than 50 feet to residential uses.
3 Speaker systems shall not be aimed towards
4 residential uses.

5 (b) Off-street parking lots. Where permitted, off-
6 street parking lots shall be subject to the
7 following conditions:

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

10 (2) Vehicular parking on the lot shall be
11 limited to vehicles for employee and
12 customer parking.

13 (c) Permanent outdoor display of merchandise is
14 prohibited.

15 E. Catalyst Character Areas

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

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Woolery Drive and Salt Lake Drive; and to the west by Salt Lake Drive and I-295. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.

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Figure 10 - Catalyst Character Areas

1 2. Intent

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

16 3. Design Guidelines

17 (a) Site layout and Massing

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

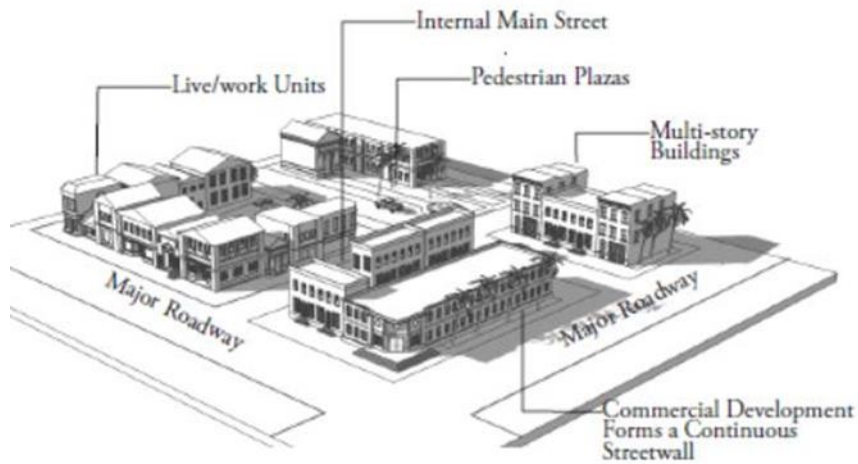
22 (i) Buildings shall form a consistent,
23 distinct edge, spatially delineating
24 the public street through maximum
25 building setbacks that vary by no more
26 than five (5) feet from those of the
27 adjacent building.

28 (ii) No more than 40% of parcel frontage
29 shall be open to parking, stormwater or
30 internal green space.

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

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

15 (v) Internal circulation patterns shall
16 be designed with the pedestrian in mind
17 and shall feature elements such as bump
18 outs, marked cross walks, parallel
19 parking along internal circulation
20 lanes and landscape buffers between
21 sidewalks and internal circulation
22 lanes of at least 5 feet in width,
23 otherwise meeting the VUA area
24 buffering requirements in Part 12 of
25 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) Building massing shall be designed to
23 address Pedestrian Scale by reducing the
24 scale and proportion of the visual
25 "monolithic box" through variations in wall
26 heights, façade articulations and varied
27 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 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 at
17 the time of the effective date of these
18 regulations shall meet the requirements
19 herein within five (5) years of the
20 effective date of this ordinance, which
21 shall be codified as a date certain.

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 Use Buffer

28 (i) Where the Vehicular Use Area (VUA) of
29 a non-residential property abuts a
30 residential use, a minimum 10-foot
31 landscaped buffer and six-foot high

1 masonry wall, pre-cast panel, or
2 similar shall be located between the
3 non-residential use and the required
4 landscape buffer on the side of the
5 non-residential use.

6 (ii) Where existing structure(s) of a
7 non-residential property abut a
8 residential use, a minimum 5-foot
9 landscaped buffer and six-foot high
10 wood, stone, brick, vinyl, masonry,
11 pre-cast panel, or similar fence or
12 wall shall be located between the non-
13 residential use and the required
14 landscaped buffer on the side of the
15 non-residential use.

16 (2) Perimeter Vehicular Use Area Buffer

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

25 (3) Lawfully existing landscaping at the time
26 of the effective date of these regulations
27 shall meet the requirements herein within
28 five (5) years of the effective date of this
29 ordinance, which shall be codified as a date
30 certain.

31 (g) Signage

1 Signage shall generally be consistent with Part
 2 13 of the Zoning Code, with the following
 3 additional and superseding provisions below.
 4 Where sign regulations differ from those provided
 5 in this Subpart, the more stringent regulation
 6 shall apply.

7 (1) One (1) identity freestanding sign per lot
 8 per street frontage, provided they are
 9 located no closer than 200 feet apart (as
 10 measured in the Zoning Code); size
 11 determined as follows:
 12

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	6
1.5 acres to 5 acres	50	6
5 acres to 15 acres	75	15
Greater than 15 acres	200	35

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

18 (2) Pole mounted signs are prohibited.

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

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

13 (5) Signs located in commercial and industrial
14 zoning districts and are located no more
15 than 660 feet from the centerline of an
16 interstate highway or expressway shall be
17 limited to a height of 65 feet.

18 (6) Lawfully existing signage at the time of
19 the effective date of these regulations
20 shall meet the requirements herein within
21 five (5) years of the effective date of this
22 ordinance, which shall be codified as a date
23 certain.

24 (h) Parking

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

30 (1) The shared parking shall be internal to
31 the project or parcel, but may include

1 adjacent parcels if there is shared access
2 and internal circulation. Shared parking
3 can be used for up to 40% of the required
4 parking spaces for commercial uses on site.

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

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

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

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

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buffering requirements in Part 12 of the Zoning Code.

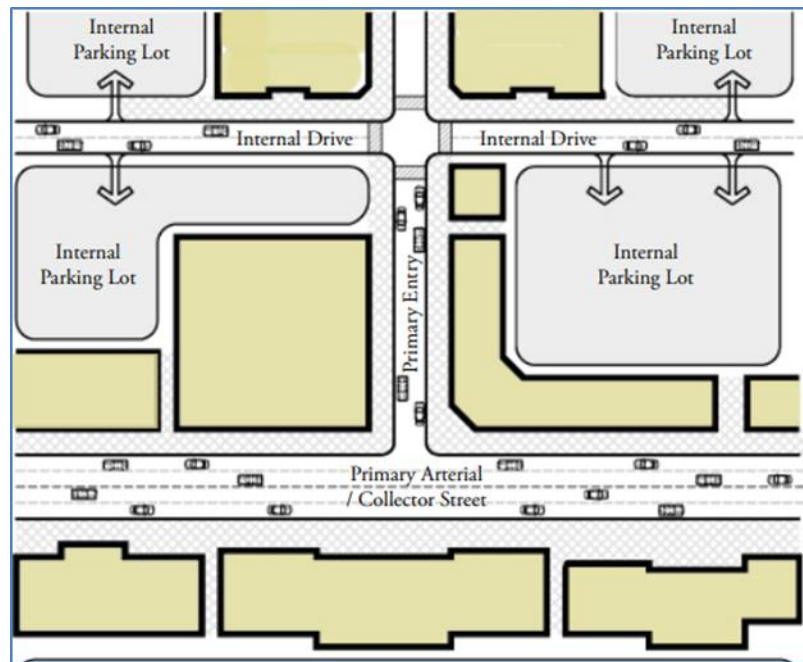


Figure 12 - Conceptual image of parking and building locations for Catalyst Character Area.

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

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

1 (ii) Bicycle parking shall include
2 covered or shaded bike racks and
3 external water fountains.

4 (iii) Bicycle racks shall be located
5 adjacent to primary structures and not
6 in remote areas of the parking lots.

7 (iv) Designated improved travel paths or
8 sidewalks between the main street and
9 the provided on-site bicycle parking.

10 (v) Proper directional signage directing
11 bicyclists to designated bike parking.

12 (vi) Appropriate internal vehicle signage
13 denoting bicycle safety. Signage plan
14 shall be provided as part of the
15 bicycle infrastructure plan for review.

16 (i) Walkways and Pedestrian Connections

17 All surface parking lots shall be located to the
18 rear of primary structures. Pedestrian access
19 between or through buildings shall be provided
20 and designed in such a way as to reinforce the
21 pedestrian sense of arrival to the primary
22 streetscape.

23 (1) Parking lots shall be designed to allow
24 pedestrians to move safely from their
25 vehicle to the building. On lots with 40
26 parking spaces or less, this may be achieved
27 by providing a three (3) foot sidewalk or
28 path at the perimeter of the lot. On lots
29 with greater than 40 spaces, corridors
30 within the parking area shall channel
31 pedestrians from the car to the perimeter of

1 the lot or to the building. Corridors are
2 delineated by a paving material that differs
3 from that of the vehicular area and are
4 landscaped.

5 (i) Parking lots containing more than 40
6 parking spaces shall have clearly
7 defined pedestrian connections provided
8 between a public right-of-way and
9 building entrances, as well as parking
10 lots and building entrances;

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

20 (iii) Pedestrian connections shall be
21 clearly defined by at least one of the
22 following:

- 23 a. Six-inch vertical curb, or
- 24 b. A continuous landscape area at a
25 minimum of three (3) feet wide on
26 at least one side of the walkway.

27 (2) For properties with multiple tenants
28 and/or multiple structures on site,
29 pedestrian circulation shall be provided
30 between tenants and/or structures through
31 the use of a sidewalk or other suitable

1 pedestrian connection, not less than five
2 (5) feet wide and where applicable, shall
3 align with and connect to that of adjacent
4 and contiguous properties. Sidewalk paving
5 or other pedestrian connections, where
6 applicable, must continue uninterrupted
7 across the mouth of all curb cuts, subject
8 to the City's Land Development Regulations.

9 (j) Screening

10 (1) Any exterior garbage receptacles,
11 dumpsters, open storage areas or mechanical
12 equipment must be screened from view from
13 public rights-of-way and adjacent
14 residential uses property with 100 % opaque
15 material that is visually similar to
16 materials used on the nearest façade of the
17 principal structure. Additionally, garbage
18 receptacles, dumpsters, open storage areas
19 and/or mechanical equipment must be a
20 minimum 25 feet from adjacent residential
21 uses and shall be incorporated into the main
22 structure as a part of new construction or
23 Major Renovation, as defined in this
24 Subpart.

25 (k) Lighting

26 Provide lighting systems that minimize glare,
27 shadow, light pollution, and light trespass.

28 (1) All sag lenses, drop lenses and convex
29 lenses shall be prohibited.

30 (2) At least 2.0 foot-candle (f.c.) minimum
31 maintained lighting level is recommended,

1 while 3.0-4.0 f.c. minimum maintained level
2 is preferred. These levels shall generally
3 apply to all parking and pedestrian areas.
4 However, illumination levels at all property
5 lines shall not exceed one-half (.5) f.c.
6 when the building or parking areas are
7 located adjacent to residential uses, and
8 shall not exceed one (1.0) f.c. when
9 abutting other non-residential properties.
10 Lighting levels can be reduced after
11 business hours/closing to 0.5 f.c. minimum
12 maintained for burglary and vandalism
13 resistance, if the property does not have an
14 existing problem with criminal incidents,
15 and the owner deems it appropriate.

16 (3) The use of cut-off fixtures with diffusers
17 to focus the lighting where needed to
18 minimize or eliminate light trespass is
19 required.

20 (4) All lighting lamp sources within parking
21 and pedestrian areas shall be metal halide,
22 compact fluorescent or LED; LED is
23 preferred.

24 (5) The maximum light pole height in all
25 parking areas shall not exceed thirty feet
26 (30'-0"), and the maximum light pole height
27 in all pedestrian areas shall not exceed
28 fifteen feet (15'-0").

29 (6) Shrubs and trees shall not interfere with
30 security lighting or common natural
31 surveillance observation from public streets

1 or any buildings, including public rights-
2 of-way.

3 (7) Illumination of exterior doors - All types
4 of exterior doors shall be illuminated with
5 outdoor lighting during the hours of
6 darkness to allow ready-observation of
7 persons entering or exiting.

8 (8) Illumination of address numbers - All
9 street address or apartment/unit numbers
10 (when existing) that are already required by
11 existing codes shall also be illuminated
12 during the hours of darkness.

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

18 4. Additional Performance Standards

19 (a) Alcohol Distance Limitations

20 (1) Unless otherwise superseded by state or
21 federal statutes or regulations, for
22 permitted and permissible uses, any and all
23 distance limitations and prohibitions found
24 in Part 8 of the Zoning Code are waived and
25 do not apply with regard to the distance
26 between any and all location(s) selling
27 and/or serving all alcoholic beverages for
28 on-premises consumption in conjunction with
29 a restaurant, microbrewery or brewpub, as
30 defined in this Subpart, and the location of
31 any and all established faith institutions

1 or schools (inclusive of Jacksonville
2 University). Uses subject to this standard
3 shall not serve alcoholic beverages past
4 midnight. For those uses that intend to
5 serve alcoholic beverages past midnight,
6 Part 8 of the Zoning Code shall apply.

7 (2) Sale and service of all alcohol for off
8 premise consumption must meet the distance
9 requirements otherwise required in the
10 City's Zoning Code. Retail sale and service
11 of all alcoholic beverages (license type
12 3PS) for off-premises consumption shall be
13 discouraged.

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

25 (b) 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 adjacent residential
30 uses. Speaker systems shall not be aimed towards
31 adjacent residential uses.

1 (c) 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 except where seasonal sales are permitted
7 within the City's Zoning Code, Section
8 656.401(gg).

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

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

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

23 **Section 3. Adopting the Renew Arlington Zoning Overlay**
24 **Maps and providing for publication.** The Council hereby adopts the
25 Renew Arlington Zoning Overlay maps as depicted in **Exhibit 1**
26 **attached hereto** and directs the Planning and Development Department
27 and the Office of Economic Development to publish the Renew
28 Arlington Zoning Overlay Area maps in high resolution on the City
29 of Jacksonville webpages for the Zoning Atlas, and the Community
30 Redevelopment Agencies, with a copy of this Ordinance, as enacted.
31 Also, Legislative Services is directed to transmit these high

1 resolution maps to Municode for color publication in the
2 codification of this ordinance as the maps labeled "Figure 2: Renew
3 Arlington Zoning Overlay-Character Areas Map," "Figure 3 -
4 University Village Character Area," "Figure 5 - University
5 Commercial Character Area," "Figure 7 - Merrill Commercial
6 Character Area," "Figure 9 - Arlington Road Character Area," and
7 "Figure 10 - Catalyst Character Areas," in Sec. 656.399.62
8 (Character Areas).

9 **Section 4. Effective Date.** This ordinance shall become
10 effective upon signature by the Mayor or upon becoming effective
11 without the Mayor's signature.

12
13 Form Approved:

14
15 /s/ Susan C. Grandin

16 Office of General Counsel

17 Legislation Prepared By: Susan C. Grandin

18 *GC-#1272345-v3-Arlington_Overlay.doc*
19
20