

## **Ordinance 2020-342-**

# **Georgian Road Quads/Villas – Conditions** (to be included in Ordinance)

### **SITE DEVELOPMENT STANDARDS**

1. The Property shall be developed in substantial compliance with the Site Plan dated December 18, 2019, which shows the parking to be in the center of the Property with the 12 quadraplex buildings surrounding the parking. Development standards may revert to the conventional RMD-C and RMD-D zoning as is currently allowed on the Property.
2. The density shall be limited to 48 dwelling units (12 buildings with 4 units each).

**BUILDING HEIGHT:** Maximum thirty-five feet (35')

**BUILDING SETBACKS:** A twenty foot (20') building setback/buffer shall be provided along all sides of the Property to buffer from the George Road right-of-way and neighboring Single-family residential and storage unit uses.

### **BUFFERS ON PERIMETER:**

1. A minimum six foot (6') vinyl fence, 95% opaque, shall be provided within the 20' buffer. The fence may be on the property line. Gates or openings within this perimeter fence shall be prohibited.
2. HOA documents shall include maintenance of the fence and the landscaping in good condition, with inspection by the City of Jacksonville available with reasonable notice, at least on an annual basis.

### **BUFFER ALONG GEORGE ROAD:**

1. A fence or wall shall be located within the 20' buffer from the George Road right-of-way as part of the security fencing.
2. A portion of the required landscaping/mitigation trees shall be placed on the right-of-way side of the fence or wall in order to soften the appearance of the fence/wall.

**SECURITY:** Vehicular and pedestrian entrance and exit shall be by security gate, maintained in good working order at all times, with inspection by the City of Jacksonville available with reasonable notice, at least on an annual basis.

**EXTERIOR BUILDING MATERIALS:** Fiber cement siding, such as James Hardie or similar, shall be the exterior skin of the buildings. The front entrance façade shall include a combination of plank siding (lap siding) and shake/shingle siding.

**IRRIGATION:** An automatic irrigation system shall be provided and maintained by the HOA. Irrigation only by hose bib is not allowed.

**TRASH PICK UP:** A trash compactor rather than a dumpster shall be provided for use by the tenants.

**PARK:** Recreational open space will be provided and could incorporate, if necessary or possible, dry stormwater retention.

**PUD MODIFICATIONS:** Any modifications to the PUD shall only be allowed pursuant to Sec. 656.341, *Ordinance Code*.

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