

1 Introduced by Council Member Morgan and amended by the Land Use and
2 Zoning Committee:

3
4
5 **ORDINANCE 2021-784-E**

6 AN ORDINANCE AMENDING SECTION 656.399.62
7 (CHARACTER AREAS), SUBPART S (RENEW ARLINGTON
8 ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT
9 REGULATIONS), CHAPTER 656 (ZONING CODE),
10 *ORDINANCE CODE*, TO ADD A SEPARATE DESIGN
11 GUIDELINE FOR WINDOWS IN SERVICE GARAGES, IN ALL
12 CHARACTER AREAS; PROVIDING AN EFFECTIVE DATE.

13
14 **BE IT ORDAINED** by the Council of the City of Jacksonville:

15 **Section 1.** Section 656.399.62 (Character Areas), Subpart S
16 (Renew Arlington Zoning Overlay), Part 3 (Schedule of District
17 Regulations), Chapter 656 (Zoning Code), *Ordinance Code* is hereby
18 amended to read as follows:

19 **CHAPTER 656. ZONING CODE**

20 * * *

21 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

22 * * *

23 **SUBPART S. - RENEW ARLINGTON ZONING OVERLAY**

24 * * *

25 **Sec. 656.399.62. Character Areas.**

26 * * *

27 A. *University Village Character Area Standards.*

28 * * *

29 3. *Design Guidelines:*

30 * * *

1 (b) Building form and finish materials.

2 * * *

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

12 * * *

13 (8) New service garage buildings or additions meeting
14 the applicability provisions of paragraph
15 656.399.57.F regarding major or minor automotive
16 repair shall provide street facing windows in the
17 service bay sections of the building wall covering
18 a minimum of 20% of the overall linear frontage of
19 the building. Window proportions may vary to
20 accommodate structural & facade articulation. The
21 sill height of these windows shall be a maximum of
22 five feet (5') above the interior finished floor
23 elevation. The portions of new service garage
24 buildings or additions not providing service bays
25 shall conform to the commercial building design
26 standards herein. The service garage service bay
27 windows shall otherwise conform to commercial
28 building design standards.

29 * * *

30 B. *University Commercial Character Area Standards.*

31 * * *

1 3. *Design Guidelines:*

2 * * *

3 (b) Building form and finish materials.

4 * * *

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

14 * * *

15 (8) New service garage buildings or additions meeting
16 the applicability provisions of paragraph
17 656.399.57.F regarding major or minor automotive
18 repair shall provide street facing windows in the
19 service bay sections of the building wall covering
20 a minimum of 20% of the overall linear frontage of
21 the building. Window proportions may vary to
22 accommodate structural & facade articulation. The
23 sill height of these windows shall be a maximum of
24 five feet (5') above the interior finished floor
25 elevation. The portions of new service garage
26 buildings or additions not providing service bays
27 shall conform to the commercial building design
28 standards herein. The service garage service bay
29 windows shall otherwise conform to commercial
30 building design standards.

31 * * *

1 C. *Merrill Commercial Character Area Standards.*

2 * * *

3 3. *Design Guidelines:*

4 * * *

5 (b) Building form and finish materials.

6 * * *

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

16 * * *

17 (8) New service garage buildings or additions meeting
18 the applicability provisions of paragraph
19 656.399.57.F regarding major or minor automotive
20 repair shall provide street facing windows in the
21 service bay sections of the building wall covering
22 a minimum of 20% of the overall linear frontage of
23 the building. Window proportions may vary to
24 accommodate structural & facade articulation. The
25 sill height of these windows shall be a maximum of
26 five feet (5') above the interior finished floor
27 elevation. The portions of new service garage
28 buildings or additions not providing service bays
29 shall conform to the commercial building design
30 standards herein. The service garage service bay
31 windows shall otherwise conform to commercial

1 building design standards.

2 * * *

3 D. Arlington Road Character Area Standards.

4 * * *

5 3. *Design Guidelines:*

6 * * *

7 (b) Building form and finish materials.

8 * * *

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

18 * * *

19 (8) New service garage buildings or additions meeting
20 the applicability provisions of paragraph
21 656.399.57.F regarding major or minor automotive
22 repair shall provide street facing windows in the
23 service bay sections of the building wall covering
24 a minimum of 20% of the overall linear frontage of
25 the building. Window proportions may vary to
26 accommodate structural & facade articulation. The
27 sill height of these windows shall be a maximum of
28 five feet (5') above the interior finished floor
29 elevation. The portions of new service garage
30 buildings or additions not providing service bays
31 shall conform to the commercial building design

standards herein. The service garage service bay windows shall otherwise conform to commercial building design standards.

* * *

E. *Catalyst Character Areas Standards.*

* * *

3. *Design Guidelines:*

* * *

(b) Building form and finish materials.

* * *

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

* * *

(8) New service garage buildings or additions meeting the applicability provisions of paragraph 656.399.57.F regarding major or minor automotive repair shall provide street facing windows in the service bay sections of the building wall covering a minimum of 20% of the overall linear frontage of the building. Window proportions may vary to accommodate structural & facade articulation. The sill height of these windows shall be a maximum of five feet (5') above the interior finished floor elevation. The portions of new service garage

1 buildings or additions not providing service bays
2 shall conform to the commercial building design
3 standards herein. The service garage service bay
4 windows shall otherwise conform to commercial
5 building design standards.

6 * * *

7 **Section 2. Effective Date.** This ordinance shall become
8 effective upon signature by the Mayor or upon becoming effective
9 without the Mayor's signature.

10
11 Form Approved:

12
13 /s/ Susan C. Grandin

14 Office of General Counsel

15 Legislation prepared by: Susan C. Grandin

16 *GC-#1471930-v2-2021-784-E*