

1 Introduced by Council Member Amaro:
2
3

4 **ORDINANCE 2024-699**

5 AN ORDINANCE CONCERNING THE RENEW ARLINGTON
6 ZONING OVERLAY; AMENDING SECTION 656.399.57
7 (APPLICABILITY), SUBPART S (RENEW ARLINGTON
8 ZONING OVERLAY), PART 3 (SCHEDULE OF DISTRICT
9 REGULATIONS), CHAPTER 656 (ZONING CODE),
10 *ORDINANCE CODE*, TO CLARIFY CERTAIN LANGUAGE;
11 AMENDING SECTION 656.399.59 (DEFINITIONS),
12 SUBPART S (RENEW ARLINGTON ZONING OVERLAY), PART
13 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER
14 656 (ZONING CODE), *ORDINANCE CODE*, TO REVISE AND
15 ADD CERTAIN DEFINITIONS; AMENDING SECTION
16 656.399.62 (CHARACTER AREAS), SUBPART S (RENEW
17 ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF
18 DISTRICT REGULATIONS), CHAPTER 656 (ZONING
19 CODE), *ORDINANCE CODE*, TO UTILIZE CONSISTENT
20 TERMINOLOGY; AMENDING SECTION 656.399.63 (RENEW
21 ARLINGTON DESIGN REVIEW ("RADR") TEAM), SUBPART
22 S (RENEW ARLINGTON ZONING OVERLAY), PART 3
23 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656
24 (ZONING CODE), *ORDINANCE CODE*, TO UTILIZE
25 CONSISTENT TERMINOLOGY; AMENDING SECTION
26 656.399.64 (RA/CRA ZONING OVERLAY
27 ADMINISTRATIVE DEVIATIONS), SUBPART S (RENEW
28 ARLINGTON ZONING OVERLAY), PART 3 (SCHEDULE OF
29 DISTRICT REGULATIONS), CHAPTER 656 (ZONING
30 CODE), *ORDINANCE CODE*, TO UTILIZE CONSISTENT
31 TERMINOLOGY; PROVIDING FOR AN EFFECTIVE DATE.

1 An aggregation of land by the above methods shall be considered
2 a single Lot for the application of Zoning Codes & Land Development
3 Regulations defined in the Land Development Procedures Manual (LDPM),
4 so long as it is of sufficient size to meet minimum zoning
5 requirements above.

6 * * *

7 *Renew Arlington Design Review team ("RADR")* means the Planning
8 and Development Department staff charged with providing a
9 consolidated review of site plans addressing the Mandatory Compliance
10 elements for the permitting process pursuant to [Sec. 656.399.63](#), and
11 for recommendations regarding Administrative Deviations pursuant
12 to [Sec. 656.399.64](#).

13 Street means and includes both public streets and approved
14 private streets as defined in Part 16, unless further specified in
15 this Subpart.

16 **Section 3. Amending Section 656.399.62 (Character areas),**
17 **Subpart S (Renew Arlington Zoning Overlay), Part 3 (Schedule of**
18 **District Regulations), Chapter 656 (Zoning Code), Ordinance Code.**
19 Section 656.399.62 (Character areas), Subpart S (Renew Arlington
20 Zoning Overlay), Part 3 (Schedule of District Regulations), Chapter
21 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as
22 follows:

23 **CHAPTER 656 - ZONING CODE**

24 * * *

25 **PART 3. - SCHEDULE OF DISTRICT REGULATIONS**

26 * * *

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

28 * * *

29 **Sec. 656.399.62. - Character areas.**

30 * * *

31 *A. University Village Character Area Standards.*

1 * * *

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

14 3. *Design Guidelines:*

15 (a) Site layout.

16 * * *

17 (4) The fencing of ponds or conveyances should be
18 avoided. Ponds should not be located in the front of
19 the property unless the pond has been designed in
20 conjunction with the natural features of the site and
21 is developed and will be maintained as a significant
22 site amenity. Rectangular or linear shaped ponds
23 should be avoided where visible from the
24 Streetstreet. Ponds should be planted and maintained
25 with native vegetation, as defined in [Section](#)
26 [656.1203](#) of the Zoning Code. The proximity of the
27 pond to pedestrian circulation should be considered
28 in the design of the pond slopes. Designated and
29 maintained walkways around ponds are encouraged.

30 (b) Building form and finish materials.

31 (1) The exterior finish of new buildings, and any

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

12 (2) Open bay doors and other similar large doors
13 providing access to work areas and storage areas shall
14 not open towards or directly face University
15 Boulevard, Merrill Road or Fort Caroline Road. When
16 allowable, Street-facing bay doors shall be
17 commercial aluminum full-view.

18 * * *

19 (7) New commercial and mixed-use buildings shall
20 have large display windows on the ground floor. All
21 street-facing, park-facing and plaza-facing
22 structures shall have windows covering a minimum of
23 40 percent and a maximum of 80 percent of the ground
24 floor of each tenant's or occupants' linear frontage
25 and shall not exceed 30 linear feet without
26 fenestration. Mirrored glass, obscured glass and
27 glass block cannot be used in meeting this
28 requirement. Display windows may be used to meet this
29 requirement. Windows may begin at ground level, or
30 atop a knee wall, but shall have their bottom sill no
31 higher than three feet from the finished floor height,

1 when facing the street. Full-view bay door windows
2 shall count towards the building window requirements.

3 * * *

4 (c) Building location and street presence.

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

8 * * *

9 (e) Fences.

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

13 (2) Woven metal fences are prohibited.

14 (3) Chain link fencing visible from any Street~~along~~
15 ~~the right-of-way~~ shall be prohibited. Chain link
16 fence may be used on the side (if not on a corner
17 lot) and rear property lines and shall be vinyl coated
18 in black or green color.

19 (4) Fencing visible from any Street~~along the right-~~
20 ~~of-way~~ shall be composed of wood, stone, brick,
21 masonry, pre-cast concrete, cast stone, vinyl or
22 metal (in a wrought iron style).

23 (5) Lawfully constructed fencing existing on July 1,
24 2019, shall meet the requirements herein by April 28,
25 2025.

26 (f) Landscaping/Landscaped Buffers. Landscaping and tree
27 protection shall be provided in accordance with Part
28 12 of the Zoning Code with the following additional
29 and superseding provisions:

30 * * *

31 (2) Right-of-way Vehicular Use Area Buffer.

1 (i) A minimum five-foot landscape buffer shall
2 be provided along the boundary of all non-
3 residential VUAs abutting a Street~~public~~ right-
4 of-way. No more than 25 percent of the
5 landscaped area may be grass or mulch; the
6 balance shall be landscaped with trees, shrubs
7 or ground covers.

8 * * *

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

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

18 * * *

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

24 * * *

25 (h) Parking. Unless otherwise superseded by State or
26 federal statutes or regulations, parking shall be
27 designed and provided in accordance with Part 6 of
28 the Zoning Code with the following additional and
29 superseding provisions:

30 (1) Parking Location and Access.

31 (i) Parking lots shall connect with adjoining

1 CRA ~~Lot~~^{parcel} development or provide for future
2 connection if access is not currently available.
3 A rear lane with cross parcel access easement
4 may serve to connect multiple ~~Lots~~^{parcels} with
5 cross access where driveways may be limited due
6 to safety and traffic operations.

7 (ii) For new developments providing more than
8 four parking spaces, the majority of parking on
9 the site shall be located to the rear and side
10 of the principal building.

11 * * *

12 (iv) Unless shared driveways are constructed,
13 each ~~Lot~~^{lot} shall have only one driveway. Lots
14 located at the corner of roads classified as
15 collectors or higher may have one driveway per
16 road frontage. Additional access points above
17 the one permitted may be granted provided the
18 continuous roadway frontage of the property is
19 500-feet or greater.

20 * * *

21 (i) Walkways and Pedestrian Connections. Parking lots
22 shall be designed to allow pedestrians to move safely
23 from their vehicle to the building.

24 (1) All parking lots with more than 40 spaces
25 located more than 90 feet from a building entrance,
26 measured perpendicular from the parking space to the
27 structure entrance or from each entrance when
28 multiple entrances front on the parking lot, shall
29 have at least one sidewalk or other suitable
30 pedestrian connection, not less than five feet wide
31 between the parking lot and the building entrance, as

1 well as between the ~~Street~~^{public} right-of-way and the
2 building entrance. The pedestrian connection(s) shall
3 be centralized and minimize pedestrian and vehicle
4 conflicts. This pedestrian connection shall be
5 provided for every three parking aisles, where
6 parking exceeds 90 linear feet from the building
7 entrance.

8 * * *

9 (j) Screening.

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

22 (k) Lighting. Provide lighting systems that minimize
23 glare, shadow, light pollution, and light trespass.

24 * * *

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

29 * * *

30 4. *Additional Performance Standards.*

31 * * *

1 (b) Drive-through window services and queuing lanes shall
2 be placed in the side or rear yard of the Lotparcel
3 on which it is located. Drive-through window services
4 and queuing lanes shall be located no closer than 50
5 feet to residential uses. Speaker systems shall not
6 be aimed towards residential uses.

7 * * *

8 B. University Commercial Character Area Standards.

9 * * *

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

24 3. *Design Guidelines.*

25 (a) Site layout.

26 * * *

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

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

8 (b) Building form and finish materials.

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

21 (2) Open bay doors and other similar large doors
22 providing access to work areas and storage areas shall
23 not open towards or directly face University
24 Boulevard or Arlington Road. When allowable, Street-
25 facing bay doors shall be commercial aluminum full-
26 view.

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

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

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

6 * * *

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

22 (8) New service garage buildings or additions
23 meeting the applicability provisions of subsection
24 656.399.57.F regarding major or minor automotive
25 repair shall provide Street~~street~~ facing windows in
26 the service bay sections of the building wall covering
27 a minimum of 20 percent of the overall linear frontage
28 of the building. Window proportions may vary to
29 accommodate structural and facade articulation. The
30 sill height of these windows shall be a maximum of
31 five feet above the interior finished floor

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

7 * * *

8 (d) Fences.

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

12 (2) Woven metal fences are prohibited.

13 (3) Chain link fencing visible from any Street~~along~~
14 ~~the right-of-way~~ shall be prohibited. Chain link
15 fence may be used on the side (if not on a corner
16 lot) and rear property lines, and shall be vinyl
17 coated in black or green color.

18 (4) Fencing visible from any Street~~along the right-~~
19 ~~of-way~~ shall be composed of wood, stone, brick, pre-
20 cast concrete, masonry, cast stone, vinyl or metal
21 (in a wrought iron style).

22 (5) Lawfully constructed fencing existing on July 1,
23 2019, shall meet the requirements herein by April 28,
24 2025.

25 (e) Landscaping/Landscaped Buffers. Landscaping and tree
26 protection shall be provided in accordance with Part
27 12 of the Zoning Code with the following additional
28 and superseding provisions:

29 * * *

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

31 (i) Lots fronting any Street~~public~~ right-of-

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

9 * * *

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

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

19 * * *

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

25 * * *

26 (g) Parking. Unless otherwise superseded by State or
27 federal statutes or regulations, parking shall be
28 designed and provided in accordance with Part 6 of
29 the Zoning Code with the following additional and
30 superseding provisions:

31 (1) Parking Location and Access.

1 (i) Parking lots shall connect with adjoining
2 CRA ~~Lot~~~~parcel~~ development or provide for future
3 connection if access is not currently available.
4 A rear lane with cross parcel access easement
5 may serve to connect multiple ~~Lots~~~~parcels~~ with
6 cross access where driveways may be limited due
7 to safety and traffic operations.

8 (ii) For new developments providing more than
9 four parking spaces, the majority of parking on
10 the site shall be located to the rear and side
11 of the principal building.

12 (iii) If all of the required parking is provided
13 to the rear and side and at least 25 percent of
14 the total parking lot area is a stable pervious
15 surface with only the minimum required ADA
16 requirements fulfilled for paved parking spaces
17 and the driveway apron is adjacent to the
18 ~~Street~~~~street~~ frontage, the following
19 requirements may be reduced:

20 * * *

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

29 * * *

30 (h) Walkways and Pedestrian Connections. Parking lots
31 shall be designed to allow pedestrians to move safely

1 from their vehicle to the building.

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

17 * * *

18 (i) Screening.

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

31 (j) Lighting. Provide lighting systems that minimize

1 glare, shadow, light pollution, and light trespass.

2 * * *

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

7 * * *

8 4. *Additional Performance Standards.*

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

15 * * *

16 C. *Merrill Commercial Character Area Standards.*

17 * * *

18 3. *Design Guidelines.*

19 (a) *Site layout.*

20 * * *

21 (2) The fencing of ponds or conveyances should be
22 avoided. Ponds should not be located in the front of
23 the property unless the pond has been designed in
24 conjunction with the natural features of the site and
25 is developed and will be maintained as a significant
26 site amenity. Rectangular or linear shaped ponds
27 should be avoided where visible from the
28 ~~Streetsstreet~~. Ponds should be planted and maintained
29 with native vegetation as defined in Section 656.1203
30 of the Zoning Code. The proximity of the pond to
31 pedestrian circulation should be considered in the

1 design of the pond slopes.

2 (b) *Building form and finish materials.*

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

15 (2) Open bay doors and other similar large doors
16 providing access to work areas and storage areas shall
17 not open towards or directly face Merrill Road. When
18 allowable, Street-facing bay doors shall be
19 commercial aluminum full-view.

20 (3) Exterior window security bars shall be
21 prohibited.

22 (4) All new multi-story buildings shall reflect the
23 actual floors within the building through use of
24 window location, facade breaks, facade setbacks,
25 balconies, etc. Multi-story buildings that face a
26 ~~Street~~public street, neighborhood or other internal
27 commercial area that can be viewed by the public shall
28 have architectural fenestration and/or facade
29 articulations designed at Pedestrian Scale.

30 * * *

31 (7) New commercial and mixed-use buildings shall

1 have large display windows on the ground floor. All
2 Street~~street~~-facing, park-facing and plaza-facing
3 structures shall have windows covering a minimum of
4 40 percent and a maximum of 80 percent of the ground
5 floor of each tenant's or occupants' linear frontage
6 and shall not exceed 30 linear feet of fenestration.
7 Mirrored glass, obscured glass and glass block cannot
8 be used in meeting this requirement. Display windows
9 may be used to meet this requirement. Windows may
10 begin at ground level, or atop a knee wall, but shall
11 have their bottom sill no higher than three feet from
12 the finished floor height, when facing the street.
13 Full-view bay door windows shall count towards the
14 building window requirements.

15 (8) New service garage buildings or additions
16 meeting the applicability provisions of subsection
17 656.399.57.F regarding major or minor automotive
18 repair shall provide Street~~street~~ facing windows in
19 the service bay sections of the building wall covering
20 a minimum of 20 percent of the overall linear frontage
21 of the building. Window proportions may vary to
22 accommodate structural and facade articulation. The
23 sill height of these windows shall be a maximum of
24 five feet 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 (d) Fences.

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

5 (2) Woven metal fences are prohibited.

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

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

15 (5) Lawfully constructed fencing existing on July 1,
16 2019, shall meet the requirements herein by April 28,
17 2025.

18 (e) Landscaping/Landscaped Buffers. Landscaping and tree
19 protection shall be provided in accordance with Part
20 12 of the Zoning Code with the following additional
21 and superseding provisions:

22 * * *

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

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

1 operations.

2 (ii) For new developments providing more than
3 four parking spaces, the majority of parking on
4 the site shall be located to the rear and side
5 of the principal building or the canopy of a gas
6 station fueling pumps.

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

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

22 * * *

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

1 and the Planning and Development Department, who
2 shall consider the overall goals of the Overlay,
3 particularly regarding pedestrian and vehicular
4 safety.

5 * * *

6 (2) Parking Requirements.

7 * * *

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

17 * * *

18 (j) Lighting. Provide lighting systems that minimize
19 glare, shadow, light pollution, and light trespass.

20 * * *

21 (6) Shrubs and trees shall not interfere with
22 security lighting or common natural surveillance
23 observation from ~~Streets~~public streets or any
24 buildings, including ~~Street~~public rights-of-way.

25 * * *

26 4. *Additional Performance Standards.*

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

1 be aimed towards residential uses.

2 * * *

3 D. *Arlington Road Character Area Standards.*

4 * * *

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

16 3. *Design Guidelines.*

17 (a) Site layout.

18 * * *

19 (2) The fencing of ponds or conveyances should be
20 avoided. Ponds should not be located in the front of
21 the property unless the pond has been designed in
22 conjunction with the natural features of the site and
23 is developed and will be maintained as a significant
24 site amenity. Rectangular or linear shaped ponds
25 should be avoided where visible from the
26 Street~~street~~. Ponds should be planted and maintained
27 with native vegetation as defined in Section 656.1203
28 of the Zoning Code. The proximity of the pond to
29 pedestrian circulation should be considered in the
30 design of the pond slopes.

31 (b) Building form and finish materials.

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

13 (2) Open bay doors and other similar large doors
14 providing access to work areas and storage areas shall
15 not open towards or directly face Arlington Road.
16 When allowable, Street-facing bay doors shall be
17 commercial aluminum full-view.

18 * * *

19 (7) New commercial and mixed-use buildings shall
20 have large display windows on the ground floor. All
21 Street~~street~~-facing, park-facing and plaza-facing
22 structures shall have windows covering a minimum of
23 40 percent and a maximum of 80 percent of the ground
24 floor of each tenant's or occupants' linear frontage
25 and shall not exceed 30 linear feet without
26 fenestration. Mirrored glass, obscured glass and
27 glass block cannot be used in meeting this
28 requirement. Display windows may be used to meet the
29 requirement. Windows may begin at ground level, or
30 atop a knee wall, but shall have their bottom sill no
31 higher than three feet from the finished floor height,

1 when facing the ~~Street~~street. Full-view bay door
2 windows shall count towards the building window
3 requirements.

4 (8) New service garage buildings or additions
5 meeting the applicability provisions of subsection
6 656.399.57.F regarding major or minor automotive
7 repair shall provide ~~Street~~street facing windows in
8 the service bay sections of the building wall covering
9 a minimum of 20 percent of the overall linear frontage
10 of the building. Window proportions may vary to
11 accommodate structural and facade articulation. The
12 sill height of these windows shall be a maximum of
13 five feet above the interior finished floor
14 elevation. The portions of new service garage
15 buildings or additions not providing service bays
16 shall conform to the commercial building design
17 standards herein. The service garage service bay
18 windows shall otherwise conform to commercial
19 building design standards.

20 * * *

21 (d) Fences.

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

25 (2) Woven metal fences are prohibited.

26 (3) Chain fencing visible from any Street~~along the~~
27 ~~right-of-way~~ shall be prohibited. Chain link fence
28 may be used on the side (if not on a corner lot) and
29 rear property lines, and shall be vinyl coated in
30 black or green color.

31 (4) Fencing visible from any Street~~along the right-~~

1 ~~of way~~ shall be composed of wood, stone, brick, pre-
2 cast concrete, masonry, cast stone, vinyl or metal
3 (in a wrought iron style).

4 (5) Lawfully constructed fencing existing on July 1,
5 2019, shall meet the requirements herein by April 28,
6 2025.

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

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

16 * * *

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

22 * * *

23 (g) Parking. Unless otherwise superseded by State or
24 federal statutes or regulations, parking shall be
25 designed and provided in accordance with Part 6 of
26 the Zoning Code with the following additional and
27 superseding provisions:

28 (1) Parking Location and Access.

29 (i) Parking Lots shall connect with adjoining
30 CRA Lot~~parcel~~ development or provide for future
31 connection if access is not currently available.

1 A rear lane with cross parcel access easement
2 may serve to connect multiple ~~Lots~~parcels with
3 cross access where driveways may be limited due
4 to safety and traffic operations.

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

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

18 * * *

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

27 * * *

28 (2) Parking requirements.

29 * * *

30 (ii) Uses not listed in (i) are eligible for a
31 reduction in the parking requirement up to 30

1 percent for a redevelopment project where proof
2 of on-street parking or area off-street parking
3 is available within a 400-foot radius.
4 Availability for shared parking credit towards
5 on-site parking requirements may be established
6 by mixed-use operating hours, staggered peak
7 demand or agreement between properties to share
8 parking facilities; or

9 a. Developer may provide 80 percent of
10 required parking; or

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

20 * * *

21 (i) Screening.

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

1 into the main structure as a part of new construction
2 or Major Renovation, as defined in this Subpart.

3 * * *

4 (j) Lighting. Provide lighting systems that minimize
5 glare, shadow, light pollution, and light trespass.

6 * * *

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

11 * * *

12 4. *Additional Performance Standards.*

13 (a) Drive-through window services and queuing lanes shall
14 be placed in the side or rear yard of the ~~Lot~~^{parcel}~~parcel~~
15 on which it is located. Drive-through window services
16 and queuing lanes shall be located no closer than 50
17 feet to residential uses. Speaker systems shall not
18 be aimed towards residential uses.

19 * * *

20 E. *Catalyst Character Areas Standards.*

21 * * *

22 2. *Intent.* These areas are comprised of unique ~~Lots~~^{parcels}~~parcels~~ that
23 contain existing large commercial shopping centers, vacant
24 ~~Lots~~^{lots}~~lots~~, and medium density residential units. These areas
25 are currently dominated by large parking lots that are not
26 pedestrian friendly and not landscaped in compliance with the
27 current code. These areas are prime locations for
28 redevelopment, serving as an opportunity to promote the CRA's
29 revitalization goals of creating walkable, mixed use areas
30 (vertical and/or horizontal integration) to enhance the
31 community. Generally, the standards herein focus on

1 pedestrian and bicycle access, appropriate parking area
2 orientation, green space enhancements, and an aggregation of
3 shared Public Space.

4 * * *

5 3. *Design Guidelines.*

6 (a) Site layout and Massing.

7 * * *

8 (3) Multiple Lot or building~~parcel~~ development
9 should seek to create plazas or squares for
10 enhancement of the public environment, rather than
11 fractured small strips of green space.

12 (4) The fencing of ponds or conveyances should be
13 avoided. Ponds should not be located in the front of
14 the property unless the pond has been designed in
15 conjunction with the natural features of the site and
16 is developed and will be maintained as a significant
17 site amenity. Rectangular or linear shaped ponds
18 should be avoided where visible from the
19 Streets~~street~~. Ponds should be planted and maintained
20 with native vegetation, as defined in Section
21 656.1203 of the Zoning Code. The proximity of the
22 pond to pedestrian circulation should be considered
23 in the design of the pond slopes. Designated and
24 maintained walkways around ponds are encouraged.

25 (5) Buildings shall be 'massed' against ~~the~~ primary
26 arterial or collector roadways, as defined in the
27 Renew Arlington CRA Redevelopment Plan (Arlington
28 Expressway, University Boulevard North, Cesery
29 Boulevard, Merrill Road, Dames Point Crossing
30 Boulevard, Hartsfield Road) to create a "street wall"
31 effect.

1 (i) Buildings shall form a consistent, distinct
2 edge, spatially delineating the ~~Street~~public street
3 through maximum building setbacks that vary by no
4 more than five feet from those of the adjacent
5 building.

6 (ii) No more than 40 percent of Lot Street ~~parcel~~
7 frontage shall be open to parking, stormwater or
8 internal green space with the Building massing
9 covering 60 percent.

10 (iii) Building placement shall be designed to screen
11 mass parking areas from the primary Street ~~main~~
12 corridor. The structure shall be set no more than 30
13 feet from the ~~Street~~street, on ~~Lots~~parcels larger
14 than 0.25 of an acre.

15 (iv) The creation of internal urban blocks, arranged
16 to create a primary "Main Street," or internal street
17 grid pattern shall be a focus of the urban site
18 designs that exceed 90,000 square feet of Lot area.
19 Building placement and massing shall be designed to
20 reinforce this development pattern.

21 * * *

22 (b) Building form and finish materials.

23 (1) The exterior finish of new buildings, and any
24 exterior finish alterations and/or additions to the
25 front side, ~~Street~~street side or any side visible
26 from adjacent residential uses of existing buildings,
27 shall be of brick, wood, concrete, stucco, exterior
28 insulation and finish systems (EIFS), architectural
29 or split-face block, or other finish materials with
30 similar appearance and texture. Metal clad,
31 corrugated metal, plywood, Oriented Strand Board

1 (OSB), and exposed plain concrete block shall not be
2 permitted as exterior finish materials on the front
3 of or any Street~~street~~ side of a building.

4 (2) Open bay doors and other similar large doors
5 providing access to work areas and storage areas shall
6 not open towards or directly face the directly
7 accessed Street or primary arterial & collector
8 roadway.

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

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

19 * * *

20 (7) New commercial and mixed-use buildings shall
21 have large display windows on the ground floor. All
22 Street~~street~~-facing, park-facing, and plaza-facing
23 structures shall have windows covering a minimum of
24 40 percent and a maximum of 80 percent of the ground
25 floor of each tenant's or occupants' linear frontage
26 and shall not exceed 30 linear feet without
27 fenestration. Mirrored glass, obscured glass and
28 glass block cannot be used in meeting this
29 requirement. Display windows may be used to meet this
30 requirement. Windows may begin at ground level, or
31 atop a knee wall, but shall have their bottom sill no

1 higher than three feet from the finished floor height,
2 when facing the ~~Street~~street. Full-view bay door
3 windows shall count towards the building window
4 requirements.

5 (8) New service garage buildings or additions
6 meeting the applicability provisions of subsection
7 656.399.57.F regarding major or minor automotive
8 repair shall provide ~~Street~~street facing windows in
9 the service bay sections of the building wall covering
10 a minimum of 20 percent of the overall linear frontage
11 of the building. Window proportions may vary to
12 accommodate structural and facade articulation. The
13 sill height of these windows shall be a maximum of
14 five feet above the interior finished floor
15 elevation. The portions of new service garage
16 buildings or additions not providing service bays
17 shall conform to the commercial building design
18 standards herein. The service garage service bay
19 windows shall otherwise conform to commercial
20 building design standards.

21 (c) Building location and ~~Street~~street presence.

22 (1) New structures shall be located no more than ten
23 feet from the front property line facing a
24 ~~Street~~public right-of-way.

25 * * *

26 (d) Height.

27 * * *

28 (2) Multiuse or mixed use structures may have a
29 maximum height of 45 feet; provided, however, that
30 height may be unlimited where all required setbacks
31 ~~yards~~are increased by one foot for each foot of

1 building height or fraction thereof in excess of 45
2 feet.

3 (e) Fences.

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

7 (2) Woven metal fences are prohibited.

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

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

17 (5) Lawfully constructed fencing existing on July 1,
18 2019, shall meet the requirements herein by April 28,
19 2025.

20 (f) Landscaping/Landscaped Buffers. Landscaping and tree
21 protection shall be provided in accordance with Part
22 12 of the Zoning Code with the following additional
23 and superseding provisions:

24 * * *

25 (2) Right-of-way Vehicular Use Area Buffer.

26 (i) A minimum five-foot landscape buffer shall be
27 provided along the boundary of all non-residential
28 VUAs abutting ~~Street~~public right-of-way. No more than
29 25 percent of the landscaped area may be grass or
30 mulch; the balance shall be landscaped with trees,
31 shrubs or ground covers.

1 * * *

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

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

11 * * *

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

17 * * *

18 (h) Parking. The primary parking design objective for an
19 urban mixed-use development project shall be to
20 design the site in such a way as to minimize the
21 amount of visible parking while maintaining close
22 proximity of "shared" parking for all uses.

23 (1) The shared parking shall be internal to the
24 project or Lot~~parcel~~, but may include adjacent
25 Lots~~parcels~~ if there is shared access and internal
26 circulation. Shared parking can be used for up to 40
27 percent of the required parking spaces for commercial
28 uses on site.

29 (2) On-street parking, where available, may be
30 credited towards off-street parking requirements. On-
31 street parking will be credited only for those spaces

1 in front of and adjacent to the site, on the same
2 side of the ~~Street~~street.

- 3 (3) No parking shall be placed between the ~~Street~~street
4 and the primary facade of any structure.

5 (i) Access lanes both one and two-way, up to 24 feet
6 in width may be placed between the street and the
7 primary structure, provided a raised pedestrian
8 crosswalk is provided from the ~~Street~~public sidewalk
9 to the internal sidewalk system, five feet in width,
10 at an interval of one for every 200 feet of internal
11 roadway along the ~~Street~~public right-of-way.

12 * * *

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

21 * * *

22 (iv) Designated improved travel paths or sidewalks
23 between the ~~Street~~main-street and the provided on-
24 site bicycle parking.

25 * * *

26 (i) Walkways and Pedestrian Connections. All surface
27 parking lots shall be located to the rear of primary
28 structures. Pedestrian access between or through
29 buildings shall be provided and designed in such a
30 way as to reinforce the pedestrian sense of arrival
31 to the primary streetscape.

1 (1) Parking lots shall be designed to allow
2 pedestrians to move safely from their vehicle to the
3 building. On lots with 40 parking spaces or less,
4 this may be achieved by providing a three-foot
5 sidewalk or path at the perimeter of the lot. On lots
6 with greater than 40 spaces, corridors within the
7 parking area shall channel pedestrians from the car
8 to the perimeter of the lot or to the building.
9 Corridors are delineated by a paving material that
10 differs from that of the vehicular area and are
11 landscaped.

12 (i) Parking lots containing more than 40 parking
13 spaces shall have clearly defined pedestrian
14 connections provided between a Street~~public~~ right-of-
15 way and building entrances, as well as parking lots
16 and building entrances.

17 * * *

18 (j) Screening.

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

1 (k) Lighting. Provide lighting systems that minimize
2 glare, shadow, light pollution, and light trespass.

3 * * *

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

8 * * *

9 4. *Additional Performance Standards.*

10 (a) Alcohol Distance Limitations.

11 * * *

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

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

28 * * *

29 **Section 4. Amending Section 656.399.63 (Renew Arlington**
30 **Design Review ("RADR") Team), Subpart S (Renew Arlington Zoning**
31 **Overlay), Part 3 (Schedule of District Regulations), Chapter 656**

1 **(Zoning Code), Ordinance Code.** Section 656.399.63 (Renew Arlington
2 Design Review ("RADR") Team), Subpart S (Renew Arlington Zoning
3 Overlay), Part 3 (Schedule of District Regulations), Chapter 656
4 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

5 **CHAPTER 656 - ZONING CODE**

6 * * *

7 **PART 3. - SCHEDULE OF DISTRICT REGULATIONS**

8 * * *

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

10 * * *

11 **Sec. 656.399.63. - Renew Arlington Design Review ("RADR") Team.**

12 * * *

13 C. *Duties and Authority.* The RADR team may only be used by
14 property owners that are faced with meeting the standards of the
15 Mandatory Compliance elements within the Mandatory Compliance
16 deadline. However, if requested, the RADR team, at their
17 discretion, may review and comment on other elements of the
18 Zoning Overlay standards as part of the review of the Mandatory
19 Compliance elements of a Lot~~parcel~~.

20 * * *

21 **Section 5. Amending Section 656.399.64 (RA/CRA Zoning**
22 **Overlay Administrative Deviations), Subpart S (Renew Arlington Zoning**
23 **Overlay), Part 3 (Schedule of District Regulations), Chapter 656**
24 **(Zoning Code), Ordinance Code.** Section 656.399.64 (RA/CRA Zoning
25 Overlay Administrative Deviations), Subpart S (Renew Arlington Zoning
26 Overlay), Part 3 (Schedule of District Regulations), Chapter 656
27 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

28 **CHAPTER 656 - ZONING CODE**

29 * * *

30 **PART 3. - SCHEDULE OF DISTRICT REGULATIONS**

31 * * *

1 Form Approved:

2

3 /s/ Carla A. Lopera

4 Office of General Counsel

5 Legislation Prepared By: Carla A. Lopera

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