

1 Introduced by Council Member Amaro:  
2  
3

4 **ORDINANCE 2024-699-E**

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

2 **Section 1. Amending Section 656.399.57 (Applicability),**  
3 **Subpart S (Renew Arlington Zoning Overlay), Part 3 (Schedule of**  
4 **District Regulations), Chapter 656 (Zoning Code), Ordinance Code.**  
5 Section 656.399.57 (Applicability), Subpart S (Renew Arlington Zoning  
6 Overlay), Part 3 (Schedule of District Regulations), Chapter 656  
7 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

8 **CHAPTER 656 - ZONING CODE**

9 \* \* \*

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

11 \* \* \*

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

13 \* \* \*

14 **Sec. 656.399.57. - Applicability.**

15 \* \* \*

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

25 \* \* \*

26 **Section 2. Amending Section 656.399.59 (Definitions),**  
27 **Subpart S (Renew Arlington Zoning Overlay), Part 3 (Schedule of**  
28 **District Regulations), Chapter 656 (Zoning Code), Ordinance Code.**  
29 Section 656.399.59 (Definitions), Subpart S (Renew Arlington Zoning  
30 Overlay), Part 3 (Schedule of District Regulations), Chapter 656  
31 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

1 CHAPTER 656 - ZONING CODE

2 \* \* \*

3 PART 3. - SCHEDULE OF DISTRICT REGULATIONS

4 \* \* \*

5 SUBPART S. - RENEW ARLINGTON ZONING OVERLAY

6 \* \* \*

7 **Sec. 656.399.59. - Definitions.**

8 The definitions contained in Part 16 of the Zoning Code shall  
9 apply unless otherwise defined in this Subpart.

10 *Brewpub* means a microbrewery operating in conjunction with a  
11 restaurant.

12 *Building Scale* means the relationship between the mass of a  
13 building and its surroundings, including the width of the street,  
14 open space, and mass of surrounding buildings.

15 Lot means a parcel of land of at least sufficient size to meet  
16 minimum zoning requirements for use, coverage and area and to provide  
17 the landscape buffers, setbacks, parking and other elements herein  
18 required; provided, that the portion of a lot lying within a street  
19 or other right-of-way or access easement shall not be included in  
20 determining whether the lot meets minimum lot area requirements. The  
21 lot shall have frontage upon a publicly maintained or approved private  
22 street and may consist of:

- 23 (1) A single lot of record;  
24 (2) A portion of a lot of record;  
25 (3) A combination of complete lots of record, of  
26 complete lots of record and portions of lots of record  
27 or of portions of lots of record;  
28 (4) A parcel of land described by metes and bounds;  
29 provided, that, in no case of division or combination,  
30 shall a residual lot or parcel be created which does  
31 not meet the requirements of this Zoning Code.

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 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 Street~~public 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~~<sup>parcel</sup> 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~~<sup>parcels</sup> 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~~<sup>lot</sup> 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 \* \* \*

2 (f) 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 (g) Parking. Unless otherwise superseded by State or  
19 federal statutes or regulations, parking shall be  
20 designed and provided in accordance with Part 6 of  
21 the Zoning Code with the following additional and  
22 superseding provisions:

23 (1) Parking Location and Access.

24 (i) Parking lots shall connect with adjoining  
25 CRA ~~Lot~~~~parcel~~ development or provide for future  
26 connection if access is not currently available,  
27 all in accordance with Section 654.115,  
28 *Ordinance Code*. A rear lane with cross parcel  
29 access easement may serve to connect multiple  
30 ~~Lots~~~~parcels~~ with cross access where driveways  
31 may be limited due to safety and traffic

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 ~~Streetspublic—streets~~ or any  
10 buildings, including ~~Streetpublic~~ 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 ~~Lotparcel~~  
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 ~~Lotsparcels~~ that  
23 contain existing large commercial shopping centers, vacant  
24 ~~Lotslots~~, 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/ Mary E. Staffopoulos          

4 Office of General Counsel

5 Legislation Prepared By: Carla A. Lopera

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