Introduced by Council Members Wilson, Crescimbeni and Anderson and Substituted by the Neighborhoods, Community Services, Public Health & Safety Committee:

4

1

2

3

5

6

7

8

9

11

12

13

14

1516

17

18

19

20

21

22

23

24

25

26

27

28

29

30

ORDINANCE 2018-870-E

ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 656.401 (PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA), PART 4 (SUPPLEMENTARY REGULATIONS), SUBPART A (PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO REVISE PERFORMANCE STANDARDS FOR FILLING STATIONS, AUTOMATED CAR WASHES; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Amending Section 656.401 (Performance Standards and Development Criteria), Part 4 (Supplementary Regulations), Subpart A (Performance Standards and Development Criteria), Chapter 656 (Zoning Code), Ordinance Code. Section 656.401 (Performance Standards and Development Criteria), Part 4 (Supplementary Regulations), Subpart A (Performance Standards and Development Criteria), Chapter 656 (Zoning Code), Ordinance Code, is hereby amended to read as follows:

CHAPTER 656. ZONING CODE.

* * *

PART 4. SUPPLEMENTARY REGULATIONS.

* * *

SUBPART A. PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA.

* * *

Sec. 656.401. Performance Standards and Development Criteria.

It is the intent of the City of Jacksonville that these supplementary regulation standards and criteria be read in addition to, rather than in lieu of, any other requirement in this Chapter. The following uses, whether permitted or permissible by exception, must meet the criteria listed under each use as a prerequisite for further consideration under this Zoning Code.

* * *

- (k) Filling stations.and service stations.
 - 1. No more than two self-service dispensing pumps vehicular fueling positions shall be located on one each side of a fueling island and no other automotive repair or maintenance services pertaining to a service station may be offered at fuel islands providing self-service fueling.

 A vehicular fueling position means an area adjacent to fuel dispensers at which a vehicle may be fueled.
 - 2. No dispensing pump vehicular fueling position shall be located within 25 feet (25') of a street right-of-way line- or within 35 feet (35') of an adjacent conforming residential use.
 - 3. The minimum lot size shall be not less than 22,500 square feet.
 - 4. Lighting for the filling station shall be designed and installed so as to prevent glare or excessive light on property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.
 - 5. 3. An eight-foot high visual barrier or screen, not less

than 95 percent opaque, shall be provided between the filling station or service station and any adjacent conforming residential district use.

- 4. Except car wash entry and exit openings, service bay doors shall not be permitted to be located facing toward any public rights-of-way. Where a parcel abuts a conforming residential use, service bay doors shall not be permitted to face such residential use.
- 5. Service areas in which major automotive repair is conducted, dumpsters, and open car wash bays fronting public rights-of-way (except car wash entry and exit openings) shall be visually screened from public rights-of-way as much as is reasonably practical for the site.
- 6. All filling stations and service stations shall be constructed of permanent and durable materials. No prefabricated metal structures (except trade or other fixtures such as ice or propane storage) shall be permitted. This shall not include canopies designed to cover pump islands.
- 7. Any filling station shall have well-lit access points at the pedestrian scale.
- 8. Primary building entrances shall be designed to incorporate pedestrian connections to public sidewalks where applicable, via a five-foot (5'0") minimum concrete sidewalk or crosswalk designated by special paving materials or treatments (including striping).
- 9. In areas where pedestrian and vehicular traffic are in conflict with each other, special paving materials and treatments (including striping) shall be used to define pedestrian routes across the site.
- 10. Bike racks shall be located within visible proximity of the

4 5

6 7

8 9

10 11

12

13 14

15

16

17 18

19

20 21

22

23

24

25 26

27

28 29

30

31

main entrance to any retail store.

- 11. ATMs shall be located inside principal structures to the greatest extent possible.
- 12. Filling station canopy fascias shall not be transparent, reflective or encircled in unshielded light bulbs. Backlit fascia components and translucent fascia components that otherwise meet canopy illumination property line level requirements provided in this subsection (k) comply with this requirement.
- 13. All primary structures, accessory structures, and roofs shall use consistent architectural themes and colors and shall be consistent with any adopted design guidelines.
- 14. Bulk displays of product or merchandise (such as packs or cases of soft drinks or automotive products) shall not be located on or in fuel islands.
- 15. Any signage, including corporate logos or images (but not including corporate color banding), provided on a canopy shall be deducted from the allowable wall signage of the primary structure.
- 16. Rooftop (directed skyward) signage is prohibited.
- 17. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to a conforming residential use, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed twenty-one feet (21' - 0'') above ground level. An exterior lighting design plan, including a photo metrics

1
_
2

3

4

5

6

7

8

10

1112

13

1415

16

17 18

19

20

2122

23

24

2526

27

2829

30

31

plan, pole and fixtures schedules shall be submitted for review and approval by the Planning and Development Department.

* * *

(v) Service Stations.

- A service station shall be of adequate width and depth to meet all setback requirements of the district of which it is a part, but in no case shall a lot have less than 100 feet of street frontage and a minimum lot area of not less than 22,500 square feet.
- 2. Lighting on a service station shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.
- 3. No main or accessory building, and no gasoline pump shall be located within 25 feet of the lot line of the property that is residentially zoned.
- 4. No gasoline pump shall be located within 25 feet of a street right-of-way line.

* * *

(jj) Automated Car Washes.

- The automated car wash shall be limited to <u>no more than</u> three (3) vacuum <u>stations</u> <u>machines each capable of</u> vacuuming no more than two vehicles at any one time.
- 2. The automated car wash shall be contiguous to a street classified as minor arterial or higher classification, as designated on the Functional Highway Classification Map of Comprehensive Plan.
- 3. The entrance and exit bay openings to the car wash shall

be oriented away from any residentially zoned property adjacent conforming residential uses.

- 4. A 15-foot wide buffer meeting Section 656.1216 of the Zoning Code shall be provided between the property and any institutional use, office use, or any residentially zoned property or conforming residential use.
- 5. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if adjacent to a conforming residential use.
- 6. Lighting shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No sources of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.
- 7. All primary structures, accessory structures, and roofs shall use consistent architectural themes and colors and shall be consistent with any adopted design guidelines.
- 8. Any signage provided on a car wash shall be deducted from the allowable wall signage of the primary structure.
- 9. Car washes and vacuums shall not be located within one hundred feet (100') of any conforming residential use.
- Section 2. Severability. The provisions of this Ordinance, including sections and subsections within the Ordinance, are intended to be severable and if any provision is declared invalid or unenforceable by a court of competent jurisdiction, such provision shall be severed and the remainder shall continue in full force and effect the Ordinance being deemed amended to the least degree legally permissible.
- Section 3. Effective Date. This ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

2

Form Approved:

3

6

/s/ Paige Hobbs Johnston

5 Office of General Counsel

Legislation Prepared By: Paige H. Johnston

GC-#1289782-v1-2018-870-E_

- 7 -