

1 Introduced by Council Member Morgan:
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4 **ORDINANCE 2021-784**

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

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

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

18 **CHAPTER 656. ZONING CODE**

19 * * *

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

21 * * *

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

23 * * *

24 **Sec. 656.399.62. Character Areas.**

25 * * *

26 A. *University Village Character Area Standards.*

27 * * *

28 3. *Design Guidelines:*

29 * * *

30 (b) Building form and finish materials.

31 * * *

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

10 * * *

11 (8) New service garage buildings or additions meeting
12 the applicability provisions of paragraph
13 656.399.57.F regarding major or minor automotive
14 repair shall provide street facing windows in the
15 service bay sections of the building wall covering
16 a minimum of 20% of the overall linear frontage of
17 the building. Window proportions may vary to
18 accommodate structural & facade articulation. The
19 portions of new service garage buildings or
20 additions not providing service bays shall conform
21 to the commercial building design standards herein.
22 The service garage service bay windows shall
23 otherwise conform to commercial building design
24 standards.

25 * * *

26 B. *University Commercial Character Area Standards.*

27 * * *

28 3. *Design Guidelines:*

29 * * *

30 (b) Building form and finish materials.

31 * * *

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18 accommodate structural & facade articulation. The
19 portions of new service garage buildings or
20 additions not providing service bays shall conform
21 to the commercial building design standards herein.
22 The service garage service bay windows shall
23 otherwise conform to commercial building design
24 standards.

25 * * *

26 C. *Merrill Commercial Character Area Standards.*

27 * * *

28 3. *Design Guidelines:*

29 * * *

30 (b) Building form and finish materials.

31 * * *

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8 grade, whichever applies to the proposed
9 development.

10 * * *

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17 the building. Window proportions may vary to
18 accommodate structural & facade articulation. The
19 portions of new service garage buildings or
20 additions not providing service bays shall conform
21 to the commercial building design standards herein.
22 The service garage service bay windows shall
23 otherwise conform to commercial building design
24 standards.

25 * * *

26 D. *Arlington Road Character Area* Standards.

27 * * *

28 3. *Design Guidelines:*

29 * * *

30 (b) Building form and finish materials.

31 * * *

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17 the building. Window proportions may vary to
18 accommodate structural & facade articulation. The
19 portions of new service garage buildings or
20 additions not providing service bays shall conform
21 to the commercial building design standards herein.
22 The service garage service bay windows shall
23 otherwise conform to commercial building design
24 standards.

25 * * *

26 E. *Catalyst Character Areas* Standards.

27 * * *

28 3. *Design Guidelines:*

29 * * *

30 (b) Building form and finish materials.

31 * * *

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17 the building. Window proportions may vary to
18 accommodate structural & facade articulation. The
19 portions of new service garage buildings or
20 additions not providing service bays shall conform
21 to the commercial building design standards herein.
22 The service garage service bay windows shall
23 otherwise conform to commercial building design
24 standards.

25 * * *

26 **Section 2. Effective Date.** This ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.
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1 Form Approved:

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3 /s/Mary Staffopoulos

4 Office of General Counsel

5 Legislation prepared by: Susan C. Grandin

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