

**RESOLUTION RENEW ARLINGTON AGENCY BOARD-2019-01**

**A RESOLUTION OF THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT AGENCY BOARD (“BOARD”) RECOMMENDING TO THE CITY COUNCIL APPROVAL AND INCORPORATION INTO THE ZONING CODE THE RENEW ARLINGTON CRA ZONING OVERLAY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Renew Arlington CRA Advisory Board (“Advisory Board”) directed the Office of Economic Development to work with the Planning and Development Department to develop a draft of the Renew Arlington CRA Zoning Overlay; and

**WHEREAS**, in the Spring of 2017, the Planning and Development Department established a process and timeline for the initiative to include: (a) the formation of an ad-hoc Working group consisting of Arlington residents, business owners, and Arlington civic organizations; (b) conducting meetings of the ad-hoc Working group (5/2/17, 5/16/17, 6/6/17); (c) conducting a series of topic-specific public meetings to receive input of the draft overlay (10/7/17, 10/26/17, 11/16/17); (d) providing the Advisory Board with Zoning Overlay updates (4/12/17, 5/10/17, 6/14/17, 7/12/17, 9/13/17, 11/8/17, 12/13/17, 2/14/18, 3/14/18, 4/11/18, 5/9/18, 6/13/18); (e) the Planning and Development Department provided four presentations on project status to the Advisory Board (1/11/17, 3/12/17, 7/12/17, 8/8/18); and

**WHEREAS**, the Advisory Board met on August 8, 2018 and conducted a special meeting on September 6, 2018 specifically to hear public comment on the draft Renew Arlington CRA Zoning Overlay; and

**WHEREAS**, at the direction of the Advisory Board, on November 13, 2018, staff provided the Board with a presentation on the recommended Zoning Overlay and the Board directed staff to work with Board Member Crescimbeni to address certain concerns on the draft Zoning Overlay; and

**WHEREAS**, as directed by the Board, staff worked with Board Member Crescimbeni over the course of three meetings to address his concerns and make revisions accordingly to the draft Zoning Overlay; and

**WHEREAS**, on January 30, 2019, the Advisory Board met to consider the revisions to the draft Zoning Overlay; and

**WHEREAS**, pursuant to Resolution RA/CRA Advisory Board 2019-03, which includes a copy of the proposed Zoning Overlay and is **attached hereto as Exhibit A**, the Advisory Board approved all of the proposed revisions to the Zoning Overlay and recommends to the Board that

the draft Zoning Overlay be approved and prepared for incorporation into the City's Zoning Code; now therefore

**BE IT RESOLVED**, by the Renew Arlington Community Redevelopment Agency Board:

**Section 1.** The Board finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The Board finds that the development of a Renew Arlington CRA Zoning Overlay is in compliance with, and furthers the purposes and objectives of, the Renew Arlington CRA Community Redevelopment Plan as follows:

1. Renew Arlington Redevelopment Plan Page 25 – Primary Objective 5:

“To create attractive, safe, viable and sustainable commercial corridors along University Blvd./Merrill/Arlington Roads to correct blighted and unsafe conditions as stated in the Finding of Necessity;” and

2. Renew Arlington Redevelopment Plan Page 25 -- Primary Objective 6:

“To ensure regulatory measures are in place to promote the redevelopment of vibrant mixed-use corridors consisting of retail stores, such as markets, antique shops, restaurants etc. to correct the blighted and unsafe conditions as stated in the Finding of Necessity;” and

3. Renew Arlington Redevelopment Plan Page 25 -- Primary Objective 6, Items 1 and 2:

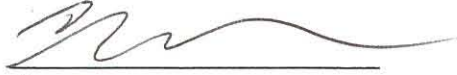
“Prepare and adopt a zoning ordinance to include urban design development standards for the land use relationships of the corridors. The standards will address the incorporation of human-scale aesthetics into street and building design. Building design and location shall reinforce a pedestrian-oriented character including linkages between land uses through a functional bicycle-pedestrian system.”

**Section 3.** The Board accepts the recommendation of the Advisory Board, **attached as Exhibit A**, to approve the draft Renew Arlington CRA Zoning Overlay prepared by the Planning and Development Department.

**Section 4.** The Board requests that the Planning and Development Department work with the Office of General Counsel to prepare the draft Overlay for inclusion into the City's Zoning Code, and to draft legislation for consideration by the City Council.

**Section 5.** This Resolution shall become effective upon execution by the Chair.

WITNESS:

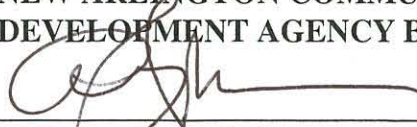


Signature

Carol S. Brock

Print

**RENEW ARLINGTON COMMUNITY  
REDEVELOPMENT AGENCY BOARD**



Aaron L. Bowman, Chairman

Date signed: 12 FEB 2019

VOTE: In Favor: 13 Opposed: 6 Abstained: 0

FORM APPROVAL:



Office of General Counsel

**RESOLUTION RA/CRA ADVISORY BOARD-2019-03**

**A RESOLUTION OF THE RENEW ARLINGTON COMMUNITY REDEVELOPMENT ADVISORY BOARD RECOMMENDING TO THE RENEW ARLINGTON AGENCY BOARD THE REVISED RENEW ARLINGTON ZONING OVERLAY LEGISLATION AS ATTACHED; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance 2015-738-E established a board to be known as the Renew Arlington Community Redevelopment Agency (“CRA”) Advisory Board to act as an advisory body for the Renew Arlington Community Redevelopment Agency; and

**WHEREAS**, duties and responsibilities of the advisory body include: (a) Review and make recommendations to the Renew Arlington Agency Board and City Council on proposed changes to the CRA Plan or amendments thereto; (b) Review and make recommendations to the Renew Arlington Agency Board and City Council on all proposed Redevelopment Plan initiatives within the CRA boundary; and (c) Review and make recommendations to the Council on plans and programs developed by Office of Economic Development regarding the CRA Plan; and

**WHEREAS**, the Renew Arlington Redevelopment Plan Primary Objective 5 states “to create attractive, safe, viable and sustainable commercial corridors along University Blvd./Merrill/Arlington Roads to correct blighted and unsafe conditions as stated in the Finding of Necessity;” and

**WHEREAS**, the Renew Arlington Redevelopment Plan Primary Objective 6 states “to ensure regulatory measures are in place to promote the redevelopment of vibrant mixed-use corridors consisting of retail stores, such as markets, antique shops, restaurants etc. to correct the blighted and unsafe conditions as stated in the Finding of Necessity;” and

**WHEREAS**, the Renew Arlington Redevelopment Plan Primary Objective 6, Section 2. “Prepare and adopt a zoning ordinance to include urban design development standards for the land use relationships of the corridors. The standards will address the incorporation of human-scale aesthetics into street and building design. Building design and location shall reinforce a pedestrian-oriented character including linkages between land uses through a function bicycle-pedestrian system;” and

**WHEREAS**, the Renew Arlington Advisory Board directed the Office of Economic Development to work with Planning and Development Department to develop a draft of the Renew Arlington Zoning Overlay; and

**WHEREAS**, in the spring of 2017, the Planning and Development Department established a process and timeline for the initiative to include: (a) the formation of Ad-Hoc Workgroup consisting of Arlington residents, business owners, Arlington civic organizations in which three meetings were conducted; (b) a series of topic-specific public meetings were held to

receive input of the draft overlay (10/7/17, 10/26/17, 11/16/17); (c) the Renew Arlington Advisory Board provided Zoning Overlay updates at seven meetings in 2017 and five meetings in 2018; (d) the Planning and Development Department provided four presentations on project status to the Renew Arlington Advisory Board (1/11/17, 3/12/17, 7/12/17, 8/8/18); and

**WHEREAS**, the Renew Arlington CRA Advisory Board met on August 8, 2018 and conducted a special meeting on September 6, 2018 to review and opine on the Renew Arlington Zoning Overlay; and

**WHEREAS**, in response to the Arlington community, certain revisions to the draft were recommended by the Renew Arlington Advisory Board to the Planning and Development Department;

**WHEREAS**, on November 13, 2018, the Renew Arlington Agency Board directed staff to work with Board Member Crescimbeni to address certain concerns on the draft Zoning Overlay, which were addressed during several meetings and is attached as Exhibit I; now therefore,

**BE IT RESOLVED**, by the Renew Arlington Community Redevelopment Advisory Board:

**Section 1.** The Renew Arlington CRA Advisory Board finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

**Section 2.** The Renew Arlington CRA Advisory Board recommends approval of the proposed Zoning Overlay as attached as Exhibit I and recommends to the Renew Arlington Agency that the Zoning Overlay be adopted and proposed to the City Council through legislation for their approval.

**Section 3.** This Resolution Renew Arlington CRA Advisory Board-2019-03 shall become effective upon execution by the Chair.

WITNESS:

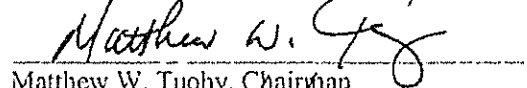
RENEW ARLINGTON COMMUNITY  
REDEVELOPMENT ADVISORY BOARD



Signature

Nicole S. Bobbin

Print

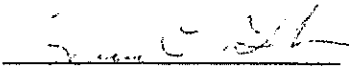


Matthew W. Tuohy, Chairman

Date signed: 2/4/19

VOTE: In Favor: 5 Opposed: 0 Abstained: 0

FORM APPROVAL:



Office of General Counsel

Page 2 of 2

**Contents**

LEGISLATIVE FINDINGS..... 3

INTENT OF ZONING OVERLAY ..... 3

BOUNDARIES OF OVERLAY AREA ..... 4

APPLICABILITY ..... 5

SEVERABILITY ..... 6

DEFINITIONS..... 6

SPECIAL DESIGN STANDARDS FOR HIGH INTENSITY USES..... 7

ADMINISTRATIVE DEVIATIONS ..... 8

CHARACTER AREAS ..... 8

    A. University Village Character Area Standards ..... 9

        1. Boundaries ..... 9

        2. Intent..... 10

        3. Design Guidelines..... 10

        4. Additional Performance Standards..... 18

    B. University Commercial Character Area Standards ..... 19

        1. Boundaries ..... 19

        2. Intent..... 20

        3. Design Guidelines..... 20

        4. Additional Performance Standards..... 28

    C. Merrill Commercial Character Area ..... 28

        1. Boundaries ..... 28

        2. Intent..... 29

        3. Design Guidelines..... 29

        4. Additional Performance Standards..... 37

    D. Arlington Road Character Area ..... 37

        1. Boundaries ..... 37

        2. Intent..... 38

        3. Design Guidelines..... 38

        4. Additional Performance Standards..... 45

    E. Catalyst Character Areas..... 46

        1. Boundaries ..... 46

        2. Intent..... 47

3. Design Guidelines.....	47
5. Additional Performance Standards.....	56

## **LEGISLATIVE FINDINGS**

### **A. The Council hereby finds and determines as follows:**

1. In August 2015, a new Community Redevelopment Area (CRA) was established for portions of University Boulevard, Merrill Road, and Arlington Road.
2. The Arlington CRA plan identified the need for a Zoning Overlay as an objective of the Plan.
3. The decline of commercial development along the CRA corridors have contributed to blighted conditions within the Renew Arlington CRA.
4. Small lot sizes within the CRA present challenges for modern commercial development, which often require lot acreage greater than one or two acres.
5. Due to various challenges and limitations, commercial vacancies are common within the CRA leading to a lack of investment along University Boulevard, Merrill Road, and Arlington Road.
6. Legal non-conforming uses, such as single family residential uses on commercially-zoned properties, create an inconsistent land use pattern and a dangerous environment for pedestrians.
7. Ensuring vehicular, pedestrian, and bicycle safety is a challenge due in part to a lack of landscaping, signage, and streetscape improvements.
8. The performance standards and regulations contained in this Subpart S were developed with the participation and assistance of neighborhood residents, property owners and City staff.
9. The Planning Commission and the Land Use and Zoning Committee considered these regulations, held public hearings and made their recommendations to the Council.
10. Based on the foregoing findings, the Council hereby establishes the Arlington CRA Zoning Overlay regulations contained in this Subpart S of the Zoning Code for the purpose of encouraging commercial development, discouraging high intensity uses, and providing performance standards, design guidelines and special regulations for uses to enhance the character and aesthetics of the Overlay area.

## **INTENT OF ZONING OVERLAY**

- A. The intent of the Arlington CRA Zoning Overlay requirements is to protect and enhance the Arlington CRA's unique aesthetic and physical appearance; improve property values; promote an environment that is visually appealing and safe for vehicular, bicycle and pedestrian traffic; and promote appropriate redevelopment of blighted areas. Any deviations from these standards shall remain consistent with the purpose and intent of this overlay.
- B. The standards set forth in this subpart were designed to encourage infill and redevelopment within the CRA that protects, preserves and enhances the unique character of the communities within the Arlington CRA Zoning Overlay Area. The design



principles that guide these standards were developed for this Zoning Overlay Area through an extensive community participation process and include the following:

1. Protect and enhance existing residential neighborhoods.
  2. Establish a Complete Streets program throughout the CRA with the intent of providing safe passage for all.
  3. Create sustainable commercial/mixed-use corridors that act as local destinations.
  4. Ensure appropriate scale, height and density of new development and redevelopment.
  5. Calm traffic to ensure safety and encourage economic development along the corridors.
  6. Improve key intersections for pedestrians and as gateways to the Arlington neighborhood.
  7. Encourage development of walkable streets and blocks.
- C. Where landscaping and buffering requirements are in conflict with parking requirements, it is the intent of this Subpart that the landscaping and buffering requirements are met and relief from the parking regulations are requested by the property owner as necessary.

#### **BOUNDARIES OF OVERLAY AREA**

- A. Within the City of Jacksonville, the Renew Arlington Zoning Overlay shall be defined as the lands contained within the Renew Arlington Community Redevelopment Agency's boundary attached hereto as Exhibit 1, and hereby adopted as a zoning overlay by City Council.

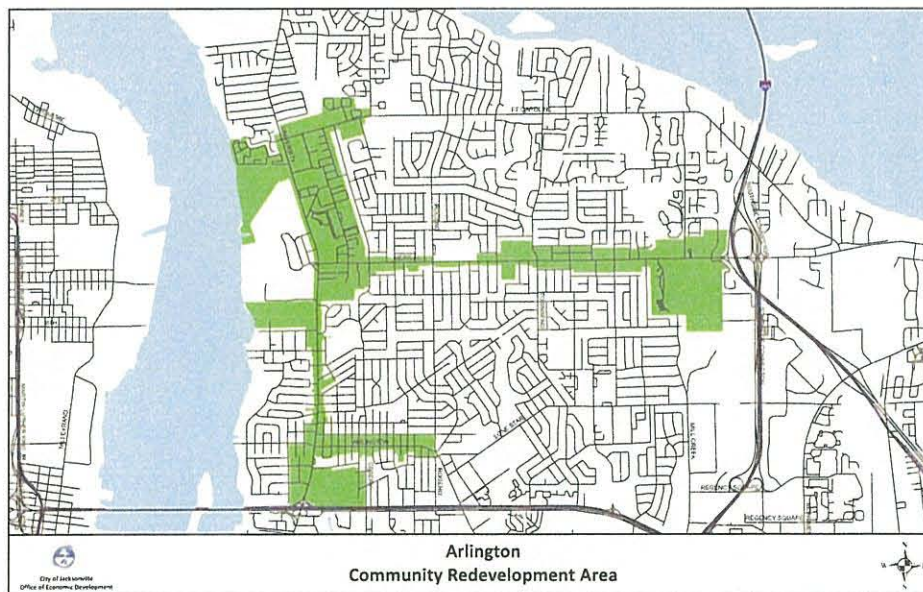


Figure 1: Renew Arlington CRA Zoning Overlay Area

## APPLICABILITY

- A. Unless otherwise stated in this Subpart, when the regulations of this Zoning Overlay impose a different restriction upon the use of buildings or land, or upon the height of buildings, or require other conditions than are imposed or required by other ordinances, other than those ordinances approving Planned Unit Development (PUD) adopted prior to this Subpart, the provisions of this Subpart shall control. Additionally, the parking requirements of this Zoning Overlay shall supersede any conflicting parking requirements set forth in Part 6 of the Zoning Code. It is intended that this Subpart shall be applied to support the CRA designation and characteristics of the Renew Arlington CRA and to guide development and redevelopment to support the goals and objectives contained in the Comprehensive Plan and the Renew Arlington CRA Redevelopment Plan.
- B. When a parcel extends beyond the boundaries of the Arlington CRA Overlay District as described, the entire parcel will be subject to the regulations of this Subpart. If a property within the Overlay District is aggregated with a property outside the boundaries of the Overlay District, the entire aggregated parcel will be subject to the regulations set forth in this Subpart. The term "aggregation" means the zoning doctrine of merging separate and adjoining lots for purposes of determining and applying zoning requirements and/or building parameters.
- C. Rezoning amendments to PUD zoning districts are permitted so long as the PUD zoning district does not circumvent the regulations contained within this Subpart.
- D. Regulations of this Zoning Overlay are not applicable to RLD Zoning Districts or RMD-A Zoning Districts.
- E. Single-family residential uses not located in any RLD or RMD-A Zoning District which are legally non-conforming on the effective date of this Subpart may be continued; provided, however, that:
  - 1. The structure of the non-conforming use shall not be enlarged, extended, reconstructed, moved or structurally altered except to change the use of the structure to a use permitted in the district. It shall not be divided nor shall a structure be added on the premises except for purposes and in a manner conforming to the regulations for the district in which these structures and premises are located and in compliance with this Subpart.
  - 2. Where a non-conforming use is superseded by a permitted use, a structure or structures and premises in combination shall thereafter conform to the regulations for the district in which the structure is located and for this Subpart. The non-conforming residential use shall not thereafter be resumed and no other non-conforming use shall be permitted.
  - 3. Except where governmental action impedes or denies access or governmental action requires upgrading of the premises, if the non-conforming residential use ceases for any reason for a period of 12 consecutive months, a subsequent use shall conform to the regulations of the district in which the use is located and this Subpart.
- F. Unless otherwise specified in this Subpart, non-conforming development characteristics such as, but not necessarily limited to, site layout; building form and finish materials;

building location; parking; lighting; walkways; and screening for non-residential and multi-family uses that are located in any character area shall be required to bring the existing non-conforming characteristics into compliance upon reoccupation of the structure when such use ceases for more than 6 months; when the total cumulative expansion, repair, or renovation of existing development is greater than or equal to 50% of the assessed value of the lot improvements at the start of any three-year period, according to the Property Appraiser within any three-year period; or the total square footage of a structure is expanded to 50% or greater, as well as any cumulative square footage expansions totaling 50%.

#### **SEVERABILITY**

- A. If any subsection or other portion of this Subpart or any application thereof to any person or circumstances is declared to be void, unconstitutional or invalid for any reason, such subsection or other portion, or the proscribed application thereof, shall be severable and the remaining provisions of this Subpart and all applications thereof not having been declared void, unconstitutional or invalid shall remain in full force and effect. The Council declares that no invalid or proscribed provision or application was an inducement to the enactment of this Subpart and that it would have enacted this Subpart regardless of the invalid or proscribed provision or application.

#### **DEFINITIONS**

- A. The definitions contained in Part 16 of the Zoning Code shall apply unless otherwise defined in this Subpart.
  1. *Brewpub* means a microbrewery operating in conjunction with a restaurant.
  2. *Building Scale* means the relationship between the mass of a building and its surroundings, including the width of the street, open space, and mass of surrounding buildings.
  3. *Major renovation* means a total cumulative expansion, repair, or renovation of existing development, not including improvements made in order to comply with this Subpart, that is greater than or equal to 50% of the assessed value of the lot improvements at the start of any three-year period, according to the Property Appraiser within any three-year period or the total square footage of a structure is expanded to 50% or greater, as well as any cumulative square footage expansions totaling 50%.
  4. *Mass* means the three-dimensional bulk of a structure determined by the height, width, and depth.
  5. *Microbrewery* means an establishment or facility in which beer is produced for on-premises consumption (taproom) where production does not exceed 10,000 barrels per year and where off-site sales to a state licensed wholesaler do not exceed 75% of production. Microbreweries may sell their product to the public via a wholesaler or retailer or directly to the consumer through carry-outs or taproom.

6. *Pedestrian scale* means the relationship between a person and their surroundings, including the width of the street and the height, mass, and design of surrounding buildings.
7. *Public space* means public squares, greens, plazas and neighborhood parks, pocket parks, riverwalks, and pedestrian spaces ~~and street ends~~.

#### **SPECIAL DESIGN STANDARDS FOR HIGH INTENSITY USES**

- A. High intensity uses are defined as those that are likely to create objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, when taking into account the existing uses or zoning in the vicinity.
- B. Below are additional design standards for the specified high intensity uses. Where standards for these uses already existing within the Zoning Code, the more stringent requirement shall apply:
  1. Any location for the retail sale of new or used automobiles, trucks, tractors, mobile homes, boats, campers, RV's, heavy machinery and equipment, motorcycles, and/or other large motorized vehicles shall have a minimum lot area of one (1) acre. This standard shall become effective for existing uses and structures under (F) of the Applicability section of this Subpart.
  2. Any location used in part or full as an auto storage yard, off-street commercial parking lot, car and/or truck rental, dancing entertainment establishment, and/or auto service facility that stores more than 10 cars on site shall have a minimum lot area of one (1) acre. This standard shall become effective for existing uses and structures under (F) of the Applicability section of this Subpart.
    - a. Any storage areas associated with these uses shall not be located between the street and the primary structure and must be screened by a 6-foot wood, ~~or~~ composite wood fence, ~~or~~ masonry wall, or pre-cast concrete panel wall that is at least 95% opaque.
  3. Service garages for major or minor auto repair, service stations, truck stops, tire sales or service, and/or collision centers shall have a minimum lot area of one (1) acre and shall have a 6-foot wood or composite wood fence or masonry or pre-cast concrete panel wall that is at least 95% opaque and placed between the street and any outside storage area. This standard shall become effective for existing uses and structures under (F) of the Applicability section of this Subpart.
    - a. The required fence shall be placed between the outside storage of vehicles and any required landscape buffer for that particular character area.
    - b. Metal panel, chain link, fabric screen or other similar fence types shall be prohibited.
  4. All commercial structures shall be prohibited from using any flashing, pulsing, running, strobing or other forms of non-sign related lighting designed to draw attention to the facility. This includes lights inside window frames, along roof or wall edges, around sign faces or along gas station canopies. This standard shall become effective for existing uses and structures upon the effective date of this Subpart.
  5. Accessory structures for commercial uses shall be designed to replicate primary structures. Materials such as corrugated metal, unpainted concrete block, or

prefabricated car port structures shall not be permitted. Shipping containers shall be prohibited. This standard shall become effective for existing uses and structures under (F) of the Applicability section of this Subpart.

6. Window signage shall allow a clear and unobstructed view from outside of the building and in a normal line of sight to the payment counter to facilitate the safe exchange of money between employees and customers and deter criminal activity. his standard shall become effective for existing uses and structures upon the effective date of this Subpart.

#### ADMINISTRATIVE DEVIATIONS

- A. ~~Administrative Deviations will have the following standards inside the overlay; requests for relief from this Subpart in excess of the following standards that would usually be addressed by an Administrative Deviation shall be processed as a Zoning Variance rather than an Administrative Deviation.~~
  1. ~~Minimum perimeter landscape buffer width may be reduced to not less than three (3) feet between the street and any vehicle use area (VUA).~~
  2. ~~Parking space reductions and increases may be granted if all required landscaping and buffering requirements have been met. Future deviations for landscape reductions shall not be considered if parking has been reduced by a previous deviation.~~
  3. ~~There shall be no reduction of required buffers and landscaped areas between commercial uses and land adjacent to conforming residential uses.~~
  4. ~~There shall be no deviations allowed for the reduction of fence or wall height and opacity requirements and/or of any uncomplimentary use buffer requirements for any use deemed high intensity, based on the definition provided in this Subpart.~~
  5. ~~There shall be no reduction in the minimum lot size for uses deemed high intensity, based on the definition provided in this Subpart.~~

#### CHARACTER AREAS

Given the differing aesthetics within the CRA, the Zoning Overlay consists of five Character Areas. Each has distinct design guidelines and performance standards.

These areas are as follows:

- A. [University Village Character Area](#)
- B. [University Commercial Character Area](#)
- C. [Merrill Commercial Character Area](#)
- D. [Arlington Road Character Area](#)
- E. [Catalyst Character Areas](#)

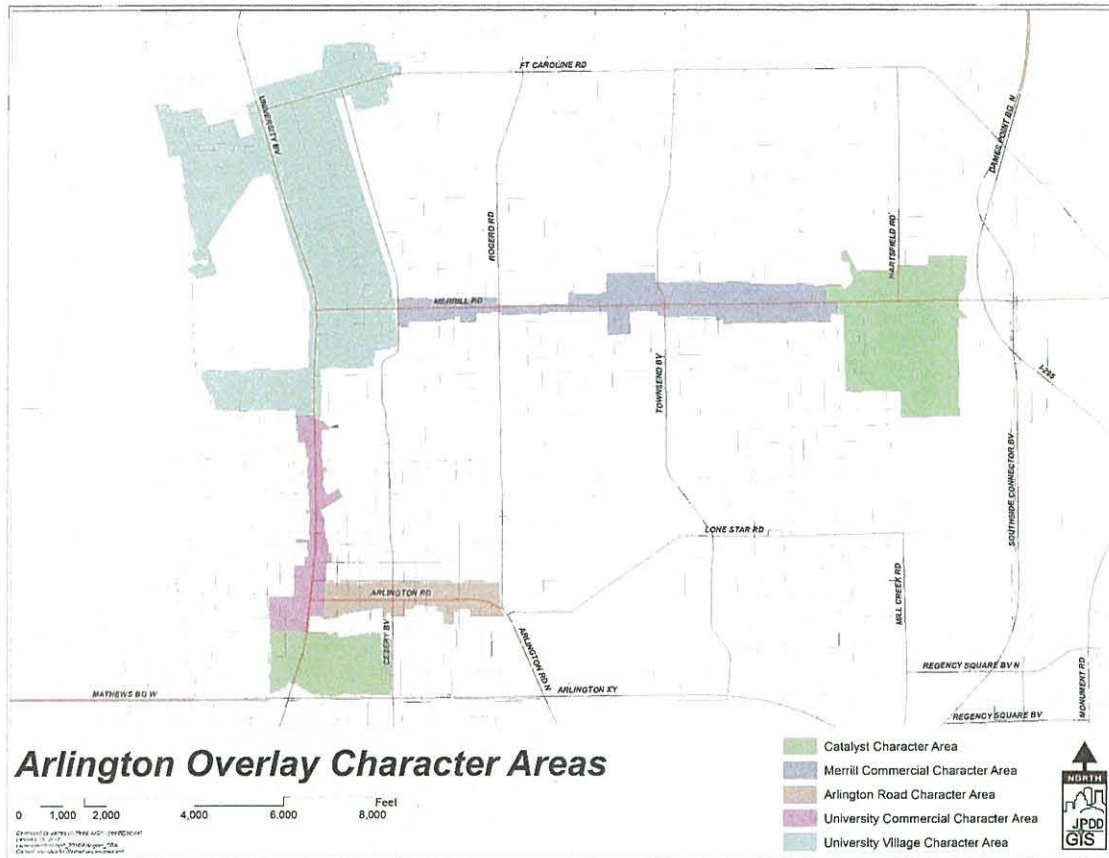


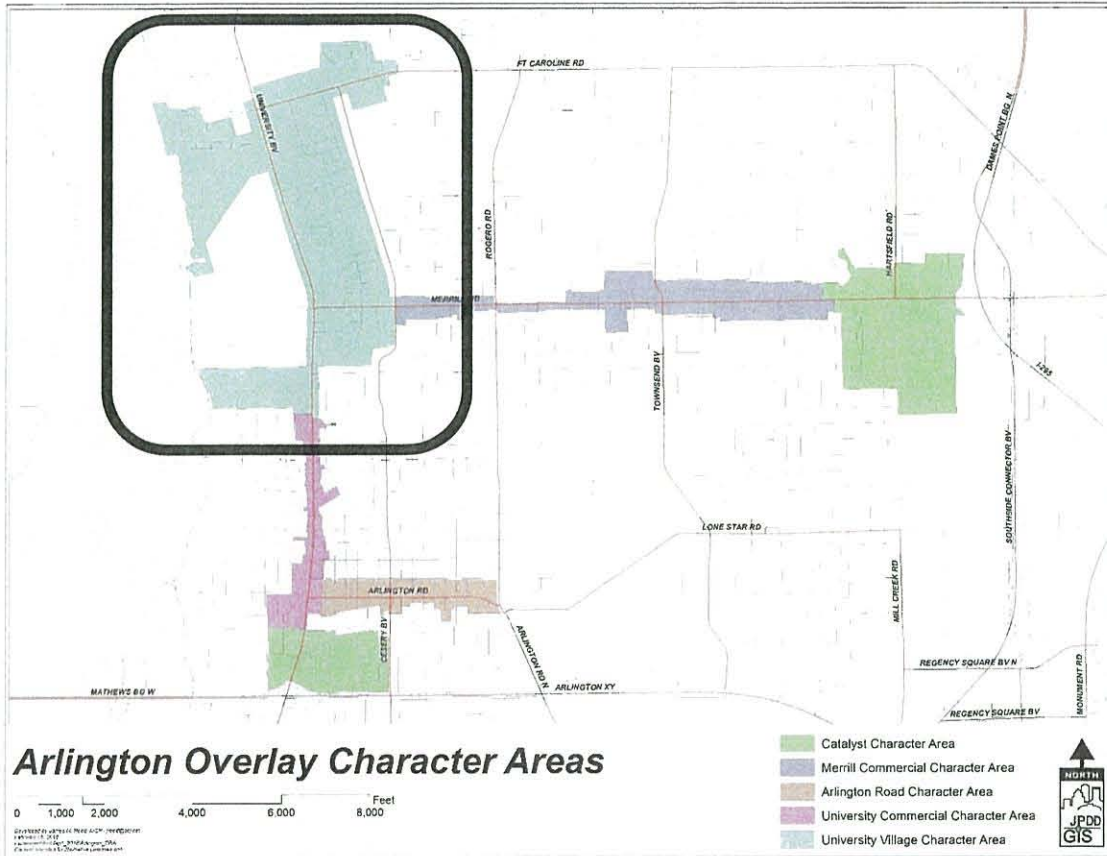
Figure 2: Renew Arlington Zoning Overlay - Character Areas Map

### A. University Village Character Area Standards

#### 1. Boundaries

The University Village Character Area generally encompasses the area around, but not including, Jacksonville University (JU). Per the Character Area Map shown in Figure 2, the University Village Character Area is bounded to the north by Fort Caroline Road, including the parcels on the north side of the roadway, between the St. Johns River and University Club Boulevard. The western boundary is the St. Johns River, but not including the Jacksonville University Campus, from the Fort Caroline apartments just north of JU to Burdette Road. The southern boundary is Burdette Road from the St. Johns River to the east side of University Boulevard and then just north of Liddell Lane from University Boulevard to Cesery Boulevard. The eastern boundary is essentially Cesery Boulevard. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways. by the terminus of the CRA at University Boulevard to the north, the CRA

boundary to the west, that portion of Ft Caroline Road within the CRA boundary to the south, and Cesery Boulevard to the east



## 2. Intent

This area encompasses the neighborhood around Jacksonville University, with University Boulevard being the primary commercial corridor. This area is noted for its existing compact and dense multifamily and commercial uses. The area is inherently walkable, and the standards for this section are intended to enhance walkability and offer a balanced mix of uses within the same parcel or integrated vertically or horizontally into a single structure. Generally, the standards will focus on pedestrian and bicycle access, cross connections between and among parcels, parking area reductions, green space enhancements, and an aggregation of shared public space.

## 3. Design Guidelines

See Applicability Section of this Subpart.

### a. Site layout

- i. Retention/detention ponds or drainage conveyance should be incorporated as an amenity into the site design wherever possible. Additionally, proposed site development or building additions should

determine if stormwater storage credits are available from CRA area-wide drainage improvements prior to initiating site design.

- ii. Aggregated water features should be incorporated into public spaces when possible.
- iii. Multiple parcel development should seek to create plazas or squares for enhancement of the public environment, rather than fractured small strips of green space.
- iv. The fencing of ponds or conveyances should be avoided. Ponds should not be located in the front of the property unless the pond has been designed in conjunction with the natural features of the site and is developed and will be maintained as a significant site amenity. Rectangular or linear shaped ponds should be avoided where visible from the street. Ponds should be planted and maintained with native vegetation, as defined in Section 656.1203 of the Zoning Code. The proximity of the pond to pedestrian circulation should be considered in the design of the pond slopes. Designated and maintained walkways around ponds are encouraged.

b. Building form and finish materials

- i. The exterior finish of new buildings, and any exterior finish alterations and/or additions to the front side, street side or any side visible from adjacent ~~conforming~~ residential uses of existing buildings, shall be of brick, wood, concrete, stucco, exterior insulation and finish systems (EIFS), architectural or split-face block, or other finish materials with similar appearance and texture. Metal clad, corrugated metal, plywood, Oriented Strand Board (OSB), and exposed plain concrete block shall not be permitted as exterior finish materials on the front of or any street side of a building.
- ii. Open bay doors and other similar large doors providing access to work areas and storage areas shall not open towards or directly face University Boulevard.
- iii. Exterior window security bars shall be prohibited.
- iv. All new ~~commercial~~ multi-story buildings shall reflect the actual floors within the building through use of window location, façade breaks, façade setbacks, balconies, etc. Multi-story buildings that face a public street, neighborhood or other internal commercial area that can be viewed by the public shall have architectural fenestration and/or façade articulations designed at pedestrian scale.
- v. New buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above Base Flood Elevation or grade, whichever applies to the proposed development.



- ~~vi. The design of new and retrofitted commercial buildings shall take into account all surrounding structures and provide adjustment in mass and height of the proposed buildings and building elevations to achieve a visually compatible scale between adjacent structures.~~
- vii. Building massing shall be designed to address pedestrian scale by reducing the scale and proportion of the visual “monolithic box” through variations in wall heights, façade articulations and varied roof planes.
- viii. New commercial and mixed-use buildings shall have large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40% and a maximum of 80% of the ground floor of each tenant’s or occupant’s linear frontage. ~~Walls with no fenestration shall not occupy over 50% of a street facing frontage~~ and shall not exceed 30 linear feet without fenestration. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement ~~if the first floor has not been designed as a flood-proof first floor~~. Windows may begin at ground level, or atop a knee wall, but shall have their bottom sill no higher than 3 feet from the finished floor height, when facing the street.



*Figure 3: Pedestrian-scale facade with fenestration covering a minimum of 40% and maximum of 80% of occupant's linear frontage*

- c. Building location and street presence.
  - i. New structures shall be located no more than 10 feet from the front property line facing a public right of way.
  - ii. New structures shall have a maximum side yard of no more than 10 feet, not including driveway aisle.
  - iii. New structures shall have a minimum rear yard of 15 feet, ~~and required screening and landscaping may be located within the rear yard.~~
- d. Height
  - i. Single use structures shall be limited to 35 feet in height.

- ii. Multiuse or mixed use structures may have a maximum height of 45 feet.

e. Fences

- i. The use of barbed, razor or concertina wire or similar fencing shall be prohibited where visible from any public right-of-way or sidewalk.
- ii. Woven metal fences are prohibited.
- iii. Chain link fencing along the right of way shall be prohibited. Chain link fence may be used on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.
- iv. Fencing along the right of way shall be composed of wood, stone, brick, masonry, pre-cast concrete, cast stone, vinyl or metal (in a wrought iron style).
- v. Lawfully constructed fencing existing at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

f. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:

- i. Uncomplimentary Use Buffer
  - i. Where the Vehicle Use Area (VUA) of a non-residential property abuts a ~~conforming~~ residential use, a minimum 10-foot landscaped buffer and six-foot high masonry wall, pre-cast panel, or similar shall be located between the non-residential use and the required landscape buffer on the side of the non-residential use.
  - ii. Where existing structure(s) of a non-residential property abut a ~~conforming~~ residential use, a minimum 5-foot landscaped buffer and six-foot high wood, stone, brick, vinyl, masonry, pre-cast panel, or similar fence or wall shall be located between the non-residential use and the required landscaped buffer on the side of the non-residential use.
- ii. Perimeter Vehicle Use Area Buffer
  - i. A minimum five-foot landscape buffer shall be provided along the boundary of all non-residential vehicular use areas abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.
- iii. Lawfully existing landscaping at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

g. Signage

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

- i. One identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	5
1.5 acres to 5 acres	50	5
Greater than 5 acres to 15 acres	75	10
Greater than 15 acres	200	35

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

- ii. Pole mounted signs are prohibited.
- iii. Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville. ~~Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.~~
- iv. Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.
- v. Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

h. Parking

Unless otherwise superseded by State Regulations, parking shall be designed and provided in accordance with Part 6 of the Zoning Code with the following additional and superseding provisions:

i. *Parking Location and Access*

- i. Parking lots ~~should~~ shall connect with adjoining CRA parcel development or provide for future connection if access is not currently available. A rear lane with cross parcel access easement may serve to connect multiple parcels with cross access where driveways may be limited due to safety and traffic operations.

- ii. For developments providing more than four (4) parking spaces, the majority of parking on the site shall be located to the rear and side of the principal building.
- iii. If all of the required parking is provided to the rear and side and at least 25% of the total parking lot area is a ~~stable~~ pervious parking surface, as defined in Section 656.1601 Ordinance Code, with only the minimum required ADA requirements fulfilled for paved parking spaces and the driveway apron is adjacent to the street frontage, the following requirements may be reduced:
  - a. Driveway width requirement shall be reduced from 24 feet to 16 feet wide for access to rear yard parking with apron of no more than a one (1) foot additional flair at the end of pavement for a total width of 18 feet at the right of way.
  - b. The rear buffer may be reduced from ten feet to five feet when an eight-foot masonry wall, pre-cast panel, or similar is provided.
  - c. While still required in any required buffer area, landscaping shall not be required in the internal landscape islands of the VUA where the minimum required parking is 25 spaces or less.
- iv. Unless shared driveways are constructed, each lot shall have only one driveway. Lots located at the corner of roads classified as collectors or higher may have one driveway per road frontage. Additional access points above the one permitted may be granted provided the continuous roadway frontage of the property is 500-feet or greater.
- v. Existing non-residential and multi-family developments in place on the date of adoption of this Subpart shall be deemed non-conforming and shall be brought into compliance with this requirement under the following conditions:
  - a. When a new driveway connection permit is required for the existing development;
  - b. When a major renovation is undertaken, as defined in this Subpart;
  - c. When a 25% or greater increase in trip generation attributable to the existing development is documented; or
  - d. If the principal activity on the property with any non-conforming access driveway is discontinued for a consecutive period of 365 days.

*ii. Parking Requirements*

- i. Single-use residential developments, restaurants, and/or establishments that include the sale and service of beer, wine, or

liquor for on-premises consumption, shall provide 100% of required parking.

- ii. Uses not listed in (1) are eligible for a reduction in the parking requirement up to 30% for a redevelopment project where on-street parking or area off-street parking is available within a 400' radius. Availability for shared parking credit towards on-site parking requirements may be established by mixed-use operating hours, staggered peak demand or agreement between properties to share parking facilities; or
  - a. Developer may provide 80 % of required parking; or
  - b. Parking requirements may be reduced to 60% of the required parking for facilities that create shared driveways with neighboring properties. These reductions may be applied to each parcel that participates in the combination and total reduction of the number of driveways. A further 5% reduction may be granted for a reduction of two (2) or more driveways.
- iii. For parking lots with more than 4 spaces, additional required parking spaces may be reduced by up to 5 spaces, when additional bicycle parking is provided at a 2 for 1 ratio. A minimum of 4 spaces is required; parking reduction only applicable to spaces exceeding the minimum required 4 spaces. For example, where 9 vehicular parking spaces are required and an 2 bicycle parking spaces are provided above the requirement, then 1 vehicular parking space may be credited, allowing for a total of 8 vehicular parking spaces instead of 9.

i. Walkways and Pedestrian Connections

Parking lots shall be designed to allow pedestrians to move safely from their vehicle to the building.

- i. All parking lots with more than 40 spaces located more than 90 feet from a building entrance, measured perpendicular from the parking space to the structure entrance or from each entrance when multiple entrances front on the parking lot, shall have at least one (1) sidewalk or other suitable pedestrian connection, not less than five (5) feet wide between the parking lot and the building entrance, as well as between the public right-of-way and the building entrance. The pedestrian connection(s) shall be centralized and minimize pedestrian and vehicle conflicts. This pedestrian connection shall be provided for every three (3) parking aisles, where parking exceeds 90 linear feet from the building entrance.
- ii. Pedestrian connections shall be clearly defined by at least one of the following:

- i. Six-inch vertical curb, or
  - ii. A paving material that differs from that of the vehicular area, including across vehicular lanes, or
  - iii. A continuous landscape area at a minimum of two (2) feet wide on at least one side of the walkway.
- iii. For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection, not less than five (5) feet wide and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to the City's Land Development Regulations.

j. Screening

- i. Any exterior garbage receptacles, dumpsters, open storage areas or mechanical equipment must be screened from view from public rights-of-way and adjacent ~~conforming~~ residential uses with 100 % opaque material that is visually similar to materials used on the nearest façade of the principal structure. Additionally, garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum 25 feet from any ~~conforming~~ residential uses and shall be incorporated into the main structure as a part of new construction or major renovation, as defined in this Subpart.

k. Lighting

Provide lighting systems that minimize glare, shadow, light pollution, and light trespass.

- i. All sag lenses, drop lenses and convex lenses shall be prohibited.
- ii. At least 2.0 foot-candle (f.c.) minimum maintained lighting level is recommended, while 3.0-5.0 f.c. minimum maintained level is preferred. These levels shall generally apply to all parking and pedestrian areas. However, illumination levels at all property lines shall not exceed one-half (.5) f.c. when the building or parking areas are located adjacent to ~~conforming~~ residential uses, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. Lighting levels can be reduced after business hours/closing to 0.5 f.c. minimum maintained for burglary and vandalism resistance, if the property does not have an existing problem with criminal incidents, and the owner deems it appropriate.
- iii. The use of cut-off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass is required.

- iv. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED; LED is preferred.
- v. The maximum light pole height in all parking areas ~~should~~ shall not exceed thirty feet (30'- 0"), and the maximum light pole height in all pedestrian areas ~~should~~ shall not exceed fifteen feet (15'-0").
- vi. Shrubs and trees ~~should~~ shall not interfere with security lighting or common natural surveillance observation from public streets or any buildings, including public rights-of-way.
- vii. Illumination of exterior doors - All types of exterior doors shall be illuminated with outdoor lighting during the hours of darkness to allow ready-observation of persons entering or exiting.
- viii. Illumination of address numbers - All street address or apartment/unit numbers (when existing) that are already required by existing codes shall also be illuminated during the hours of darkness.
- ix. Illumination of recessed areas - Alcoves and other recessed areas of buildings or fences that are capable of human concealment shall be illuminated during the hours of darkness.

#### 4. *Additional Performance Standards*

##### a. Alcohol Distance Limitations

- i. Unless otherwise superseded by State Regulations, for permitted and permissible uses, any and all distance limitations and prohibitions found in Part 8 of the Zoning Code are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcoholic beverages for on-premises consumption in conjunction with a restaurant, microbrewery or brewpub, as defined in this Subpart, and the location of any and all established faith institutions or schools (inclusive of Jacksonville University). Uses subject to this standard shall not serve alcoholic beverages past midnight. For those uses that intend to serve alcoholic beverages past midnight, Part 8 of the Zoning Code shall apply.
- ii. Sale and service of all alcohol for off-premises consumption must meet the distance requirements otherwise required in the City's Zoning Code. Retail sale and service of all alcoholic beverages (license type 3PS) for off-premises consumption shall be discouraged.
- iii. All permitted and permissible alcohol related uses shall have a minimum separation between any ~~conforming~~ residential use and any portion of the property used for the sale and service of alcohol, including outside sales and service locations, of 100 feet, as measured from the nearest property line of the ~~conforming~~ residential use to the nearest portion of the property defined for alcohol sales, unless otherwise incorporated into a mixed use project where uses are blended on the same parcel of land.

- b. Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive-through window services and

queuing lanes shall be located no closer than 50 feet to ~~conforming~~ residential uses. Speaker systems shall not be aimed towards ~~conforming~~ residential uses.

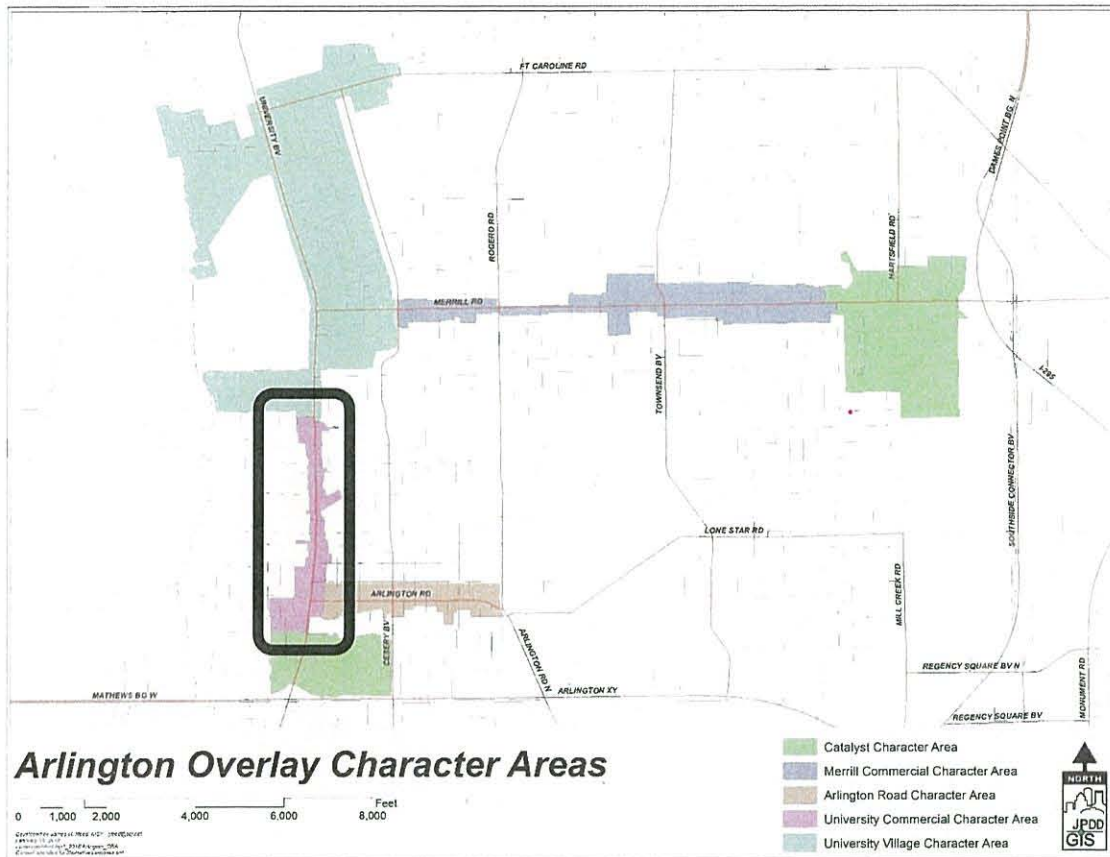
- c. Off-street parking lots. Where permitted, off-street parking lots shall be subject to the following conditions:
  - i. There shall be no storage, sales, or service activity of any kind on these lots except where seasonal sales are permitted within the City's Zoning Code, Section 656.401(gg).
  - ii. Vehicles parking on the lot shall be limited to vehicles for employee and customer parking.
- d. Permanent ~~Outdoor~~ display of merchandise is prohibited.

## B. University Commercial Character Area Standards

### 1. Boundaries

The University Commercial Character Area generally encompasses the properties on the east side and west side of University Boulevard from Playa Way to Burdette Road. Per the Character Area Map shown in Figure 2, the University Commercial Character Area is bounded to the north by Burdette Road and Lake Lucina Drive between Harvey Street and the properties immediately east of University Boulevard. The western and eastern boundaries are defined by the commercial properties immediately to the west and east of University Boulevard, generally about 1 – 2 parcels on either side of the corridor from Burdette Road to Windermere Drive, and extending to about 3 – 4 parcels deep on either side to the west and east of University Boulevard from Windermere Drive to Arlington Road. The blocks between Arlington Road and Playa Way and Bretta Street and University Boulevard are also included in this Character Area. The southern boundary is Playa Way to the west of University Boulevard and the parcels just north of Arlington Elementary School on the east side of University Boulevard. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways. This area is bounded by Playa Way/Harris Avenue to the south, Burdette Road/Lake Lucina Drive to the north, the CRA boundary to the west, and the CRA boundary to the east, not including those properties east of Marcheck Street along Arlington Road.





2. *Intent*

This area contains neighborhood support services and daily commercial needs serving the Arlington area. This area contains lots of various sizes and uses with varying commercial (primarily) intensities. Noted for its existing compact and dense multifamily and commercial uses, this section of University Boulevard is inherently walkable, and the standards contained within this section are intended to enhance walkability and offer a balanced mix of uses within the same parcel or integrated vertically or horizontally into a single structure. Generally, the standards herein focus on pedestrian and bicycle access, cross connections between and among parcels, parking area reductions, green space enhancements, and an aggregation of shared public space.

3. *Design Guidelines*

See Applicability Section of this Subpart.

a. Site layout

- i. Retention/detention ponds or drainage conveyance should be incorporated as an amenity into the site design wherever possible, however proposed site development or building additions should

- determine if stormwater storage credits are available from CRA area-wide drainage improvements prior to initiating site design.
- ii. The fencing of ponds or conveyances should be avoided. Ponds should not be located in the front of the property unless the pond has been designed in conjunction with the natural features of the site and is developed and will be maintained as a significant site amenity. Rectangular or linear shaped ponds should be avoided where visible from the street. Ponds should be planted and maintained with native vegetation as defined in Section 656.1203 of the Zoning Code. The proximity of the pond to pedestrian circulation should be considered in the design of the pond slopes.

b. Building form and finish materials

- i. The exterior finish of new buildings, and any exterior finish alterations and/or additions to the front side, street side or any side visible from adjacent ~~conforming~~ residential uses of existing buildings, shall be of brick, wood, concrete, stucco, exterior insulation and finish systems (EIFS), architectural or split-face block, or other finish materials with similar appearance and texture. Metal clad, corrugated metal, plywood, Oriented Strand Board (OSB), and exposed plain concrete block shall not be permitted as exterior finish materials on the front of or any street side of a building.
- ii. Open bay doors and other similar large doors providing access to work areas and storage areas shall not open towards or directly face University Boulevard.
- iii. Exterior window security bars shall be prohibited.
- iv. All new ~~commercial~~ multi-story buildings shall reflect the actual floors within the building through use of window location, façade breaks, façade setbacks, balconies, etc. Multi-story buildings that face a public street, neighborhood or other internal commercial area that can be viewed by the public shall have architectural fenestration and/or façade articulations designed at pedestrian scale.
- v. New buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above Base Flood Elevation or grade, whichever applies to the proposed development.
- ~~vi. The design of new and retrofitted commercial buildings shall take into account all surrounding structures and provide adjustment in mass and height of the proposed buildings and building elevations to achieve a visually compatible scale between adjacent structures.~~
- vii. Building massing shall be designed to address pedestrian scale by reducing the scale and proportion of the visual "monolithic box" through variations in wall heights, façade articulations and varied roof planes.

- viii. New commercial and mixed-use buildings shall have large display windows on the ground floor. All street-facing, park-facing, and plaza-facing structures shall have windows covering a minimum of 40% and a maximum of 80% of the ground floor of each tenant's or occupant's linear frontage. ~~Walls with no fenestration shall not occupy over 50% of a street facing frontage~~ and shall not exceed 30 linear feet without fenestration. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement ~~if the first floor has not been designed as a flood-proof first floor~~. Windows may begin at ground level, or atop a knee wall, but shall have their bottom sill no higher than 3 feet from the finished floor height, when facing the street.

c. Height

- i. Single use structures shall be limited to 35 feet in height.
- ii. Multiuse or mixed use structures may have a maximum height of 45 feet.

d. Fences

- i. The use of barbed, razor or concertina wire or similar fencing shall be prohibited where visible from any public right-of-way or sidewalk.
- ii. Woven metal fences are prohibited.
- iii. ~~Chain link fences fronting public or private streets shall be set back from the street the distance of the required building or landscape buffer and shall be vinyl coated (black or dark green) and screened with landscaping on the street side.~~ Chain link fencing along the right of way shall be prohibited. Chain link fence may be used on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.
- iv. Fencing along the right of way shall be composed of wood, stone, brick, pre-cast concrete, masonry, cast stone, vinyl or metal (in a wrought iron style).
- v. Lawfully constructed fencing existing at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

e. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:

i. Uncomplimentary Use Buffer

- i. Where the Vehicle Use Area (VUA) of a non-residential property abuts a ~~conforming~~ residential use, a minimum 10-foot landscaped buffer and six-foot high masonry wall, pre-cast panel, or similar shall be located between the non-residential use and the required landscape buffer on the side of the non-residential use.

- ii. Where existing structure(s) of a non-residential property abut a ~~conforming~~ residential use, a minimum 5-foot landscaped buffer and six-foot high wood, stone, brick, vinyl, masonry, pre-cast panel, or similar fence or wall shall be located between the non-residential use and the required landscaped buffer on the side of the non-residential use.

ii. Perimeter Vehicle Use Area Buffer

- (1) Lots fronting any public right-of-way may replace the standard landscape buffer requirement with a minimum four (4) foot landscape buffer along the boundary of all non-residential vehicular use areas abutting public right-of-way. No more than 25% of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.

- iii. Lawfully existing landscaping at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

f. Signage

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

- i. One identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	6
1.5 acres to 5 acres	50	6
5 acres to 15 acres	75	15
Greater than 15 acres	200	35

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

- ii. Pole mounted signs are prohibited.
- iii. Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville. ~~Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.~~

- iv. Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.
- v. Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

g. Parking

Unless otherwise superseded by State Regulations, parking shall be designed and provided in accordance with Part 6 of the Zoning Code with the following additional and superseding provisions:

i. *Parking Location and Access*

- a. Parking lots ~~should~~ shall connect with adjoining CRA parcel development or provide for future connection if access is not currently available. A rear lane with cross parcel access easement may serve to connect multiple parcels with cross access where driveways may be limited due to safety and traffic operations.
- b. For developments providing more than four (4) parking spaces, the majority of parking on the site shall be located to the rear and side of the principal building.
- c. If all of the required parking is provided to the rear and side and at least 25% of the total parking lot area is a stable pervious surface with only the minimum required ADA requirements fulfilled for paved parking spaces and the driveway apron is adjacent to the street frontage, the following requirements may be reduced:
  - a. Driveway width requirement shall be reduced from 24 feet to 16 feet wide for access to rear yard parking with apron of no more than a one (1) foot additional flair at the end of pavement for a total width of 18 feet at the right of way.
  - b. The rear buffer may be reduced from ten feet to five feet when an eight-foot masonry wall, pre-cast panel, or similar is provided.
  - c. While still required in any required buffer area, landscaping shall not be required in the internal landscape islands of the VUA where the minimum required parking is 25 spaces or less.
- d. Unless shared driveways are constructed, each lot shall have only one driveway. Lots located at the corner of roads classified as collectors or higher may have one driveway per road frontage. Additional access points above the one permitted may be granted provided the continuous roadway frontage of the property is 500-feet or greater.

- e. Existing non-residential and multi-family developments in place on the date of adoption of this Subpart shall be deemed non-conforming and shall be brought into compliance with this requirement under the following conditions:
  - (1) When a new driveway connection permit is required for the existing development;
  - (2) When a major renovation is undertaken, as defined in this Subpart;
  - (3) When a 25% or greater increase in trip generation attributable to the existing development is documented; or
  - (4) If the principal activity on the property with any non-conforming access driveway is discontinued for a consecutive period of 365 days.



Figure 4: Conceptual image of parking and building street frontage - generally applies to most character areas

ii. *Parking Requirements*

- i. Single-use residential developments, restaurants, and/or establishments that include the sale and service of beer, wine, or

liquor for on-premises consumption, shall provide 100% of required parking.

- ii. Uses not listed in (1) are eligible for a reduction in the parking requirement up to 30% for a redevelopment project where proof of on-street parking or area off-street parking is available within a 400' radius. Availability for shared parking credit towards on-site parking requirements may be established by mixed-use operating hours, staggered peak demand or agreement between properties to share parking facilities; or
  - a. Developer may provide 80 % of required parking; or
  - b. Parking requirements may be reduced to 60% of the required parking for facilities that create shared driveways with neighboring properties. These reductions may be applied to each parcel that participates in the combination and total reduction of the number of driveways. A further 5% reduction may be granted for a reduction of 2 or more driveways.
- iii. For parking lots with more than 4 spaces, additional required parking spaces may be reduced by up to 5 spaces, when additional bicycle parking is provided at a 2 for 1 ratio. A minimum of 4 spaces is required; parking reduction only applicable to spaces exceeding the minimum required 4 spaces. For example, where 9 vehicular parking spaces are required and an 2 bicycle parking spaces are provided above the requirement, then 1 vehicular parking space may be credited, allowing for a total of 8 vehicular parking spaces instead of 9.

h. Walkways and Pedestrian Connections

Parking lots shall be designed to allow pedestrians to move safely from their vehicle to the building.

- i. All parking lots with more than 40 spaces located more than 90 feet from a building entrance, measured perpendicular from the parking space to the structure entrance or from each entrance when multiple entrances from on the parking lot, shall have at least one (1) sidewalk or other suitable pedestrian connection, not less than five (5) feet wide between the parking lot and the building entrance, as well as between the public right-of-way and the building entrance. The pedestrian connection(s) shall be centralized and minimize pedestrian and vehicle conflicts. This pedestrian connection shall be provided for every three (3) parking aisles, where parking exceeds 90 linear feet from the building entrance.
- ii. Pedestrian connections shall be clearly defined by at least one of the following:
  - (1) Six-inch vertical curb, or

- (2) A paving material that differs from that of the vehicular area, including across vehicular lanes, or
  - (3) A continuous landscape area at a minimum of two (2) feet wide on at least one side of the walkway.
- iii. For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection, not less than five (5) feet wide and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to the City's Land Development Regulations.

i. Screening

- i. Any exterior garbage receptacles, dumpsters, open storage areas or mechanical equipment must be screened from view from public rights-of-way and adjacent ~~conforming~~ residential uses with 100 % opaque material that is visually similar to materials used on the nearest façade of the principal structure. Additionally, garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum 25 feet from adjacent ~~conforming~~ residential uses and shall be incorporated into the main structure as a part of new construction or major renovation, as defined in this Subpart.

j. Lighting

Provide lighting systems that minimize glare, shadow, light pollution, and light trespass.

- i. All sag lenses, drop lenses and convex lenses shall be prohibited.
- ii. At least 2.0 foot-candle (f.c.) minimum maintained lighting level is recommended, while 3.0-5.0 f.c. minimum maintained level is preferred. These levels shall generally apply to all parking and pedestrian areas. However, illumination levels at all property lines shall not exceed one-half (.5) f.c. when the building or parking areas are located adjacent to ~~conforming~~ residential uses, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. Lighting levels can be reduced after business hours/closing to 0.5 f.c. minimum maintained for burglary and vandalism resistance, if the property does not have an existing problem with criminal incidents, and the owner deems it appropriate.
- iii. The use of cut-off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass is required.
- iv. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED; LED is preferred.



- v. The maximum light pole height in all parking areas ~~should~~ shall not exceed thirty feet (30'- 0"), and the maximum light pole height in all pedestrian areas ~~should~~ shall not exceed fifteen feet (15'-0").
- vi. Shrubs and trees ~~should~~ shall not interfere with security lighting or common natural surveillance observation from public streets or any buildings, including public rights-of-way.
- vii. Illumination of exterior doors - All types of exterior doors shall be illuminated with outdoor lighting during the hours of darkness to allow ready-observation of persons entering or exiting.
- viii. Illumination of address numbers - All street address or apartment/unit numbers (when existing) that are already required by existing codes shall also be illuminated during the hours of darkness.
- ix. Illumination of recessed areas - Alcoves and other recessed areas of buildings or fences that are capable of human concealment shall be illuminated during the hours of darkness.

#### 4. *Additional Performance Standards*

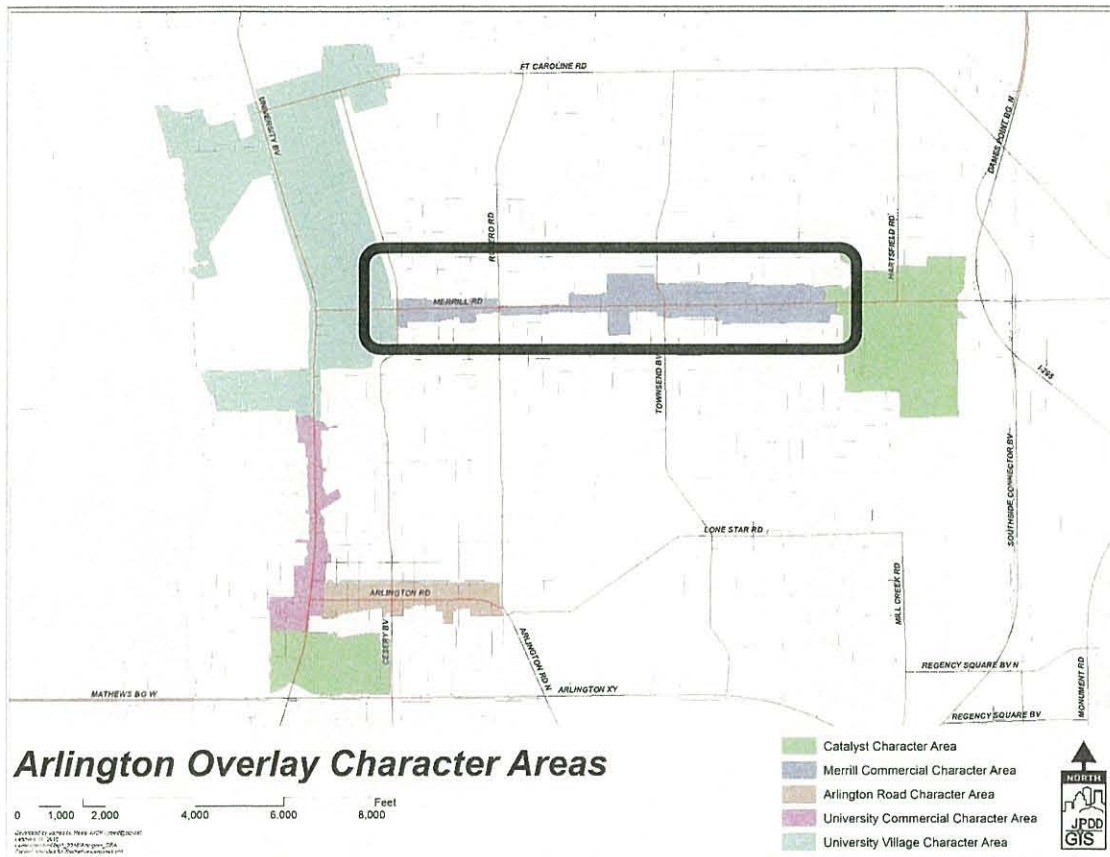
- a. Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive-through window services and queuing lanes shall be located no closer than 50 feet to ~~conforming~~ residential uses. Speaker systems shall not be aimed towards ~~conforming~~ residential uses.
- b. Off-street parking lots. Where permitted, off-street parking lots shall be subject to the following conditions:
  - i. There shall be no storage, sales, or service activity of any kind on these lots.
  - ii. Vehicles parking on the lot shall be limited to vehicles for employee and customer parking.
- c. Permanent ~~Outdoor~~ display of merchandise is prohibited.

### C. Merrill Commercial Character Area

#### 1. *Boundaries*

The Merrill Commercial Character Area generally encompasses the properties on the north side and south side of Merrill Road from Cesery Boulevard to Fort Wilderness Trail and Woolery Drive. Per the Character Area Map shown in Figure 2, the Merrill Commercial Character Area is bounded to the north and south by the commercial properties along Merrill Road. The commercial area along this corridor typically extends approximately 1 – 2 parcels on either side of the roadway. The western boundary is Cesery Boulevard between Greenberry Lane and Glenn Rose Drive, and the eastern boundary is Fort Wilderness Trail between Merrill Road and Rocky Fort Trail and Woolery Drive from Merrill Road to one parcel south of Merrill Road. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the

specific boundaries are established by property lines, not roadways. This character area is located along Merrill Road, bounded by the CRA boundary line to the north and south, by Cesery Boulevard to the west and by Fort Wilderness Trail/Woolery Drive to the east.



## 2. Intent

This area primarily encompasses commercial and institutional uses that serve the surrounding area. While the area contains lots of various sizes, the lots within this area tend to be somewhat larger than those along the other corridors within the CRA. This section of Merrill Road is more auto-oriented, and as a result the standards contained within this section are intended to focus on the safe and efficient movement of pedestrians, bicyclists, and automobiles, while offering a balanced mix of uses. Generally, the standards herein focus on safe and effective automobile access, green space enhancements, and design that is both aesthetic and functional.

## 3. Design Guidelines

See Applicability Section of this Subpart.

### a. Site layout

- i. Retention/detention ponds or drainage conveyance should be incorporated as an amenity into the site design wherever possible, however proposed site development or building additions should determine if stormwater storage credits are available from CRA area-wide drainage improvements prior to initiating site design.
- ii. The fencing of ponds or conveyances should be avoided. Ponds should not be located in the front of the property unless the pond has been designed in conjunction with the natural features of the site and is developed and will be maintained as a significant site amenity. Rectangular or linear shaped ponds should be avoided where visible from the street. Ponds should be planted and maintained with native vegetation as defined in Section 656.1203 of the Zoning Code. The proximity of the pond to pedestrian circulation should be considered in the design of the pond slopes.

b. Building form and finish materials

- i. The exterior finish of new buildings, and any exterior finish alterations and/or additions to the front side, street side or any side visible from adjacent ~~conforming~~ residential uses of existing buildings, shall be of brick, wood, concrete, stucco, exterior insulation and finish systems (EIFS), architectural or split-face block, or other finish materials with similar appearance and texture. Metal clad, corrugated metal, plywood, Oriented Strand Board (OSB), and exposed plain concrete block shall not be permitted as exterior finish materials on the front of or any street side of a building.
- ii. Open bay doors and other similar large doors providing access to work areas and storage areas shall not open towards or directly face Merrill Road.
- iii. Exterior window security bars shall be prohibited.
- iv. All new ~~commercial~~ multi-story buildings shall reflect the actual floors within the building through use of window location, façade breaks, façade setbacks, balconies, etc. Multi-story buildings that face a public street, neighborhood or other internal commercial area that can be viewed by the public shall have architectural fenestration and/or façade articulations designed at pedestrian scale.
- v. New buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above Base Flood Elevation or grade, whichever applies to the proposed development.
- ~~vi. The design of new and retrofitted commercial buildings shall take into account all surrounding structures and provide adjustment in mass and~~

~~height of the proposed buildings and building elevations to achieve a visually compatible scale between adjacent structures.~~

- vii. Building massing shall be designed to address pedestrian scale by reducing the scale and proportion of the visual “monolithic box” through variations in wall heights, façade articulations and varied roof planes and
- viii. New commercial and mixed-use buildings shall have large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40% and a maximum of 80% of the ground floor of each tenant’s or occupant’s linear frontage. ~~Walls with no fenestration shall not occupy over 50% of a street-facing frontage~~ and shall not exceed 30 linear feet of fenestration. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement ~~if the first floor has not been designed as a flood proof first floor~~. Windows may begin at ground level, or atop a knee wall, but shall have their bottom sill no higher than 3 feet from the finished floor height, when facing the street.

c. Height

- i. Structures shall be limited to 35 feet in height.

d. Fences

- i. The use of barbed, razor or concertina wire or similar fencing shall be prohibited where visible from any public right-of-way or sidewalk.
- ii. Woven metal fences are prohibited.
- iii. ~~Chain link fences fronting public or private streets shall be set back from the street the distance of the required building or landscape buffer and shall be vinyl coated (black or dark green) and screened with landscaping on the street side.~~ Chain link fencing along the right of way shall be prohibited. Chain link fence may be used on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.
- iv. Fencing along the right of way shall be composed of wood, stone, brick, pre-cast concrete, masonry, cast stone, vinyl or metal (in a wrought iron style).
- v. Lawfully constructed fencing existing at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

e. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:

i. Uncomplimentary Use Buffer

- (1) Where the Vehicle Use Area (VUA) of a non-residential property abuts a ~~conforming~~ residential use, a minimum 10-foot landscaped buffer

and six-foot high masonry wall, pre-cast panel, or similar shall be located between the non-residential use and the required landscape buffer on the side of the non-residential use.

(2) Where existing structure(s) of a non-residential property abut a ~~conforming~~ residential use, a minimum 5-foot landscaped buffer and six-foot high wood, stone, brick, vinyl, masonry, pre-cast panel, or similar fence or wall shall be located between the non-residential use and the required landscaped buffer on the side of the non-residential use.

ii. Perimeter Vehicle Use Area Buffer

(1) Lots fronting Merrill Road may replace the standard landscape buffer requirement with a minimum four (4) foot landscape buffer along the boundary of all non-residential vehicular use areas abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.

iii. Lawfully existing landscaping at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

f. Signage

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

i. One identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	6
1.5 acres to 5 acres	50	6
5 acres to 15 acres	75	15
Greater than 15 acres	200	35

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

ii. Pole mounted signs are prohibited.

iii. Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville. ~~Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.~~

- iv. Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.
- v. Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

g. Parking

Unless otherwise superseded by State Regulations, parking shall be designed and provided in accordance with Part 6 of the Zoning Code with the following additional and superseding provisions:

*i. Parking Location and Access*

- (1) Parking lots ~~should~~ shall connect with adjoining CRA parcel development or provide for future connection if access is not currently available. A rear lane with cross parcel access easement may serve to connect multiple parcels with cross access where driveways may be limited due to safety and traffic operations.
- (2) For developments providing more than four (4) parking spaces, the majority of parking on the site shall be located to the rear and side of the principal building.
- (3) If all of the required parking is provided to the rear and side and at least 25% of the total parking lot areas are ~~stable~~ pervious parking surfaces, as defined in Section 656.1601 Ordinance Code, with only the minimum required ADA requirements fulfilled for paved parking spaces and the driveway apron is adjacent to the street frontage, the following requirements may be reduced:
  - a. Driveway width requirement shall be reduced from 24 feet to 16 feet wide for access to rear yard parking with apron of no more than a one (1) foot additional flair at the end of pavement for a total width of 18 feet at the right of way.
  - b. The rear buffer may be reduced from ten feet to five feet when an eight-foot maximum masonry wall, pre-cast panel, or similar is provided.
  - c. While still required in any required buffer area, landscaping shall not be required in the internal landscape islands of the VUA where the minimum required parking is 25 spaces or less.
- (4) Unless shared driveways are constructed, each lot shall have only one driveway. Lots located as the corner of roads classified as collectors or higher may have one driveway per road frontage. Additional access

- points above the one permitted may be granted provided the continuous roadway frontage of the property is 500-feet or greater.
- (5) Existing non-residential and multi-family developments in place on the date of adoption of this Subpart shall be deemed non-conforming and shall be brought into compliance with this requirement under the following conditions:
- a. When a new driveway connection permit is required for the existing development;
  - b. When a major renovation is undertaken, as defined in this Subpart;
  - c. When a 25% or greater increase in trip generation attributable to the existing development is documented; or
  - d. If the principal activity on the property with any non-conforming access driveway is discontinued for a consecutive period of 365 days.



Figure 5: Conceptual before and after along Merrill Road

ii. *Parking Requirements*

- (1) Single-use residential developments, restaurants, and/or establishments that include the sale and service of beer, wine, or liquor for on-premises consumption, shall provide 100% of required parking.
- (2) Uses not listed in (1) are eligible for a reduction in the parking requirement up to 30% for a redevelopment project where proof of on-street parking or area off-street parking is available within a 400'

radius. Availability for shared parking credit towards on-site parking requirements may be established by mixed-use operating hours, staggered peak demand or agreement between properties to share parking facilities; or

- (3) Developer may provide 80 % of required parking; or
- (4) Parking requirements may be reduced to 60% of the required parking for facilities that create shared driveways with neighboring properties. These reductions may be applied to each parcel that participates in the combination and total reduction of the number of driveways. A further 5% reduction may be granted for a reduction of two (2) or more driveways; or
- (5) For parking lots with more than 4 spaces, additional required parking spaces may be reduced by up to 5 spaces, when additional bicycle parking is provided at a 2 for 1 ratio. A minimum of 4 spaces is required; parking reduction only applicable to spaces exceeding the minimum required 4 spaces. For example, where 9 vehicular parking spaces are required and an 2 bicycle parking spaces are provided above the requirement, then 1 vehicular parking space may be credited, allowing for a total of 8 vehicular parking spaces instead of 9.

h. Walkways and Pedestrian Connections

Parking lots shall be designed to allow pedestrians to move safely from their vehicle to the building.

- i. All parking lots with more than 40 spaces located more than 90 feet from a building entrance, measured perpendicular from the parking space to the structure entrance or from each entrance when multiple entrances front on the parking lot, shall have at least one (1) sidewalk or other suitable pedestrian connection, not less than five (5) feet wide between the parking lot and the building entrance, as well as between the public right-of-way and the building entrance. The pedestrian connection(s) shall be centralized and minimize pedestrian and vehicle conflicts. This pedestrian connection shall be provided for every three (3) parking aisles, where parking exceeds 90 linear feet from the building entrance.
- ii. Pedestrian connections shall be clearly defined by at least one (1) of the following:
  - a. Six-inch vertical curb, or
  - b. A paving material that differs from that of the vehicular area, including across vehicular lanes, or
  - c. A continuous landscape area at a minimum of two (2) feet wide on at least one side of the walkway.
- iii. For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection, not less than five (5) feet wide and where applicable, shall



align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to the City's Land Development Regulations.

i. Screening

- i. Any exterior garbage receptacles, dumpsters, open storage areas or mechanical equipment must be screened from view from public rights-of-way and adjacent ~~conforming~~ residential uses with 100 % opaque material that is visually similar to materials used on the nearest façade of the principal structure. Additionally, garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum 25 feet from adjacent ~~conforming~~ residential uses and shall be incorporated into the main structure as a part of new construction or major renovation, as defined in this Subpart.

j. Lighting

Provide lighting systems that minimize glare, shadow, light pollution, and light trespass.

- i. All sag lenses, drop lenses and convex lenses shall be prohibited.
- ii. At least 2.0 foot-candle (f.c.) minimum maintained lighting level is recommended, while 3.0-5.0 f.c. minimum maintained level is preferred. These levels shall generally apply to all parking and pedestrian areas. However, illumination levels at all property lines shall not exceed one-half (.5) f.c. when the building or parking areas are located adjacent to ~~conforming~~ residential uses, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. Lighting levels can be reduced after business hours/closing to 0.5 f.c. minimum maintained for burglary and vandalism resistance, if the property does not have an existing problem with criminal incidents, and the owner deems it appropriate.
- iii. The use of cut-off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass is required.
- iv. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED; LED is preferred.
- v. The maximum light pole height in all parking areas ~~should~~ shall not exceed thirty feet (30'- 0"), and the maximum light pole height in all pedestrian areas ~~should~~ shall not exceed fifteen feet (15'-0").
- vi. Shrubs and trees ~~should~~ shall not interfere with security lighting or common natural surveillance observation from public streets or any buildings, including public rights-of-way.

- vii. Illumination of exterior doors - All types of exterior doors shall be illuminated with outdoor lighting during the hours of darkness to allow ready-observation of persons entering or exiting.
- viii. Illumination of address numbers - All street address or apartment/unit numbers (when existing) that are already required by existing codes shall also be illuminated during the hours of darkness.
- ix. Illumination of recessed areas - Alcoves and other recessed areas of buildings or fences that are capable of human concealment shall be illuminated during the hours of darkness.

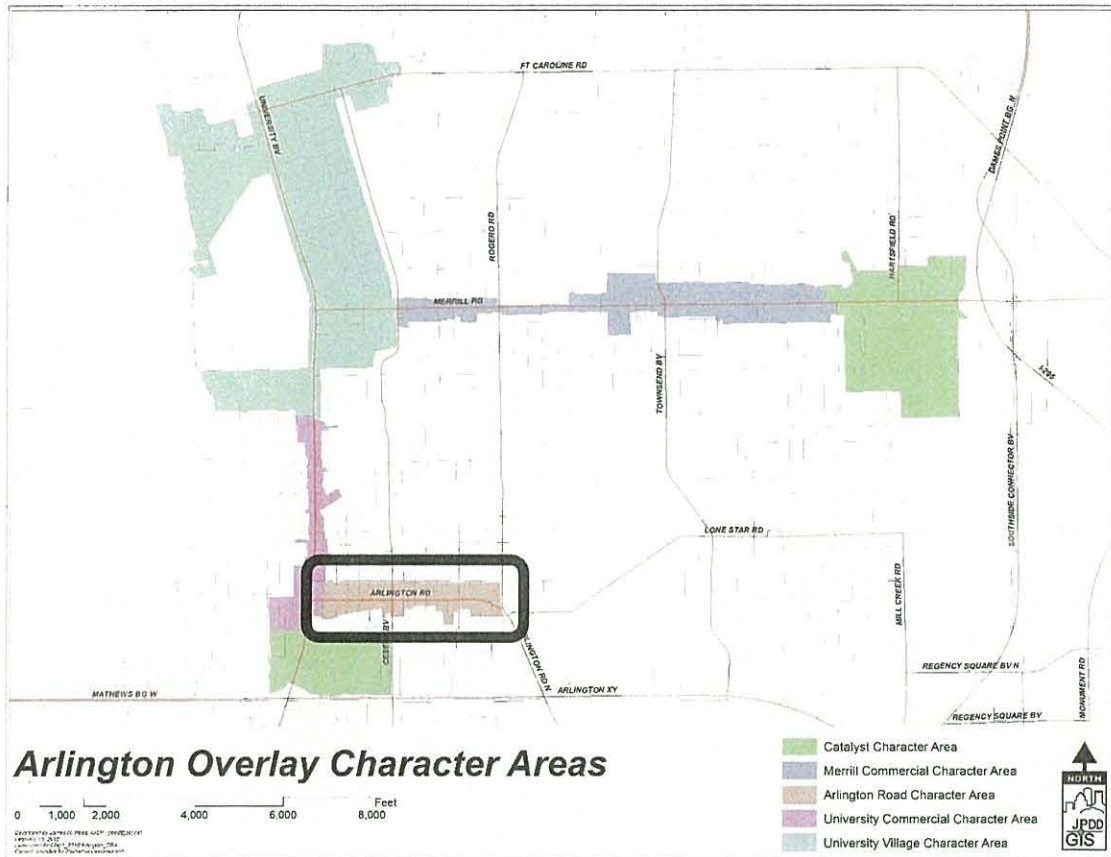
4. *Additional Performance Standards*

- a. Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive-through window services and queuing lanes shall be located no closer than 50 feet to ~~conforming~~ residential uses. Speaker systems shall not be aimed towards ~~conforming~~ residential uses.
- b. Off-street parking lots. Where permitted, off-street parking lots shall be subject to the following conditions:
  - i. There shall be no storage, sales, or service activity of any kind on these lots.
  - ii. Vehicles parking on the lot shall be limited to vehicles for employee and customer parking.
- c. Permanent ~~Outdoor~~ display of merchandise is prohibited.

D. **Arlington Road Character Area**

1. *Boundaries*

The Arlington Road Character Area generally encompasses the properties on the north side and south side of Arlington Road from Marcheck Street to Rogero Road. Per the Character Area Map shown in Figure 2, the Arlington Road Character Area is bounded to the north by Commerce Street; to the west by Marcheck Street; and to the east by Rogero Road. The southern boundary is defined by the commercial properties to the south of Arlington Road and extends approximately 2 – 3 properties deep between Marcheck Street and Rogero Road. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways. This character areas includes the CRA section along Arlington Road bounded by the CRA boundary lines to the north and south, Marcheck Street to the west and Rogero Road to the east.



2. *Intent*

This area encompasses historical and cultural/civic heritage sites providing the area with an anchor to its past. The area contains lots of various sizes and uses with varying commercial (primarily) intensities. Noted for its existing compact and dense multifamily and commercial uses, this corridor is inherently walkable, and the standards contained within this section are intended to enhance walkability. Generally, the standards herein focus on pedestrian and bicycle access, cross connections between and among parcels, parking area reductions, green space enhancements, and an aggregation of shared public space.

3. *Design Guidelines*

See Applicability Section of this Subpart.

a. Site layout

- i. Retention/detention ponds or drainage conveyance should be incorporated as an amenity into the site design wherever possible, however proposed site development or building additions should determine if stormwater storage credits are available from CRA area-wide drainage improvements prior to initiating site design.

- ii. The fencing of ponds or conveyances should be avoided. Ponds should not be located in the front of the property unless the pond has been designed in conjunction with the natural features of the site and is developed and will be maintained as a significant site amenity. Rectangular or linear shaped ponds should be avoided where visible from the street. Ponds should be planted and maintained with native vegetation as defined in Section 656.1203 of the Zoning Code. The proximity of the pond to pedestrian circulation should be considered in the design of the pond slopes.
- b. Building form and finish materials
- i. The exterior finish of new buildings, and any exterior finish alterations and/or additions to the front side, street side or any side visible from adjacent ~~conforming~~ residential uses of existing buildings, shall be of brick, wood, concrete, stucco, exterior insulation and finish systems (EIFS), architectural or split-face block, or other finish materials with similar appearance and texture. Metal clad, corrugated metal, plywood, Oriented Strand Board (OSB), and exposed plain concrete block shall not be permitted as exterior finish materials on the front of or any street side of a building.
  - ii. Open bay doors and other similar large doors providing access to work areas and storage areas shall not open towards or directly face Arlington Road.
  - iii. Exterior window security bars shall be prohibited.
  - iv. All new ~~commercial~~ multi-story buildings shall reflect the actual floors within the building through use of window location, façade breaks, façade setbacks, balconies, etc. Multi-story buildings that face a public street, neighborhood or other internal commercial area that can be viewed by the public shall have architectural fenestration and/or façade articulations designed at pedestrian scale.
  - v. New buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above Base Flood Elevation or grade, whichever applies to the proposed development.
  - ~~vi. The design of new and retrofitted commercial buildings shall take into account all surrounding structures and provide adjustment in mass and height of the proposed buildings and building elevations to achieve a visually compatible scale between adjacent structures.~~
  - vii. Building massing shall be designed to address pedestrian scale by reducing the scale and proportion of the visual “monolithic box” through variations in wall heights, façade articulations and varied roof planes and
  - viii. New commercial and mixed-use buildings shall have large display windows on the ground floor. All street-facing, park-facing and plaza-facing

structures shall have windows covering a minimum of 40% and a maximum of 80% of the ground floor of each tenant's or occupant's linear frontage. ~~Walls with no fenestration shall not occupy over 50% of a street-facing frontage~~ and shall not exceed 30 linear feet without fenestration. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet the requirement ~~if the first floor has not been designed as a flood-proof first floor~~. Windows may begin at ground level, or atop a knee wall, but shall have their bottom sill no higher than 3 feet from the finished floor height, when facing the street.

c. Height

- i. Structures shall be limited to 35 feet in height.

d. Fences

- i. The use of barbed, razor or concertina wire or similar fencing shall be prohibited where visible from any public right-of-way or sidewalk.
- ii. Woven metal fences are prohibited.
- iii. ~~Chain link fences fronting public or private streets shall be set back from the street the distance of the required building or landscape buffer and shall be vinyl coated (black or dark green) and screened with landscaping on the street side.~~ Chain link fencing along the right of way shall be prohibited. Chain link fence may be used on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.
- iv. Fencing along the right of way shall be composed of wood, stone, brick, pre-cast concrete, masonry, cast stone, vinyl or metal (in a wrought iron style).
- v. Lawfully constructed fencing existing at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

e. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:

i. Uncomplimentary Use Buffer

- (1) Where the Vehicle Use Area (VUA) of a non-residential property abuts a ~~conforming~~ residential use, a minimum 10-foot landscaped buffer and six-foot high masonry wall, pre-cast panel, or similar shall be located between the non-residential use and the required landscape buffer on the side of the non-residential use.
- (2) Where existing structure(s) of a non-residential property abut a ~~conforming~~ residential use, a minimum 5-foot landscaped buffer and six-foot high wood, stone, brick, vinyl, masonry, pre-cast panel, or similar fence or wall shall be located between the non-residential use

and the required landscaped buffer on the side of the non-residential use.

- ii. Perimeter Vehicle Use Area Buffer
  - (1) Lots fronting Arlington Road may replace the standard landscape buffer requirement with a minimum four (4) foot landscape buffer along the boundary of all non-residential vehicular use areas abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch, the balance shall be landscaped with trees, shrubs or ground covers.
- iii. Lawfully existing landscaping at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

f. Signage

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

- i. One identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	5
1.5 acres to 5 acres	50	5
5 acres to 15 acres	75	10
Greater than 15 acres	100	15

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

- ii. Pole mounted signs are prohibited.
- iii. Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville. ~~Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.~~
- iv. Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.
- v. Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

g. Parking

Unless otherwise superseded by State Regulations, parking shall be designed and provided in accordance with Part 6 of the Zoning Code with the following additional and superseding provisions:

*i. Parking Location and Access*

- (1) Parking lots ~~should~~ shall connect with adjoining CRA parcel development or provide for future connection if access is not currently available. A rear lane with cross parcel access easement may serve to connect multiple parcels with cross access where driveways may be limited due to safety and traffic operations.
- (2) For developments providing more than four (4) parking spaces, the majority of parking on the site shall be located to the rear and side of the principal building.
- (3) If all of the required parking is provided to the rear and side and at least 25% of the total parking lot areas are ~~stable~~ pervious parking surfaces, as defined in Section 656.1601 Ordinance Code, with only the minimum required ADA requirements fulfilled for paved parking spaces and the driveway apron is adjacent to the street frontage, the following requirements may be reduced:
  - a. Driveway width requirement shall be reduced from 24 feet to 16 feet wide for access to rear yard parking.
  - b. The rear buffer may be reduced from ten feet to five feet when an eight-foot high maximum masonry wall, pre-cast panel, or similar is provided.
  - c. While still required in any required buffer area, landscaping shall not be required in the internal landscape islands of the VUA where the minimum required parking is 25 spaces or less.
- (4) Unless shared driveways are constructed, each lot shall have only one driveway. Lots located at the corner of roads classified as collectors or higher may have one driveway per road frontage. Additional access points above the one permitted may be granted provided the continuous roadway frontage of the property is 600-feet or greater.
- (5) Existing non-residential and multi-family developments in place on the date of adoption of this Subpart shall be deemed non-conforming and shall be brought into compliance with this requirement under the following conditions:
  - (1) When a new driveway connection permit is required for the existing development;

- (2) When a major renovation is undertaken, as defined in this Subpart;
- (3) When a 25% or greater increase in trip generation attributable to the existing development is documented; or
- (4) If the principal activity on the property with any non-conforming access driveway is discontinued for a consecutive period of 365 days.

ii. *Parking Requirements*

- (1) Single-use residential developments, restaurants, and/or establishments that include the sale and service of beer, wine, or liquor for on-premises consumption, shall provide 100% of required parking.
- (2) Uses not listed in (1) are eligible for a reduction in the parking requirement up to 30% for a redevelopment project where proof of on-street parking or area off-street parking is available within a 400' radius. Availability for shared parking credit towards on-site parking requirements may be established by mixed-use operating hours, staggered peak demand or agreement between properties to share parking facilities; or
  - a. Developer may provide 80 % of required parking; or
  - b. Parking requirements may be reduced to 60% of the required parking for facilities that create shared driveways with neighboring properties. These reductions may be applied to each parcel that participates in the combination and total reduction of the number of driveways. A further 5% reduction may be granted for a reduction of two (2) or more driveways.
- (3) For parking lots with more than 4 spaces, additional required parking spaces may be reduced by up to 5 spaces, when additional bicycle parking is provided at a 2 for 1 ratio. A minimum of 4 spaces is required; parking reduction only applicable to spaces exceeding the minimum required 4 spaces. For example, where 9 vehicular parking spaces are required and an 2 bicycle parking spaces are provided above the requirement, then 1 vehicular parking space may be credited, allowing for a total of 8 vehicular parking spaces instead of 9.

h. *Walkways and Pedestrian Connections*

Parking lots shall be designed to allow pedestrians to move safely from their vehicle to the building.

- i. All parking lots with more than 40 spaces located more than 90 feet from a building entrance, measured perpendicular from the parking space to



the structure entrance or from each entrance when multiple entrances front on the parking lot, shall have at least one (1) sidewalk or other suitable pedestrian connection, not less than five (5) feet wide between the parking lot and the building entrance, as well as between the public right-of-way and the building entrance. The pedestrian connection(s) shall be centralized and minimize pedestrian and vehicle conflicts. This pedestrian connection shall be provided for every three (3) parking aisles, where parking exceeds 90 linear feet from the building entrance.

- ii. Pedestrian connections shall be clearly defined by at least two of the following:
  - (1) Six-inch vertical curb, or
  - (2) A paving material that differs from that of the vehicular area, including across vehicular lanes, or
  - (3) A continuous landscape area at a minimum of two (2) feet wide on at least one side of the walkway.
- iii. For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection, not less than five (5) feet wide and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to the City's Land Development Regulations.

i. Screening

- i. Any exterior garbage receptacles, dumpsters, open storage areas or mechanical equipment must be screened from view from public rights-of-way and adjacent ~~conforming~~ residential uses with 100% opaque material that is visually similar to materials used on the nearest façade of the principal structure. Additionally, garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum 25 feet from adjacent ~~conforming~~ residential uses and shall be incorporated into the main structure as a part of new construction or major renovation, as defined in this Subpart.

j. Lighting

Provide lighting systems that minimize glare, shadow, light pollution, and light trespass.

- i. All sag lenses, drop lenses and convex lenses shall be prohibited.
- ii. At least 2.0 foot-candle (f.c.) minimum maintained lighting level is recommended, while 3.0-5.0 f.c. minimum maintained level is preferred. These levels shall generally apply to all parking and pedestrian areas.

However, illumination levels at all property lines shall not exceed one-half (.5) f.c. when the building or parking areas are located adjacent to ~~conforming~~ residential uses, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. Lighting levels can be reduced after business hours/closing to 0.5 f.c. minimum maintained for burglary and vandalism resistance, if the property does not have an existing problem with criminal incidents, and the owner deems it appropriate.

- iii. The use of cut-off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass is required.
- iv. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED; LED is preferred.
- v. The maximum light pole height in all parking areas ~~should~~ shall not exceed thirty feet (30'- 0"), and the maximum light pole height in all pedestrian areas ~~should~~ shall not exceed fifteen feet (15'-0").
- vi. Shrubs and trees ~~should~~ shall not interfere with security lighting or common natural surveillance observation from public streets or any buildings, including public rights-of-way.
- vii. Illumination of exterior doors - All types of exterior doors shall be illuminated with outdoor lighting during the hours of darkness to allow ready-observation of persons entering or exiting.
- viii. Illumination of address numbers - All street address or apartment/unit numbers (when existing) that are already required by existing codes shall also be illuminated during the hours of darkness.
- ix. Illumination of recessed areas - Alcoves and other recessed areas of buildings or fences that are capable of human concealment shall be illuminated during the hours of darkness.

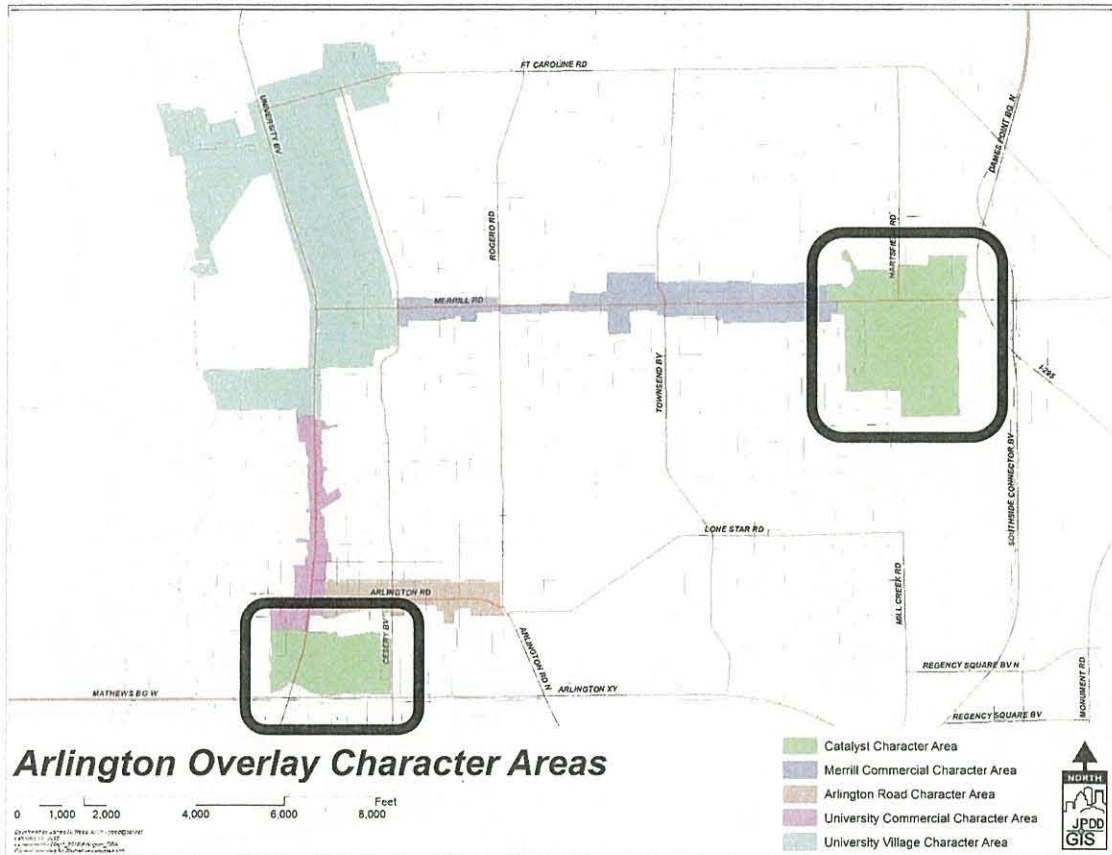
4. *Additional Performance Standards*

- a. Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive-through window services and queuing lanes shall be located no closer than 50 feet to ~~conforming~~ residential uses. Speaker systems shall not be aimed towards ~~conforming~~ residential uses.
- b. Off-street parking lots. Where permitted, off-street parking lots shall be subject to the following conditions:
  - i. There shall be no storage, sales, or service activity of any kind on these lots.
  - ii. Vehicles parking on the lot shall be limited to vehicles for employee and customer parking.
- c. Permanent ~~Outdoor~~ display of merchandise is prohibited.

## E. Catalyst Character Areas

### 1. Boundaries

These Character Areas are ~~This character area is found in two (2) locations. One is located to the east and west of University Boulevard on the north side of the Arlington Expressway. This area is bounded to the north by Playa Way and Harris Avenue; to the west by Arco Drive; to the south by the Arlington Expressway; and to the east by Cesery Boulevard. The other Catalyst Area is located north and south of Merrill Road on the west side of I-295 and the Southside Connector. This area is bounded to the north by the commercial properties on the north side of Merrill Road between Fort Wilderness Trail and I-295; to the west by Fort Wilderness Trail and Woolery Drive; to the south by the apartments and commercial properties on the south side of Merrill Road between Woolery Drive and Salt Lake Drive; and to the west by Salt Lake Drive and I-295. ,at the southern extent of University Boulevard and at the easternmost extent of Merrill Road.~~ ~~The University Boulevard Catalyst Area is bounded by the terminus of the CRA at the Arlington Expressway to the south, Playa Way/Harris Avenue to the north, the CRA boundary to the west, and Cesery Boulevard to the east. The Merrill Road Catalyst Area is bounded by the terminus of the CRA boundary to the east (I-295), south, and north and Fort Wilderness Trail/Woolery Drive to the west. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.~~



2. *Intent*

These areas are comprised of unique parcels that contain existing large commercial shopping centers, vacant lots, and medium density residential units. These areas are currently dominated by large parking lots that are not pedestrian friendly and not landscaped in compliance with the current code. These areas are prime locations for redevelopment, serving as an opportunity to promote the CRA’s revitalization goals of creating walkable, mixed use areas (vertical and/or horizontal integration) to enhance the community. Generally, the standards herein focus on pedestrian and bicycle access, appropriate parking area orientation, green space enhancements, and an aggregation of shared public space.

3. *Design Guidelines*

See Applicability Section of this Subpart.

a. Site layout & Massing

- i. Retention/detention ponds or drainage conveyance should be incorporated as an amenity into the site design wherever possible. Additionally, proposed site development or building additions should

- determine if stormwater storage credits are available from CRA area-wide drainage improvements prior to initiating site design.
- ii. Aggregated water features should be incorporated into public spaces when possible.
  - iii. Multiple parcel development should seek to create plazas or squares for enhancement of the public environment, rather than fractured small strips of green space.
  - iv. The fencing of ponds or conveyances should be avoided. Ponds should not be located in the front of the property unless the pond has been designed in conjunction with the natural features of the site and is developed and will be maintained as a significant site amenity. Rectangular or linear shaped ponds should be avoided where visible from the street. Ponds should be planted and maintained with native vegetation, as defined in Section 656.1203 of the Zoning Code. The proximity of the pond to pedestrian circulation should be considered in the design of the pond slopes. Designated and maintained walkways around ponds are encouraged.
  - v. Buildings shall be 'massed' against the primary arterial or collector roadways to create a "street wall" effect.
    - (1) Buildings shall form a consistent, distinct edge, spatially delineating the public street through maximum building setbacks that vary by no more than five (5) feet from those of the adjacent building.
    - (2) No more than 40% of parcel frontage shall be open to parking, stormwater or internal green space.
    - (3) Building placement shall be designed to screen mass parking areas from primary the main corridor. The structure shall be set no more than 30 feet from the street, on parcels larger than 0.25 of an acre.
    - (4) The creation of internal urban blocks, arranged to create a primary "Main Street," or internal street grid pattern shall be a focus of the urban site designs that exceed 90,000 square feet. Building placement and massing shall be designed to reinforce this development pattern.
    - (5) Internal circulation patterns shall be designed with the pedestrian in mind and shall feature elements such as bump outs, marked cross walks, parallel parking along internal circulation lanes and landscape buffers between sidewalks and internal circulation lanes of at least 5 feet in width, otherwise meeting the VUA area buffering requirements in Part 12 of the Zoning Code.

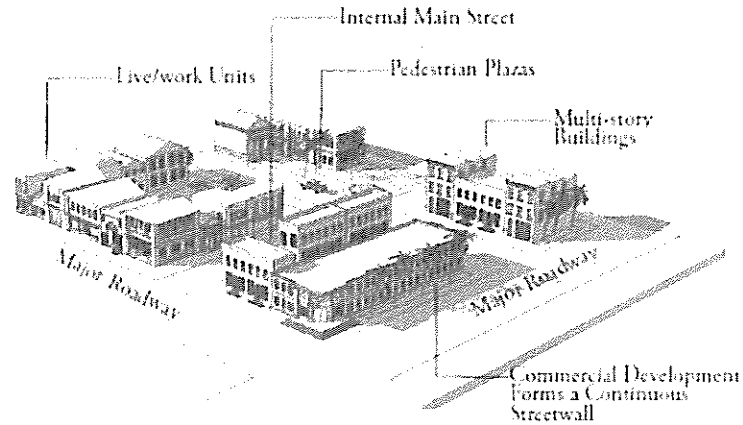


Figure 6: Conceptual image of site layout and massing in Catalyst Character Areas

b. Building form and finish materials

- i. The exterior finish of new buildings, and any exterior finish alterations and/or additions to the front side, street side or any side visible from adjacent ~~conforming~~ residential uses of existing buildings, shall be of brick, wood, concrete, stucco, exterior insulation and finish systems (EIFS), architectural or split-face block, or other finish materials with similar appearance and texture. Metal clad, corrugated metal, plywood, Oriented Strand Board (OSB), and exposed plain concrete block shall not be permitted as exterior finish materials on the front of or any street side of a building.
- ii. Open bay doors and other similar large doors providing access to work areas and storage areas shall not open towards or directly face the directly accessed roadway.
- iii. Exterior window security bars shall be prohibited.
- iv. All new ~~commercial~~ multi-story buildings shall reflect the actual floors within the building through use of window location, façade breaks, façade setbacks, balconies, etc. Multi-story buildings that face a public street, neighborhood or other internal commercial area that can be viewed by the public shall have architectural fenestration and/or façade articulations designed at pedestrian scale.
- v. New buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above Base Flood Elevation or grade, whichever applies to the proposed development.
- ~~vi. The design of new and retrofitted commercial buildings shall take into account all surrounding structures and provide adjustment in mass and~~

~~height of the proposed buildings and building elevations to achieve a visually compatible scale between adjacent structures.~~

- vii. Building massing shall be designed to address pedestrian scale by reducing the scale and proportion of the visual “monolithic box” through variations in wall heights, façade articulations and varied roof planes.
- viii. New commercial and mixed-use buildings shall have large display windows on the ground floor. All street-facing, park-facing, and plaza-facing structures shall have windows covering a minimum of 40% and a maximum of 80% of the ground floor of each tenant’s or occupant’s linear frontage. ~~Walls with no fenestration shall not occupy over 50% of a street-facing frontage~~ and shall not exceed 30 linear feet without fenestration. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement ~~if the first floor has not been designed as a flood-proof first floor~~. Windows may begin at ground level, or atop a knee wall, but shall have their bottom sill no higher than 3 feet from the finished floor height, when facing the street.

c. Building location and street presence.

- i. New structures shall be located no more than 10 feet from the front property line facing a public right of way.
- ii. New structures shall have a side setback of no more than 10 feet
- iii. New structures shall a minimum rear setback of 15 feet, and required screening and landscaping may be located within the rear setback.

d. Height

- i. Single use structures shall be limited to 35 feet in height.
- ii. Multiuse or mixed use structures may have a maximum height of 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each foot of building height or fraction thereof in excess of 45 feet.

e. Fences

- i. The use of barbed, razor or concertina wire or similar fencing shall be prohibited where visible from any public right-of-way or sidewalk.
- ii. Woven metal fences are prohibited.
- iii. Chain link fencing along the right of way shall be prohibited. Chain link fence may be used on the side (if not on a corner lot) and rear property lines, and shall be vinyl coated in black or green color.
- iv. Fencing along the right of way shall be composed of wood, stone, brick, masonry, pre-cast concrete, cast stone, vinyl or metal (in a wrought iron style).
- v. Lawfully constructed fencing existing at the time of the effective date of these regulations shall meet the requirements herein within five (5) years

of the effective date of this ordinance, which shall be codified as a date certain.

f. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code with the following additional and superseding provisions:

i. Uncomplimentary Use Buffer

(1) Where the Vehicle Use Area (VUA) of a non-residential property abuts a ~~conforming~~ residential use, a minimum 10-foot landscaped buffer and six-foot high masonry wall, pre-cast panel, or similar shall be located between the non-residential use and the required landscape buffer on the side of the non-residential use.

(2) Where existing structure(s) of a non-residential property abut a ~~conforming~~ residential use, a minimum 5-foot landscaped buffer and six-foot high wood, stone, brick, vinyl, masonry, pre-cast panel, or similar fence or wall shall be located between the non-residential use and the required landscaped buffer on the side of the non-residential use.

ii. Perimeter Vehicle Use Area Buffer

(1) A minimum five-foot landscape buffer shall be provided along the boundary of all non-residential vehicular use areas abutting public right-of-way. No more than 25 % of the landscaped area may be grass or mulch; the balance shall be landscaped with trees, shrubs or ground covers.

iii. Lawfully existing landscaping at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

g. Signage

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

i. One identity freestanding sign per lot per street frontage, provided they are located no closer than 200 feet apart (as measured in the Zoning Code); size determined as follows:

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	6
1.5 acres to 5 acres	50	6
5 acres to 15 acres	75	15
Greater than 15 acres	200	35



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

- ii. Pole mounted signs are prohibited.
- iii. Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville. ~~Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.~~
- iv. Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.
- v. Signs located in commercial and industrial zoning districts and are located no more than 660 feet from the centerline of an interstate highway or expressway shall be limited to a height of 65 feet.
- vi. Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within five (5) years of the effective date of this ordinance, which shall be codified as a date certain.

h. Parking

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

- i. The shared parking shall be internal to the project or parcel, but may include adjacent parcels if there is shared access and internal circulation. Shared parking can be used for up to 40% of the required parking spaces for commercial uses on site.
- ii. On-street parking, where available, may be credited towards off street parking requirements. On-street parking will be credited only for those spaces in front of and adjacent to the site, on the same side of the street.
- iii. No parking shall be placed between the street and the primary façade of any structure.
  - (1) Access lanes both one and two-way, up to 24 feet in width may be placed between the street and the primary structure, provided a raised pedestrian crosswalk is provided from the public sidewalk to the internal sidewalk system, 5 feet in width, at an interval of one for every 200 feet of internal roadway along the public right of way.
- iv. Internal circulation patterns shall be designed with the pedestrian in mind and shall feature elements such as bump outs, marked cross walks, parallel parking along internal circulation lanes and landscape buffers between sidewalks and internal circulation lanes of at least 4 feet in width,

otherwise meeting the VUA area buffering requirements in Part 12 of the Zoning Code.

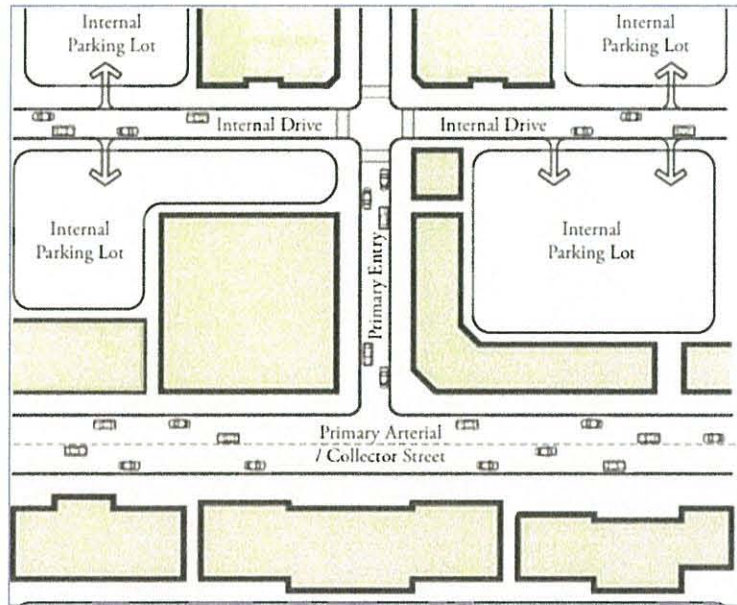


Figure 7: Conceptual image of parking and building locations for Catalyst Character Areas

- v. Reduction in Required Parking. Up to a 20% reduction in required parking for all commercial uses may be achieved provided a prorated amount of bicycle parking and amenities are provided. An internal bicycle circulation and infrastructure plan must be submitted to the City of Jacksonville Bicycle and Pedestrian Coordinator for review.

This plan shall include:

- (1) Parking for double the number of bicycles as vehicle parking spaces reduced.
- (2) Bicycle parking shall include covered or shaded bike racks and external water fountains.
- (3) Bicycle racks shall be located adjacent to primary structures and not in remote areas of the parking lots.
- (4) Designated improved travel paths or sidewalks between the main street and the provided on-site bicycle parking.
- (5) Proper directional signage directing bicyclists to designated bike parking.
- (6) Appropriate internal vehicle signage denoting bicycle safety. Signage plan shall be provided as part of the bicycle infrastructure plan for review.

i. Walkways and Pedestrian Connections

All surface parking lots shall be located to the rear of primary structures. Pedestrian access between or through buildings shall be provided and designed in such a way as to reinforce the pedestrian sense of arrival to the primary streetscape.

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

- a. Parking Lots containing more than 40 parking spaces shall have clearly defined pedestrian connections provided between a public right-of-way and building entrances, as well as parking lots and building entrances;
- b. Pedestrian walkways shall be landscaped with additional shade or ornamental trees equal to an average of one shade tree per 50 linear feet of walkway, unless the walkway is adjacent to, or included within, an existing compliant buffer or frontage planting. Walkways shall not be less than five (5) feet.
- c. Pedestrian connections shall be clearly defined by at least one of the following:
  1. Six-inch vertical curb, or
  2. A continuous landscape area at a minimum of three (3) feet wide on at least one side of the walkway.

(2) For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection, not less than five (5) feet wide and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to the City's Land Development Regulations.

j. Screening

- i. Any exterior garbage receptacles, dumpsters, open storage areas or mechanical equipment must be screened from view from public rights-of-way and adjacent ~~conforming~~ residential uses property with 100 % opaque

material that is visually similar to materials used on the nearest façade of the principal structure. Additionally, garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum 25 feet from adjacent ~~conforming~~ residential uses and shall be incorporated into the main structure as a part of new construction or major renovation, as defined in this Subpart.

k. Lighting

Provide lighting systems that minimize glare, shadow, light pollution, and light trespass.

- i. All sag lenses, drop lenses and convex lenses shall be prohibited.
- ii. At least 2.0 foot-candle (f.c.) minimum maintained lighting level is recommended, while 3.0-4.0 f.c. minimum maintained level is preferred. These levels shall generally apply to all parking and pedestrian areas. However, illumination levels at all property lines shall not exceed one-half (.5) f.c. when the building or parking areas are located adjacent to ~~conforming~~ residential uses, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. Lighting levels can be reduced after business hours/closing to 0.5 f.c. minimum maintained for burglary and vandalism resistance, if the property does not have an existing problem with criminal incidents, and the owner deems it appropriate.
- iii. The use of cut-off fixtures with diffusers to focus the lighting where needed to minimize or eliminate light trespass is required.
- iv. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED; LED is preferred.
- v. The maximum light pole height in all parking areas ~~should~~ shall not exceed thirty feet (30'- 0"), and the maximum light pole height in all pedestrian areas ~~should~~ shall not exceed fifteen feet (15'-0").
- vi. Shrubs and trees ~~should~~ shall not interfere with security lighting or common natural surveillance observation from public streets or any buildings, including public rights-of-way.
- vii. Illumination of exterior doors - All types of exterior doors shall be illuminated with outdoor lighting during the hours of darkness to allow ready-observation of persons entering or exiting.
- viii. Illumination of address numbers - All street address or apartment/unit numbers (when existing) that are already required by existing codes shall also be illuminated during the hours of darkness.
- ix. Illumination of recessed areas - Alcoves and other recessed areas of buildings or fences that are capable of human concealment shall be illuminated during the hours of darkness.

4. *Additional Performance Standards*
- a. Alcohol Distance Limitations
- i. Unless otherwise superseded by State Regulations, for permitted and permissible uses, any and all distance limitations and prohibitions found in Part 8 of the Zoning Code are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcoholic beverages for on-premises consumption in conjunction with a restaurant, microbrewery or brewpub, as defined in this Subpart, and the location of any and all established faith institutions or schools (inclusive of Jacksonville University). Uses subject to this standard shall not serve alcoholic beverages past midnight. For those uses that intend to serve alcoholic beverages past midnight, Part 8 of the Zoning Code shall apply.
  - ii. Sale and service of all alcohol for off premise consumption must meet the distance requirements otherwise required in the City's Zoning Code. Retail sale and service of all alcoholic beverages (license type 3PS) for off-premises consumption shall be discouraged.
  - iii. All permitted alcohol related uses shall have a minimum separation between any ~~conforming~~ residential uses and any portion of the property used for the sale and service of alcohol, including outside sales and service locations of 100 feet, as measured from the nearest property line of the ~~conforming~~ residential use to the nearest portion of the property defined for alcohol sales, unless otherwise incorporated into a mixed use project where uses are blended on the same parcel of land.
- b. Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive-through window services and queuing lanes shall be located no closer than 50 feet to adjacent ~~conforming~~ residential uses. Speaker systems shall not be aimed towards adjacent ~~conforming~~ residential uses.
- c. Off-street parking lots. Where permitted, off-street parking lots shall be subject to the following conditions:
- i. There shall be no storage, sales, or service activity of any kind on these lots except where seasonal sales are permitted within the City's Zoning Code, Section 656.401(gg).
  - ii. Vehicles parking on the lot shall be limited to vehicles for employee and customer parking.
- d. Outdoor display of merchandise. Where not a permitted use in the underlying Zoning District, outdoor display of merchandise shall be restricted to merchandise typically used and stored outdoors and shall be permissible by a Zoning Exception. Such merchandise may include outdoor landscape structures (garden sheds, arbors, gazebos, etc), plant materials, agricultural products, lawn maintenance equipment, and outdoor furniture.
- i. Merchandise shall not be placed on the public sidewalk or within the right-of-way.