

37 **WHEREAS**, the recommended design guidelines included strategies to improve
38 walking, biking, and transit options, not only for improved mobility, but also for air quality
39 benefits; and

40 **WHEREAS**, in 2017, the City contracted with Little/LandDesign to assist City staff, its
41 residents, and its business owners in re-validating the vision for the Orange Avenue corridor; and

42 **WHEREAS**, ~~The~~the Little/LandDesign survey showed the desire for more landscaping
43 along the Orange Avenue corridor, an increase of active/people-oriented commercial (such as
44 retail shops, dining and entertainment), rather than the existing heavy commercial uses, and an
45 increase in the effectiveness of alternative forms of transportation, including an interconnected
46 network of sidewalks and bike lanes, and establishing a commuter rail station in the city; and

47 **WHEREAS**, ~~The~~the City Council finds that the adoption of this Ordinance furthers the
48 City’s longstanding interest in addressing future development along the Orange Avenue corridor;
49 and

50 **WHEREAS**, in this Ordinance additions to the Code of Ordinances are indicated by
51 underline, deletions are indicated by ~~strikethrough~~, and portions of the Code that remain unchanged
52 and which are not reprinted here are indicated by ellipses (**).

53 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**
54 **CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

55 **SECTION ONE.** The findings set forth in the recitals above are hereby adopted as
56 legislative findings of the City Council pertaining to this Ordinance.

57 **SECTION TWO.** Chapter 134, “Zoning,” Article I, “In General,” Section 134-1
58 “Definitions,” is hereby amended as follows:

59 **Sec. 134-1. Definitions.**

60 Except where specific definitions are used within a specific article or section of this
61 chapter, the following terms, phrases, words and their derivation shall have the meanings given
62 herein where not inconsistent with the context. Words used in the present tense include the
63 future, words in the plural number include the singular number and words in the singular
64 number include the plural number. The word "lot" includes the words "plot" and "tract." The
65 word "building" shall include the word "structure." The words "used for" shall include the
66 meaning "designed for." The word "person" shall include the words "firm, association,
67 organization, partnership, trust, company, corporation," as well as "an individual." The word
68 "shall" is mandatory. Whenever in this chapter a term, phrase or word is not defined, then in
69 that event the city council shall define the same.

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72 Alternative Financial Services Business means a check cashing business, payday advance or
73 loan business, money transfer business, motor vehicle title loan business, or a credit
74 access business as defined in this section. The term Alternative Financial Services

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75 Business shall not include: a state or federally chartered bank, savings and loan
76 association, credit union, pawnshop, convenience store, supermarket, or other retail
77 establishment where consumer retail sales constitute at least 75% of the total gross
78 revenue.

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83 Art Gallery means an establishment operated for the display or sale of art.

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85

Art Workshop means an establishment where art or handcrafted goods are produced.

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87

Artisan Food and Personal Goods Manufacturing means food and personal goods produced by
88 non-industrialized methods, in quantities not intended for mass-output; examples include
89 cheese, charcuterie, coffee roasters, ~~and~~ soaps, cabinetry, and furniture. This use must
90 include a retail component.

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92

Assisted Living Housing means housing consisting of multiple dwelling units designed and
93 marketed specifically for the elderly and/or the physically disabled and which does not
94 provide 24-hour nursing care.

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97
98 Automotive Repair and Services means the repair or servicing of automobiles, noncommercial
99 trucks, motorcycles, motor-homes, recreational vehicles, or boats; Automotive Sales and
100 Services includes muffler shops, oil change shops, auto repair garages, tire sales and
101 installation, wheel and brake shops, body and fender shops, and similar repair and service
102 activities;

103
104

Automotive Sales means the sale or leasing of automobiles, commercial or noncommercial
105 trucks, motorcycles, motor-homes, recreational vehicles, or boats; Automotive Sales
106 includes new and used car, motorcycle, boat, trailer, and recreational vehicle dealerships.

107
108

Automotive Washing and Detailing means the washing and cleaning of passenger vehicles,
109 recreational vehicles, or other light duty equipment by means of automated or manual
110 washing, waxing, polishing, and drying of automobiles by employees and automated or
111 manual vacuuming and cleaning of the interior of automobiles by employees.

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114
115 Bail Bond Services means an establishment operated by a licensed bail bond surety to provide
116 bail bond services.

117
118

Bars (Alcoholic) means an establishment other than a restaurant, licensed to sell alcoholic
119 beverages for consumption on premises that limits patronage to adults of legal age for the
120 consumption of alcohol and in which food service may be an accessory to the service of

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121 alcoholic beverages. A bar may include an area outside of an enclosed building provided
122 the limits of that outdoor area are visually delineated, and such area is included in the
123 licensed premises description in the vendor's license certificate.

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126
127 Blank Wall means a portion of the exterior facade of the building that does not include windows
128 or doors, columns, pilasters or other articulation greater than 18 inches in depth.

129
130 * * *

131
132 Building Maintenance Services means business providing maintenance, custodial, janitorial,
133 landscape maintenance, or window cleaning services.

134
135 Build Line means a line running parallel to the front property line at which construction of a
136 building facade is required to occur.

137
138 Business or Trade School means a facility providing education or training in business,
139 commerce, language, or other similar activity or occupational pursuit that is not otherwise
140 described as a home occupation, college, university, or public or private educational
141 facility.

142
143 Campground means a site providing camping and related parking areas and incidental services
144 for travelers in recreational vehicles or tents; this term includes recreational vehicle
145 parks.

146
147 * * *

148
149 Club or Lodge means meeting, recreational, or social facilities by a private or nonprofit
150 association, primarily for use by members and guests. This use includes private social
151 clubs and fraternal organizations.

152
153 ~~Club~~ means buildings, facilities and property owned and operated by a corporation or
154 association of persons for social or recreational purposes, including those organized
155 chiefly to promote friendship and welfare among its members, but not operated
156 primarily for profit or to render a service which is customarily carried on as a business.

157
158 * * *

159
160 College and University Facilities means an educational institution of higher learning that offers a
161 course of study designed to culminate in the issuance of a degree.

162
163 Community Events means public events sponsored by the City of Edgewood.

164

165 Community Food Services means establishments primarily engaged in the collection,
166 preparation, and delivery of food for the needy; Community Food Services
167 establishments may also distribute clothing and blankets to the poor.

168
169 Communications Services means broadcasting or information relay services through electronic
170 and telephonic mechanisms such as television, film, or sound recording studios, and
171 telecommunication service centers.

172
173 Company Vehicles mean vehicles owned by a business or other commercial entity, bearing
174 commercial markings related to the business operation, and used by employees or
175 principals of the business operation.

176
177 * * *

178
179 Consignment Shop means a retail establishment that sells secondhand items (typically clothing
180 and accessories) on behalf of the original owner, who receives a percentage of the selling
181 price.

182
183 Construction Equipment Sales and Services means an establishment providing construction
184 activities, the incidental storage of materials on sites other than construction sites, and the
185 on-site sale of materials used in the construction of buildings or other structures;
186 Construction Equipment Sales and Services shall not include establishments limited to
187 retail sales of paint, hardware and fixtures.

188
189 Consumer Convenience Services means an establishment that provides limited personal
190 convenience services, such as private postal and safety deposit boxes and automated
191 banking machines, to individuals in access-controlled facilities that make 24-hour
192 operation possible.

193
194 Consumer Electronics/Communication Equipment Repair Services means an establishment
195 providing repair services on electronics such as televisions, computers, or smartphones,
196 bought for personal rather than commercial use. Consumer Electronics/Communication
197 Equipment Repair Services does not include large appliance repair services, automotive
198 repair or service stations.

199
200 Convenience Storage means storage services primarily for personal effects and household goods
201 within enclosed storage areas having individual access. This use includes mini-
202 warehouses.

203
204 Craft Distillery means an establishment that is licensed by the Florida Department of Business
205 and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce
206 distilled spirits; such establishment must include a retail and/or eating/drinking/cafe
207 requirement onsite and may include a tasting room and office establishment or event
208 facility components in addition to the area devoted to production of liquors.
209

210 Detention Facilities means a residential facility operated for housing and care of legally confined
211 individuals.

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213 * * *

214
215 Electronics Testing means testing of electrical or electronic components for a computer,
216 computer peripheral, radio, telephone, scientific or medical instrument, or similar
217 equipment; Electronics Testing does not include manufacture or assembly of goods or
218 products.

219
220 Emergency Relief Services means an establishment providing immediate financial and/or
221 material support to people in financial crisis; the type of assistance offered will vary but
222 may include: provision of food, transport or pharmaceutical vouchers; part-payment of
223 utility accounts; provision of food parcels or clothing; budgeting assistance; and referrals
224 to other services that help to address underlying causes of financial crisis.

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226 * * *

227
228 Exterminating Services means an establishment providing off-site services for the eradication or
229 control of rodents, insects, or other pests.

230
231 * * *

232
233 Flea Market, Outdoor means an outdoor market selling secondhand goods.

234
235 Fleet Vehicles means vehicles owned by a business or other commercial entity and used by
236 employees or principals of the business operation in the delivery of goods or provision of
237 services.

238
239 * * *

240
241 Funeral Services means the preparation of human dead for burial and arranging or managing
242 funerals; Funeral Services includes funeral homes and mortuaries; Funeral Services does
243 not include crematories.

244
245 Furniture Repair means the rebuilding, rehabilitation, renovation, repair and restoration of
246 furniture, including antique furniture and furnishings.

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249
250 Garden Center means a retail establishment or portion thereof that sells garden supplies, plants
251 and related products for domestic gardens.

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255 Heavy Equipment Sales, Repairs, and Servicing means the sale, rental, repair or servicing of non-
256 passenger trucks, tractors, construction equipment, agricultural implements, mobile
257 homes, or similar heavy equipment, including incidental storage; Heavy Equipment
258 Sales, Repairs, and Servicing includes non-passenger truck dealerships, construction
259 equipment dealerships, mobile home sales establishments, non-passenger truck repair
260 garages, tractor and farm implement repair services, machine shops, and dismantling and
261 salvage activity.

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264
265 Landscape Equipment Storage means the use of a site for outdoor storage of landscaping
266 equipment and of vehicles and trailers used to transport landscaping equipment.

267
268 Liner Building means a building that is placed on the exterior of a parking structure for the
269 purpose of screening the parking structure from view and maintaining an active street
270 frontage instead of the dead space typically found next to a parking garage.

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272 * * *
273
274 Major Utility Facilities means generating plants, electrical switching facilities or primary
275 substations, refuse collection or disposal facilities, water or wastewater treatment plants,
276 or similar facilities.

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278 * * *
279
280 Medical Offices means an establishment for consultation, examination, diagnosis, therapeutic,
281 preventative, or corrective personal treatment by doctors, dentists, medical or dental
282 laboratories, or similar State licensed practitioners of medical and healing arts.

283 * * *

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285
286 Micro-Brewery means an establishment comprising less than 15,000 square feet that is licensed
287 by the Florida Department of Business and Professional Regulation, Division of
288 Alcoholic Beverages and Tobacco to manufacture malt beverages and may include a
289 tasting room and retail space to sell malt beverages produced on the premises along
290 with related retail items and food.

291
292 Micro-Winery means an establishment comprising less than 15,000 square feet that is licensed
293 by the Florida Department of Business and Professional Regulation, Division of
294 Alcoholic Beverages and Tobacco to produce wine and may include a tasting room and
295 retail space to sell wine produced on the premises along with related retail items and
296 food.

297
298 Minimum Lot Frontage means the minimum width of a lot where it adjoins a street.
299

300 Minimum Building Frontage means the minimum width of a building as measured along the
301 building's frontage to a road; Minimum Building Frontage is based on a percentage of
302 the subject lot's road frontage.

303
304 Mixed Use Building means a building where the ground floor is occupied by retail, service,
305 and/or office uses and the upper floors are occupied residential dwelling units or a
306 mixture of residential dwelling units and non-residential uses.

307 * * *

308
309 Monument Retail Sales means the retail sale of monuments and markers for placement on graves
310 and includes the sale, storage, and delivery of headstones, footstones, markers, statues,
311 obelisks, cornerstones, and ledgers.

312 * * *

313
314 Multi-Dwelling Residential Buildings means non-transient residential buildings consisting of two
315 or more dwelling units; Multi-Dwelling Residential Buildings includes condominium and
316 townhouse residential developments and specifically excludes institutional living
317 facilities providing 24-hour nursing or medical care and Detention Facilities.

318
319 Museum means an enclosed building in which objects of historical, scientific, artistic or cultural
320 interest are stored and exhibited.

321 * * *

322
323 Outside Home Equipment means tools and furnishings for home patio, pool, and lawns.

324
325 Pawn Shop Services means an establishment lending money on the security of property pledged
326 in the keeping of the pawnbroker and the incidental sale of property pledged as security.

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328
329 Personal Improvement Services means the provision of informational, instructional, personal
330 improvement, and similar services of a non-professional nature; Personal Improvement
331 Services includes photography studios, driving schools, health or physical fitness studios,
332 dance studios, and handicraft or hobby instruction.

333
334 Postal Facilities means facilities for the provision of postal services operated by the United
335 States Postal Service and includes post offices, bulk mail processing, and sorting centers.

336
337 Printing and Publishing means the bulk reproduction, printing, cutting, or binding of written or
338 graphic material.

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344 Professional Office means an establishment for the provision of professional or consulting
345 services in the fields of law, architecture, design, engineering, accounting, or similar
346 professions.

347
348 Recreational Equipment Maintenance and Storage means the maintenance, service, or storage of
349 sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.

350
351 Recreation, Sports, and Fitness, Indoor means recreational use conducted within an enclosed
352 building; Recreation, Sports, and Fitness, Indoor includes such activities as bowling
353 alleys, billiard parlors, ice and roller skating rinks, electronic video (non-gambling)
354 arcades, gymnastic instruction, indoor playgrounds, and indoor racquetball courts;
355 Recreation, Sports, and Fitness, Indoor does not include gambling facilities or adult
356 entertainment.

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359
360 Religious Assembly means organized religious worship or religious education in a permanent or
361 temporary building; Religious Assembly does not include private primary or secondary
362 educational facilities, community recreational facilities or day care facilities; a religious
363 organization tax exemption shall constitute prima facie evidence of a religious assembly
364 use.

365
366 Residential Treatment Facility means a counseling or treatment center with 24-hour monitoring
367 and supervision; Residential Treatment Facility includes alcohol and chemical
368 dependency rehabilitation facilities, facilities to which persons convicted of alcohol or
369 drug-related offenses are ordered to remain under custodial supervision as a condition of
370 probation or parole, and residential care facilities and halfway houses for the emotionally
371 ill.

372
373 Restaurant means any establishment where food is served for consumption off the premises or
374 within an enclosed building. Outdoor seating areas in conjunction with the restaurant
375 shall be considered part of the restaurant.

376 * * *

377
378
379 School means institutions providing a full day program of academic classes, public or private.

380
381 Scientific Research Services means research of a scientific nature such as electronics research
382 laboratories, space research or development firms, and pharmaceutical research labs;
383 Scientific Research Services shall not include animal testing.

384 * * *

385
386
387 Skilled Nursing Facility means a facility for the provision of bed care and in-patient services for
388 persons requiring regular medical attention; Skilled Nursing Facility does not include the

389 provision of surgical or emergency medical services and the provision of care for
390 alcoholism, drug addiction, mental disease, or communicable disease.

391
392 Software Development means the development or testing of computer software and associated
393 operating manuals.

394 * * *
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396
397 Telecommunication Tower means a structure built exclusively to support one or more antennae
398 for receiving or transmitting electronic data or telephone communications.

399
400 Theater means a site for presentation of plays, motion pictures, or other dramatic performances
401 within a building; Theater does not include adult entertainment establishments.

402
403 Thrift Store means a retail establishment that sells donated secondhand clothes and household
404 goods.

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407
408 Transitional Housing means residential housing for the supervision or detention of residents who
409 are making the transition from institutional to community living; Transitional Housing
410 includes pre-parole detention facilities and halfway houses for juvenile delinquents and
411 adult offenders, and overnight shelters for the homeless.

412 * * *
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414
415 Vehicle Storage means the overnight parking or storage of vehicles; Vehicle Storage includes
416 storage of vehicles towed from private parking areas and impound yards; Vehicle Storage
417 does not include dismantling and salvage, or storage of hobby or recreational vehicles.

418
419 Vocational Rehabilitation Counseling means the counseling of persons with functional,
420 psychological, developmental, cognitive and emotional impairments or health disabilities
421 to overcome barriers to accessing, maintaining or returning to employment or other
422 useful occupation; Vocational Rehabilitation Counseling does not include in-patient or
423 overnight treatment.

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426
427 Warehouse Club means a membership retail store typically selling a wide variety of merchandise
428 in which customers buy wholesale quantities of consumables.

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432 **SECTION THREE.** Chapter 134, “Zoning,” Article IV, “District Regulations,”
433 Division 11, “Edgewood Central ~~Zoning~~ District” is hereby created as follows:

434 **Division 11. -Edgewood Central District.**

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435 **Sec. 134-456 Intent and purpose.**

436 The underlying purpose in creating the Edgewood Central District centers on the public
437 health, safety and general welfare of the residents, business owners, and visitors to the city.
438 In order to achieve the highest standard of public health, safety and general welfare, the City
439 Council intends to:

- 440 (a) Provide a reliable development framework for public and private development
441 decision making that will lead to the desired land use character and improve property
442 values;
- 443 (b) Encourage redevelopment or reuse of the underutilized or poorly maintained
444 properties, recognizing Edgewood’s advantage of accessibility to downtown Orlando,
445 the airport, the tourist area, and existing infrastructure;
- 446 (c) Create a sense of civic pride by establishing good order and appearance through
447 establishing uniform landscape and building placement and design guidelines;
- 448 (d) Recognize that the largest “open space” within the city is the Orange Avenue right-
449 of-way and the need to make this open space compatible with humans in addition to
450 vehicles;
- 451 (e) Protect the stability of the existing residential neighborhoods through design
452 guidelines and only allowing uses which are compatible with the intended
453 neighborhood character;
- 454 (f) Enliven the community by the requiring development designed to the human scale;
- 455 (g) Improve transportation efficiency in the city by encouraging alternative modes of
456 transportation, the creation of new travel patterns and live/work/play communities,
457 and the consolidation of vehicle access points along the major roads; and,
- 458 (h) Encourage a walkable community through the mix of uses and design to create
459 interest in walking, protecting pedestrians through design guidelines.

460 The district is intended to establish a land use pattern that includes creation of activity nodes,
461 where the primary focus is a high energy mix of live/work/play uses, around well-designed
462 public spaces, connected by corridors of new employment and multi-unit residential
463 buildings at an intensity less than the activity nodes. The parcel configuration along the
464 Orange Avenue corridor is well suited for this land use pattern, with the current shopping
465 centers (Fort Gatlin, Water’s Edge, and Edgewood Isle) candidates for the activity nodes
466 given that their depth and area is sufficient to accommodate a significant redevelopment
467 effort, and the more shallow depth and individual ownership of parcels along the east and
468 west sides of the corridor for the less intense uses. Assemblages of parcels on the west side of
469 the corridor and a future commuter rail station location also have the potential for activity
470 nodes.

471 The development standards for both the activity nodes and the business/residential corridor
472 are intended to foster Edgewood’s identity as a great “place.” Making a “place” is not the
473 same as constructing a building, designing a plaza, or developing a commercial zone. It is a
474 cohesive plan designed to serve people, with development at a human scale, with attention to
475 function as well as form.

476 **Section 134-457. Permitted uses within the Edgewood Central District.**

477 The uses allowed within the Edgewood Central District shall be as follows (note, any use not
 478 specifically included herein as permitted or by special exception shall be prohibited):

479

Edgewood Central District Uses Permitted		
		P= Permitted
		S= Special Exception
		-- = Not Permitted
	*Any outdoor storage of company or fleet vehicles is limited by specific design standards contained herein regardless if not denoted in table.	
Neighborhood Shopping (Retail)		
	Automotive Parts and Accessories Stores, retail (excluding service and installation, and excluding tire dealers)	P
	Automotive Repair and Services	--
	Baked Goods Store, retail	P
	Beer, Wine, and Liquor, retail	P
	Boat and other motorized water craft dealers, Used	--
	Boat and other motorized water craft dealers, New	--
	Book Stores (New and Used)	P
	Building Materials/Home/Hardware Center, Retail only (outside storage or display allowed only when consistent with design standards stated herein)	P
	Clothing, Shoes, Accessories (New) and Consignment) Stores in retail and Consignment Shops	P
	Clothing, Shoes, Accessories, home goods in Consignment Shops	P
	Clothing, Shoes, Accessories, home goods stores in Thrift Shop	--
	Confectionary and/or Nut Stores	P
	Convenience Stores with gas pumps	--
	Convenience Stores without gas pumps	P
	Cosmetics, Beauty Supplies, and Perfume Stores, retail	P
	Electronics Stores	P
	Fish and Seafood Market, retail	P
	Flea market, outdoor	--
	Floor Covering Stores, retail	P
	Florists, retail	P
	Food, specialty stores, retail	P
	Fruit and Vegetable Market retail, Indoor	P
	Fuel Dealers (heating oil, liquefied	--

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	petroleum (LP) gas, and other fuels)	
	Furniture Stores, retail	P
	Garden Center ¹	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail ¹	P
	Health, Beauty, and Personal Care Stores (can include pharmacy, optician)	P
	Hobby, Toy, and Game Stores	P
	Home Furnishing Stores	P
	Household Appliance (New) Stores	P
	Jewelry Stores	P
	Luggage and Leather Goods Stores	P
	Meat Market, retail	P
	Marijuana, Non-medical sales	--
	Musical Instrument (sales, rental, service) and Supplies Stores	P
	Office Supplies and Stationery Stores	P
	Optical Goods Stores	P
	Outside Home Equipment merchandise, within enclosed building	P
	Paint and Wallpaper Stores	P
	Pet Supplies Stores	P
	Pharmacies	P
	Sewing/Needlework, Fabric, Craft Stores	P
	Seasonal holiday sales (e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)	--
	Sign retail sales and service	P
	Specialty Food Stores	P
	Sporting Goods Stores	P
	Supermarket and Other Grocery Stores,	P
	Tire Dealers	--
	Tobacco and E-cigarettes/vape Shops	--
	Vehicle, Car, Motorcycle, ATV, and All Other Motor Vehicles, Dealers, New or used	--
	Recreational Vehicle Dealers including boat and other water craft, New or Used	--
	Warehouse Clubs	P
	Window Treatment Stores	P
Neighborhood Services		
	Car/Automotive Washing/Detailing, full service only ¹	P
	Banking, Commercial, does not include alternative financing services, drive up	P

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	facilities are subject to design standards	
	Banking, Credit Unions, drive up facility subject to design standards	P
	Banking, Savings Institutions, drive up facility subject to design standards	P
	Bar	P
	Barber Shop	P
	Beauty Salon	P
	Carpet and Upholstery cleaning	--
	Civic and Social Organizations	P
	Consumer Convenience Services, e.g. 24hr ATM/Banking Services, Mailbox/USPS stores; drive up facility subject to design standards	P
	Consumer Repair Services	P
	Convenience Storage, e.g. mini-warehouse	--
	Day care, child and adult	PS
	Diet and Weight Reducing Centers	P
	Drop off box for charity goods, stand alone	--
	Exam Preparation and Tutoring	P
	Exterminating and Pest Control Services	--
	Fine Arts Schools	P
	Footwear and leather good repair	P
	Formal Wear and Costume Rental	P
	Funeral Services, excludes crematories	P
	Home garden equipment repair and maintenance (except as accessory to permitted retail use)	--
	Home appliance repair and maintenance (except as accessory to permitted retail use)	--
	Landscaping Equipment Storage	--
	Laundry, coin operated	---
	Laundry, dry cleaners (drop off only)	P
	Libraries (public)	P
	Locksmiths	P
	Massage Therapist	P
	Medical Offices	P
	Nail Salon	P
	Optometrist/Optician	P
	Personal Improvement Services	P
	Pet Services, without parking of mobile trucks (e.g. grooming, dog training)	P
	Pet kennels and day care indoor runs only	P
	Pet kennels and day care outdoor runs	S
	Pet, Veterinarian Services	P

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	Religious Assembly	S
	Restaurant, snack and nonalcoholic drink bars, including coffee shops	P
	Restaurants, Fast food; drive up windows subject to design standards	P
	Restaurants, Full Service (includes grills, cafeterias, buffets)	P
	Seamstress/Tailor	P
	Shipping, postal, printing and business service centers, retail	P
	Watch and clock repair	P
Neighborhood Entertainment, Arts, and Recreation		
	Adult Entertainment per Chapter 34, Article V	--
	Art Gallery	P
	Club or Lodge	P
	Community Centers	P
	Dance Instruction	P
	Gambling establishments including casinos and internet cafés	--
	Museums	P
	Parks and Playgrounds	P
	Performing Arts companies	P
	Recreation, Sports and Fitness, indoor	P
	Recreation, Sports and Fitness, outdoor (except public parks and playgrounds or facilities accessory to an on-site residential use which are a permitted accessory use)	--S
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Edgewood Central District Employment		
Accommodation		
	Hotels with structured or shared parking	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstery cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies	P

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	except for day labor pool offices	
	Exterminating and Pest Control Services	--
	Industrial launderers	--
	Landscape equipment storage	--
	Linen Supply	--
	Office Administrative Services	P
	Packaging and labeling Services, Retail	P
	Professional Employer Organizations	P
	Real Estate Training	P
	Security Systems Services	P
	Telemarketing	P
	Telephone Answering Services	P
	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture	--
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--
	Automotive Sales (new or used)	--
	Automotive washing/detailing ¹ , full service only	P
	Parking lots not incidental to primary use onsite	--
	Wrecker, Towing, and Vehicle Recovery Services	--
	Vehicle Storage	--
Construction		
	Building material storage, non- (except as accessory to permitted retail use)	--
	Construction Equipment Sales and Services (except as accessory to permitted retail use)	--
	Construction and Remodel Design Office	P
Food Services		
	Bakery (wholesale)	S
	Caterers	P
	Vending Machine Operators	--
Education		
	Driving schools for passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S

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	Colleges and Universities	S
	Elementary and Secondary Schools	S
Electronic		
	Commercial and industrial Industrial machinery and equipment repair and maintenance	--
	Commercial equipment repair and maintenance	P
	Consumer electronics and communication equipment repair and maintenance, retail	P
	Electronics Testing	--
	Heating and A/C Service	--
Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, cryo, and organ banks (subject to company vehicle conditions contained herein)	P
	Community food services	--
	Continuing Care Retirement Communities	S
	Diagnostic imaging centers	P
	Emergency Relief Services	--
	Freestanding ambulatory surgical and emergency centers	P
	Home health care services, administration only	P
	Hospitals, general medical and surgical	S
	Kidney Dialysis Centers	P
	Medical laboratories	P
	Skilled nursing facilities (24-hour care)	S
	Pain management clinics	--
	Physical, Occupational, Speech therapists and audiologists	P
	Residential Treatment Facility, Inpatient or Outpatient	--
	Social Service offices, administration only	P
	Social Advocacy organizations, administration only	P
	Temporary shelters	--
	Transitional housing	--

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	Vocational rehabilitation counseling	P
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P
	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities consistent with Article VI, Edgewood Code	S
Manufacturing		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component. ¹	P
	Artisan food production (e.g., candy, pasta), and personal products manufacturing (must include a retail and/or restaurant component+component)	P
	Monument Sales	--
	Re-upholsterer and furniture repair	P
	Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment	<u>S</u>
	Other Manufacturing	--
Mining		
	Mining	--
Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P
	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P

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	Landscape Architects	P
	Lawyers	P
	Management Consulting Services	P
	Market Research and Public Opinion Polling	P
	Marketing Consulting Services	P
	Media Buying Agencies	P
	Notaries	P
	Photography Studios	P
	Process, Physical Distribution, and Logistics Consulting Services	P
	Promoters of Performing Arts, Sports, and Similar Events without facilities	P
	Public Relations Agencies	P
	Scientific Research Services, indoor only	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Testing of materials, equipment, and products	S
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		
	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
Merchandise/Equipment Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental	--
	General rental centers	--
	Home equipment rental (except as accessory to permitted retail)	--
	Office machinery and equipment rental and leasing	--
	Non-vehicular recreational goods rental (except as accessory to permitted retail)	--
	Automotive rental or leasing, all (including but not limited to passenger, truck, utility trailer, recreational vehicles), does not include passenger vehicle rental agency	--
	Passenger vehicle rental agency Urban Prototype ¹	P
Transportation		

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	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery service, no fleet parking	P
	Moving companies, dispatch only no storage of vehicles	P
	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets Related Services	--
	Solid Waste Collection	--
	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro-brewery, craft distillery, micro winery (requires retail component) ¹	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Food/Product Manufacturing	--
Other		
	Adult Establishments as stated in Chapter 34, Article V	--
	Alternative financial services such as check cashing, payday advance or similar businesses	--
	Auction	--
	Bail Bonds Services	--
	Crematory	--
	Day labor pool offices	--
	Manufactured/Mobile Home Dealers	--

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	Fortunetelling	--
	Heavy Equipment Sales, Repairs and serving	--
	Pawn Shop services	--
	Tattoo and/or body piercing	--
	Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purposes of this district; determination made by authority of city council, without public notice or public hearing. Approval may include conditions, restrictions or requirement for Special Exception processing.	P
Edgewood Central District Residential		
	Assisted living facilities	S
	Detention facilities, jails, or other similar uses	--
	Multi-Dwelling Residential Buildings when included as one component of a mixed use master development plan submitted with the application, either horizontal or vertical mix, (minimum 32 uses, e.g., office, retail and residential, <u>or office and residential</u>)	P
	Residential dwellings above first floor non-residential	P
	Multi-Dwelling Residential Buildings (not mixed use)	S
	Single family dwellings (conventional or manufactured)	--
	Homeless, runaway, emergency shelters	--
Edgewood Central District Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	--
	Community Events	P
	Major Utility Facilities	S
	Postal Facilities, subject to company vehicle conditions	P
	Power Generation and Distribution	S
	Telecommunications towers and facilities located on private property.	--

480 Footnotes: ¹ Specific design standards apply

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482 **Sec. 134-458. Site Design**

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- 483 (a) The goals of these standards include:
- 484 (1) creation of a cohesive development pattern along the road;
- 485 (2) transformation of the Orange Avenue corridor into a “open space” designed for
- 486 pedestrians and bicyclists in addition to vehicles;
- 487 (3) creation of a sense of place that has physical appeal and coordinated functionality and
- 488 is safe for pedestrians in order to protect, promote, and improve public health, safety,
- 489 comfort, order, convenience, prosperity and general welfare;
- 490 (4) improvement of mobility along the corridor for vehicles and pedestrians;
- 491 (5) ensuring connectivity of uses and travel paths;
- 492 (6) mitigation of the appearance of certain uses so as to ensure these uses/buildings are
- 493 aesthetically integrated, harmonious, and compatible with the surrounding neighborhood
- 494 and community; and.
- 495 (7) creation of economic opportunities for redevelopment and assemblage of parcels.

496 (b) For the purpose of design and review, the development site consists of two areas: the

497 Road View Area and the Rear Area. The Road View Area shall consist of the front 100

498 feet of the property, and the Rear Area shall consist of the remainder of the property.

499 (c) Minimum Lot Width.

- 500 (1) Non-corner lots within the Edgewood Central District shall have a minimum lot width
- 501 of 80 feet.
- 502 (2) Corner lots within the Edgewood Central District shall have a minimum lot width of
- 503 100 feet.

504 (d) Maximum Allowed Impervious Surface Ratio.

505 Except as otherwise provided herein, the maximum allowed impervious surface ratio of

506 any lot shall be 60%.

507 (e) Maximum Allowed Floor Area Ratio and Density.

508 The City Council finds that the Edgewood Central District promotes a mixed-use

509 development pattern along Orange Avenue, a "principal arterial." Therefore, properties

510 with a Commercial Future Land Use designation that have frontage along Orange Avenue

511 shall not exceed a maximum floor area ratio of 1.0 F.A.R. for non-residential uses and a

512 maximum density of 25 dwelling units per acre for residential uses. The maximum floor

513 area ratio and density for all other properties in the district shall be determined by the

514 Future Land Use designation for such properties.

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(f) Minimum Percentage of Lot Width Occupied by Building at the Build Line.

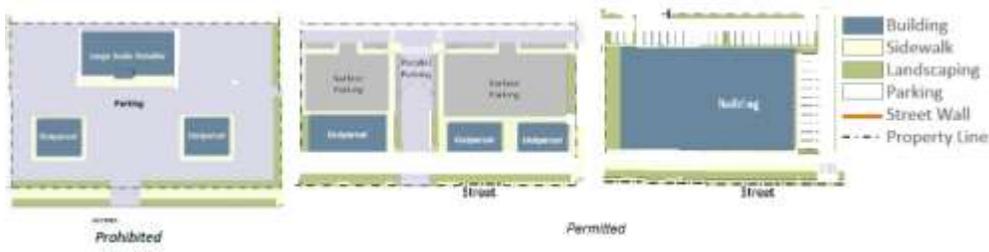
Buildings located within the Road View Area shall meet the following building façade width to lot width ratio.

<i>Lot Width</i>	<i>Minimum % of Lot Width occupied by Building Façade</i>
<i>< 100</i>	<i>50</i>
<i>100 < 150</i>	<i>60</i>
<i>150 +</i>	<i>70</i>

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For the purpose of this standard, the following features shall be included in the calculation of Building Façade Width:

- (1) Uncovered recessed courtyards between portions of the building, provided that the width of such courtyards shall not be more than 50% of the total building frontage and that the courtyard is paved and enhanced with landscaping;
- (2) Restaurant outdoor seating areas, provided that such seating areas are less than 30% of the actual building frontage width;
- (3) Pedestrian access ways to rear parking areas, provided such pedestrian access ways are located between buildings and not adjacent to driveways; and
- (4) A gallery-type of building with the use of columns to create a covered arcade, with upper stories above the arcade provided a minimum 13-foot ground clearance in the arcade is provided.
- (5) Full height wall recesses up to 4 feet in depth and a maximum of 40 feet in length.



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(g) Building Placement.

(1) Building Placement Applicable to All Development

a. Minimum Rear Yard/Rear Building Setback Width and Use.

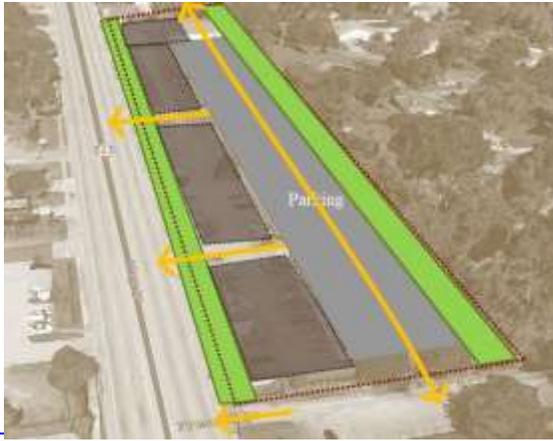
Buildings shall be setback a minimum of 3020 feet from the rear property line. The rear yard of properties located between Holden Avenue and Stratemeyer Drive on the west side of Orange Avenue and those between Lake Jennie Jewel and Lake Conway Drive on the east side of Orange Avenue shall be maintained open for the cross access easement required by Section 134-142. The cross access easement shall include two, 11 foot wide lanes and a 5 foot wide pervious strip placed abutting the rear property line, with the pervious strip along the property line. Achievement of cross access on properties outside the above identified areas will be reviewed during the site plan approval process.



West Side Designated Parcels

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East Side Designated Parcels

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b. Minimum Side Yard/Building Setback Width and Use

1. The minimum side building setback is zero unless adjacent to a single family residential district or abutting a side street or natural surface water body. If zero setback is used, a plan for side building maintenance shall be presented with the development application and roof slopes shall be away from the zero setback property line to avoid a negative impact to the abutting property.
2. The minimum side building setback for properties abutting a single family residential district shall be 25 feet.
3. On lots abutting a side street, development within the side yard shall conform to the Road View site standards: ~~Pedestrian Path~~ and Tree/Furnishing/Sign Areas.
4. Buildings shall be setback from every natural surface water body a minimum of 50 feet, measured from the normal high water elevation.

(2) Building Placement in the Road View Area:

- a. The front elevation of all buildings located within the Road View Area shall be built at a build-to line, the Build Line, located 25 feet from the front property line.

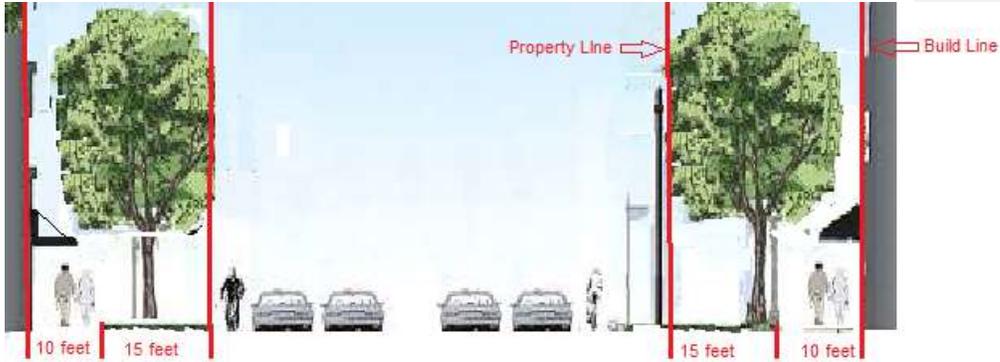
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b. Provided that buildings consistent with the provisions of this Ordinance are constructed within the Road View Area, such buildings may extend into the Rear Area of the property and separate buildings complying with all other site standards and regulations may be constructed in the Rear Area of the Property.

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(3) Rear Building Alternative.

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Site plan approval may be granted for development where all buildings are located outside of the Road View Area only when the followings standards are met.

- a. Lot depth must permit the buildings to be located entirely outside of the Road View Area and meet all required setbacks.
- b. The site plan application must show how the proposed development pattern satisfies the intent and purposes of the Edgewood Central District.
- c. Conformance with the ~~Pedestrian Area and~~ Tree/Furnishings/Sign Area must be met.

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(h) Tree/Furnishings/Sign Area

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- (1) The Tree/Furnishings/Sign Area shall be located along the front property line of the property and extend 4525 feet inward toward the Build Line.
- (2) Trees shall be provided in the Tree/Furnishings/Sign Area according to the following standards; provided, however, alternative species may be approved during the site plan review process when the proposed species of tree can fulfill the intended design intent, and at the same time achieve full growth and form. Alternating more than two species is strongly discouraged as it will detract from the goal of a recognizable, cohesive development pattern:

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a. Tree Choice:

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<u>Street Trees</u>	<u>Characteristics</u>	<u>Minimum Requirements</u>
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<u>Highrise Live Oak</u> <u>Quercus virginiana</u>	<u>Once established, Live Oak will thrive in almost any location including narrow spaces and sidewalk to street applications</u> <u>Once established a live oak will grow about 2-4 feet and 1 inch of caliper per year.</u> <u>Semi-evergreen</u> <u>Mature Height: 30-40'</u> <u>Mature Spread: 16-25'</u>	<u>Minimum 5"</u> <u>caliper (16-18</u> <u>foot tall)</u>
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b. Tree Location:

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Street Tree Standards (as measured to center of tree)

<u>On-center spacing*</u>	<u>25 feet</u>
<u>Offset from Sidewalk</u>	<u>Minimum 2'-6"</u>
<u>Offset from front property line</u>	<u>12.5 feet</u>
<u>Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)</u>	<u>Minimum 12.5'-0"</u>
<u>Offset from Underground Utilities</u>	<u>10'-0"</u>
<u>Offset from Light Poles</u>	<u>15'-0"</u>
<u>Offset from Driveways, Fire Hydrants</u>	<u>10'-0"</u>

*Staff has the ability to modify on-center spacing to allow conformance with the remaining spacing standards.

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(3) Trees shall be planted in a shallow pervious swale (no pervious pavers) comprising at least 100 square feet, that will ensure the capture of rainwater and runoff in order to promote deep root growth.

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(4) Tree limbs must be maintained to hang no lower than 13 feet above any public street, alleyway, driveway, and no less than 8 feet over sidewalks.

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(5) In addition to street trees, sidewalks and street furnishings, including, but not limited to, seating, lighting, light poles, and bike racks, may be allowed within the Tree/Furnishings/Sign Area subject to site plan approval.

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(6) All street furnishings shall be permanently fixed to the ground through mechanical fasteners or through the use of concrete footings.

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(7) Unless specifically approved through the site plan review process, all street furnishing shall have a black finish.

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(8) Details for all furnishings, including specifications, installation, colors and material shall be provided as part of the site plan review process.

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624 | (9) Any unpaved area in the Tree/Furnishings/Sign Area shall, at a minimum, be
625 | planted with a low-maintenance, drought tolerant ground cover.

626 | (10) If pavement is used within the Tree/Furnishings/Sign Area, ADA
627 | compliant pervious pavers shall be used to promote the survival of the trees and
628 | other landscaping. Pavement differentiation from the sidewalk is also encouraged
629 | to indicate that the Tree/Furnishings/Sign Area is a place separate from the
630 | location of through pedestrian travel.

631 | (11) Pedestrian lighting is required to be placed every 50 feet on center. Developers shall
632 | work with the local energy provider to obtain street lights which are Dark Sky
633 | compliant, i.e., a fixture designed to reduce the amount of light pollution by emitting no
634 | light above the horizontal plane ("90°" line) above the luminaire similar in form to the
635 | following illustration:



636 | (12)(11) Unfenced stormwater management may be allowed to be aesthetically
637 | incorporated into the Tree/Furnishings/Sign Area, subject to site plan approval.
638 | The design of such incorporation shall demonstrate that there will be no adverse
639 | impacts to the street trees.
640 |

641 | (13)(12) Ground Signs shall be allowed to be placed within the
642 | Tree/Furnishings/Sign Area provided such signs comply with all other
643 | provisions of the City Code.

644 | (h) Pedestrian Path Area:

645 | (1)(13) The Pedestrian Path Area shall be located along the inward boundary of the
646 | Tree/Furnishings/Sign Area and extend ten feet toward the Build Line.

647 | (2) A sidewalk 10 feet in width shall be constructed within the Pedestrian Path Area,
648 | however, flexibility in the sidewalk's location shall be allowed such that the sidewalk
649 | may meander into the Tree/Furnishings/Sign area to allow for outdoor cafes/seating

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650 and landscaping adjacent to the building provided there is no detrimental impact to the
651 viability of trees within the Tree/Furnishings/Sign area.

652 (3) The sidewalk shall be connected to the sidewalks on adjacent properties. If the
653 adjacent parcel has yet to redevelop in accordance with these district regulations,
654 transition between the sidewalk in the Pedestrian Path Area and existing off site
655 sidewalk will be required and such transition shall not be counted toward maximum
656 impervious surface area.

657 (4) A direct connection between the sidewalk and any existing bus stop adjacent to the property
658 shall be provided and such connection shall not be counted toward maximum impervious
659 surface area.

660 (5) The Pedestrian Path Area shall be kept clear of obstacles, except as otherwise
661 provided herein.

662 (6) For consistency throughout the district, the sidewalk surface shall be natural colored
663 cement constructed in accordance with Section 126-398 of the city's code.

664 (7) The sidewalk shall be pitched toward the Tree/Furnishings/Sign Area.

665 (8) The property owner shall dedicate to the City and record in Orange County Official
666 Records a non-exclusive pedestrian easement over the Pedestrian Path. It shall be the
667 property owners' responsibility to ensure proper maintenance of the sidewalks.

668 (9) The city will endeavor to work with FDOT to remove any existing sidewalks within
669 the right of way once the sidewalk within the Pedestrian Zone is constructed.

670 (10) In addition to the sidewalk, the following improvements shall also be allowed
671 within the Pedestrian Path Tree/Furnishings/Sign Zone.

672 a. Building mounted and/or cantilevered architectural building elements such
673 as awnings and canopies meeting the following requirements:

- 674 1. Hung 13 to 15 feet above the adjacent sidewalk grade;
- 675 2. Extending 2 to 8 feet from the wall;
- 676 3. A clear height distance of at least 80 inches, as required by
677 accessibility standards;

678 b. Bay windows with a maximum width of 8 feet not extending greater than
679 18 inches from the building wall;

680 c. Articulated wall projections of a minimum depth of 8 inches and
681 maximum depth of 1.5 feet and maximum width of 4 feet in length;

682 d. Attached Signs, as provided in Chapter 122 of this Code of Ordinances;
683 and

684 e. One Temporary Sign no taller than 36 inches and no wider than 24 inches
685 that does not block or impair pedestrian traffic and is displayed only
686 during the business hours of any business located on the property.

687 **Sec. 134.459. Building Design.**

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688 The intent of these design standards is to avoid long uninterrupted, monolithic appearance of
689 façade planes, thus enhancing the visual appearance of development within the City and
690 creating a human scale building, which in turn encourages pedestrian activity. The façade
691 design is intended to give the appearance of a series of buildings having varied sizes and
692 volumes vs. a single massive structure.

693 (a) Design of Buildings within the Road View Portion of the Site

694 (1) Primary Entrance: The building façade facing the front property line shall include a
695 primary entrance to the building. This entrance can be placed at an angle not more
696 than 45 degrees to the road if oriented to a road intersection.

697 (2) First Floor Façade Transparency: At least 60% of the width of the ground floor road
698 frontage façade shall contain clear (transparent) or spectrally selective glazings
699 (minimum VLT of 60%) considered as “non-reflective” glass. This requirement
700 includes doors and windows affording views into the interior areas. Opaque,
701 translucent or reflective glass cannot be counted towards the transparency ratio.
702 Window placement shall be incorporated to create a horizontal and/or vertical
703 rhythm. The windows are encouraged to be full height of the ground floor, but in no
704 instance shall the sill be more than 3 feet above grade, with the window height
705 extending to at least the top height of the primary entrance door. [A wall projection](#)
706 [less than or equal to 18 inches is allowed to extend into Tree/Furnishings/Sign Area.](#)

707 (3) Facade Horizontal Variation: Building façade design shall vary horizontally at least
708 every 40 feet by incorporating two or more of the following techniques:

709 a. Articulation (wall projections or recesses) of a minimum of 8 inches in depth and
710 maximum 4 feet in width, for the full height of the building. [A wall projection](#)
711 [less than or equal to 18 inches is allowed to extend into Pedestrian Path Zone..](#)



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- 713 b. A full height material change; e.g., stucco to brick with varying roof heights
714 (paint color is not considered a material change).
- 715 c. Full height wall recesses of up to 4 feet in depth, and maximum 40 feet in length
716 with varying roof height.
- 717 d. Non-continuous cantilevered window treatments no more than 40 feet wide,
718 occupying 50-70% of the building's length, placed 13-15 feet above the adjacent
719 sidewalk grade, with a minimum 8 feet clear height.
- 720 e. Uncovered recessed courtyards between portions of the building, provided that
721 the width of such courtyards shall not be more than 50% of the total building
722 frontage and that the courtyard is paved and enhanced with landscaping;

723

724 (4) Building Height: The minimum building height shall be 20 feet. For multi-story
725 buildings, except for stand-alone residential uses, the finished first floor shall be a
726 minimum of 13 feet in height and at least 8 feet in height for every story above the
727 first.

- 728 a. Maximum building height shall be as follows:
- 729 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of a single
730 family residential zoning district, then 3 stories/45 feet.
- 731 2. Inside an Activity Node: 6 stories/75 feet.
- 732 b. Façade Vertical Variation: A building height greater than 20 feet, regardless of
733 the number of stories, shall include a 3-dimensional horizontal change at least 12
734 inches in height across at least 75% of the building, placed between 13 to 15 feet
735 above ground to ensure a human scale, e.g., a material or texture change, or a
736 building offset (building step back or step forward). The use of banding
737 (continuous horizontal stripes) across large areas of the façade is prohibited. An
738 alternative to this standard is a building mounted and/or cantilevered architectural
739 building elements such as awnings and canopies meeting the following
740 requirements:
- 741 1. Hung 13 to 15 feet above the adjacent sidewalk grade.
- 742 2. Extending 2 to 8 feet from the wall.
- 743 3. A clear height distance of at least 80 inches, as required by accessibility
744 standards.
- 745 4. Occupying a total of 50-70 percent of the length of the building façade.

746 (5) Decorative Elements: Decorative architectural appendages, embellishments and other
747 architectural features are required. Subject to site plan approval, such architectural
748 appendages, embellishments and other architectural features may extend up to 8 feet
749 beyond the maximum building height provided such appendages are no more than
750 50% of the building roof length and are compatible with adjacent development. Such
751 appendages and architectural embellishments shall be strategically located to draw

752 customers to the primary entrance of the building and or highlight pedestrian passages
753 between buildings.

754 (6) Roof Lines: Roof lines shall be varied with a minimum change in height of at least 5
755 feet at least every 80 linear feet in building length. A 3-dimensional cornice, at least
756 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller),
757 shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped
758 building roofs shall have a minimum 2-foot over hang and include a gutter/downspout
759 system. This roof overhang ~~canis~~ allowed to extend into ~~the Pedestrian Path~~
760 Zone/Tree/Furnishings/Sign Area.

761 (7) Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater
762 shall incorporate one or more of the following design treatments so as to eliminate
763 blank walls more than 10 feet in length:

764 a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5
765 feet in width, contained within a 3 feet minimum width planting bed in front of
766 the wall, at least 13 feet high, placed every 10 feet on center along length of the
767 blank wall surface, with each bed irrigated and planted with climbing vines
768 sufficient to cover the trellis within 3 years;

769 b. Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at
770 a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree),
771 with tree height of at least 5 feet at planting, planted at least 3 feet away from the
772 wall, within a planting bed of at least eight feet in width; plus, a hedge of plants
773 the length of the wall that creates a depth of at least 5 feet and maintained at a
774 height at least 3 feet in height;

775 c. Design Treatment 3: Variety or decorative masonry pattern of at least 2 types of
776 materials, color, texture, or architectural feature (such as accents and relief
777 elements), of which the contiguous surface length equals at least 50% of the blank
778 wall surface area; and

779 d. Design Treatment 4: Wall signage of at least 6 feet in length and four feet in
780 height, limited by total sign area allowed by City code.

781 In no case shall a blank wall with these treatments exceed 40 feet in length. A blank
782 wall area means a portion of the exterior facade of the building that does not include
783 windows or doors; or columns, pilasters or other articulation greater than 18 inches in
784 depth). The Blank Wall standard applies to first and upper stories of street-facing
785 facades.

786 (b) Secondary façades: facades not facing a road but within public view, shall be of finished
787 quality, color, and materials that blend with the remainder of road frontage façade. Major
788 architectural treatments on the road frontage building façade, such as cornices, window
789 treatments, and repeating details, shall be continued around all sides of the building that
790 will be visible to the public. Design of Buildings outside the Road View Portion of the Site
791 shall meet the same design standards for buildings in the Road View portion of the site
792 with the exception of façade transparency. At least 30% of the front façade of buildings
793 located outside the Road View portion of the site shall be devoted to transparent windows

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794 and/or glass doors affording some view into the interior areas. Blank walls are
795 encouraged to be creatively designed to create an illusion of transparency.

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797 **Sec. 134-460. Other Design Standards**

798 **(a) Stormwater Management**

799 Developers are strongly encouraged to create/connect to a shared stormwater system
800 rather than providing individual on-site facilities. Until such time as a shared system
801 is available, development is subject to the following requirements:

802 (1) Stormwater management shall be incorporated into the overall design of the
803 project so as to be a creative feature/amenity of the development or
804 incorporated into the landscape irrigation system.

805 (2) Except if designed as an exfiltration system, stormwater management shall
806 only be located behind the Road View portion of the site or, if approved
807 during site plan review, where aesthetically incorporated into the
808 Tree/Furnishings/Sign Area.

809 (3) Pond edges should be sloped so as to avoid the necessity of fencing. Where
810 slopes require fencing, only black, ornamental fencing will be allowed.

811 (4) The use of innovative stormwater management methods is encouraged such as
812 green roofs, bio retention areas such as the use of deep gardens and planters,
813 infiltration, permeable paving in parking stalls, cisterns incorporated into the
814 building architecture with the water reused for landscaping.

815 (5) At a minimum, the stormwater management system shall comply with St.
816 Johns River Water Management Standards.

817 **(b) Service Areas**

818 (1) A trash/waste collection area shall be totally screened by walls with an
819 opaque low maintenance gate constructed of and finished with materials and
820 colors which are similar to the materials and colors utilized in the principal
821 building on site. In no case shall the trash collection area be located within 50
822 feet of a single family residential lot, nor located forward of the rear façade
823 of a Road View building. To the extent possible, the trash collection area,
824 shall be incorporated into the primary building design.

825 (2) Loading areas, satellite dishes, truck parking, and other service support
826 equipment shall be designed to that they cannot be seen from the street and
827 any adjacent single-family properties.

828 (3) Mechanical equipment shall be integrated into the overall mass of a building
829 by screening it behind parapets or by recessing equipment into hips, gables,
830 parapets, or similar features.

831 **(c) Fences**

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832 (1) With the exception of decorative railings for outdoor cafes, fences shall not
833 be allowed in the Road View Area of the property. Decorative railings for
834 cafes shall not exceed 3 feet in height.

835 (2) Fences shall not create a barrier to cross access easements nor the
836 connection of cross access easements to public roads.

837 (3) Maximum height of fences anywhere in the district shall be 48 inches.

838 (d) Corner Sight Clearance Triangle

839 The Corner Triangle, measured as 25 feet along the road curb in each direction with
840 the outer points connected by a straight line, shall be kept clear of all obstructions,
841 including, but not limited to, trees and street furnishings.

842 (e) Underground Utility Installation

843 (1) It is the intent of the city to improve the aesthetic appeal of the city and the
844 reliability of utility service by requiring that utility lines such as electric,
845 telephone, cable TV, fiber optics and other utilities be placed underground in
846 conjunction with the construction of all new buildings, unless it is
847 determined by the City Council that soil, topographical or any other
848 compelling conditions make the installation of such utility lines as
849 prescribed herein unreasonable or impracticable. It shall be the developer's
850 responsibility to make the necessary arrangements with each utility in
851 accordance with the utility's established policies.

852 (2) The underground installation of incidental appurtenances such as
853 transformer boxes, pedestal-mounted terminal boxes for electricity, or
854 similar service hardware necessary for the provision of electric and
855 communication utilities shall not be required.

856 (3) Below ground installation shall not normally be required for bulk electric
857 power supply lines and communication major feeder lines. Nothing in this
858 section shall be construed to prohibit any entity furnishing utility service
859 within the city from collecting, as a condition precedent to the installation of
860 service facilities, any fee, prepayment or contribution in aid of construction
861 which may be required.

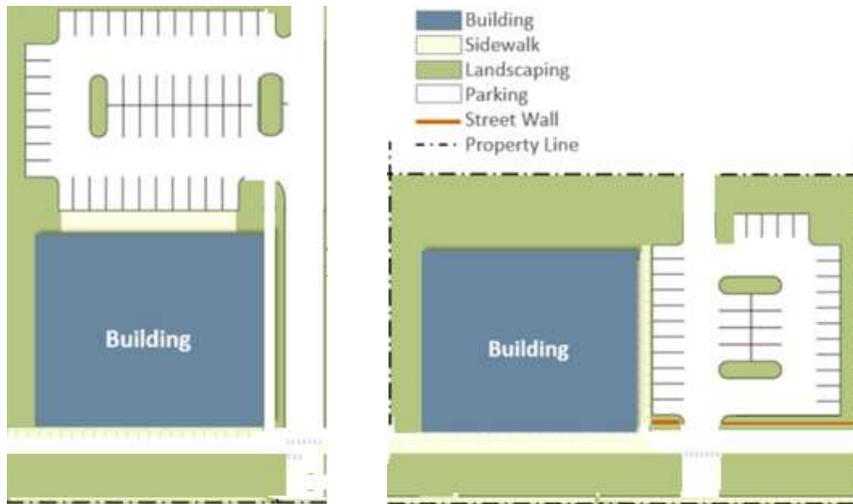
862 (f) Access/Parking Design

863 (1) Direct vehicular ingress and egress connections will be prohibited along Orange
864 Avenue and Hansel Avenue when the city determines that adequate access can be
865 provided from another location, including a side street or an existing available shared
866 driveway/cross access easement.

867 (2) Driveways shall be designed with the pedestrian in mind. This includes provision of
868 at least a 4 feet sidewalk and a minimum 3 feet wide tree zone, between the sidewalk
869 and driveway, on both sides of a driveway connected to a public right-of-way for at
870 least the length of the building, to give the appearance of a roadway.

871 (3) The edge of the driveway adjacent to the tree zone shall be curbed.

872 (4) The preferred location for surface parking lots is behind all buildings located in the
873 Road View Area in order to maximize the building's road frontage and pedestrian
874 interest along the road corridor. Parking lots are allowed to be located on the side of
875 a building, subject to the standards set forth in Section 134-460(f)(5), provided the
876 minimum building frontage percentage is maintained. Pedestrian connections from
877 the parking areas to the public building entrance shall be provided.



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880 (5) If a parking lot is provided on the side of a building, the vehicular area shall be
881 screened from the road by a street wall, which is intended to screen the vehicle use
882 area and ensure that lights from parked vehicles do not shine into the right-of-way or
883 adjacent pedestrian way. The street wall shall be 3 feet in height above grade of the
884 parking lot. Street walls shall be constructed of materials that complement the finish
885 on the primary building. Chain link, wood and PVC street walls shall be prohibited.
886 The street wall shall be placed at 4 feet behind the Build Line, with landscaping
887 planted between the wall and the ~~sidewalk within the Pedestrian Path zone.~~ Build
888 Line. Such landscaping shall contain a continuous hedge of shrubs at least 24 inches
889 high at planting of a species capable of growing to 36 inches in height within 18
890 months. The minimum height that the hedge shall be maintained is 24 inches, with the
891 maximum equal to the height of the wall. If the street wall exceeds 40 feet in length,
892 columns will be required to be incorporated into the wall at a maximum of 20 feet on
893 center, with a small understory tree, in addition to the hedge requirement, planted at a
894 rate of one tree/20 feet, or portion thereof, of wall.
895 (6) Inclusion of the Tree/Furnishings/Sign Area ~~and Pedestrian Path Area~~ areis required
896 between the surface parking and right-of-way. All surface parking lots shall be
897 landscaped consistent with city code standards.
898 (7) Parking structures shall reflect the character, scale and massing of the principal
899 structures they serve and shall not be located along the road frontage or within 100

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900 feet from any property used for single family residential uses without a liner building
901 containing businesses and/or residential uses, or a façade designed to resemble a
902 building conforming to the building design standards of the district. Where located
903 along a road frontage, the ~~Pedestrian Path and~~ Tree/Furnishings/Sign Areas shall be
904 provided. Where within one hundred feet of a property used for single family
905 residential uses, one evergreen, shade tree shall be planted along the shared property
906 line of those single family lots, at 50-foot on center intervals. The chosen species of
907 such trees shall be capable of reaching a minimum mature height of 50 feet, with a
908 minimum mature spread of 40. The minimum specifications at installation shall be
909 16-18 feet in height or 4-inch caliper diameter at breast height (dbh) at planting. All
910 internal elements such as plumbing pipes, fans, ducts and lighting, shall be screened
911 from view from the street. Ramping shall be internalized. Exposed spandrels shall be
912 prohibited.

913 (8) When any land or building accommodates 2 or more categories of uses (e.g.,
914 residential and commercial), the minimum total number of required parking spaces
915 for each use may be reduced through shared parking as allowed by Section 134-607.
916 Reduction in required parking spaces also may be approved if one of the following is
917 met:

918 a. A parking study is submitted demonstrating the amount of parking needed.

919 b. Developments within a one-quarter mile from a transit stop are eligible for the
920 following:

921 i. The minimum number of parking spaces may be reduced by up to 5%
922 for sites where the closest portion of the building on the requested
923 parcel is no more than a 1/4 of a mile (1320 linear feet) from a bus
924 stop.

925 ii. The minimum number of parking spaces may be reduced by up to 20%
926 for sites in which the closest portion of the building on the requested
927 parcel is no more than a 1/4 of a mile (1320 linear feet) radius from a
928 commuter rail or bus transfer station.

929 (9) On-street parking along newly created streets within the district or driveways that are
930 directly connected to a public road may be allowed through the site development
931 process. Only parallel on-street parking may be allowed. Angled or perpendicular
932 parking adjacent to a public street or entrance driveway shall not be allowed.
933 Evergreen, large stature shade trees will be required to separate the parallel spaces
934 into sets of no more than four. On-street parking, if provided, may be counted toward
935 meeting minimum parking requirements.

936 **Sec. 134-461. Use Specific Design Standards.**

937 (a) Car/Automotive Washing and Detailing

938 (1) All washing, waxing, and detailing of automobiles shall be within an enclosed
939 building, with the exception of tunnel entrance and exit doors. Detail bays are
940 prohibited.

- 941 (2) Tunnel entrance/exits shall not face Orange Avenue, Hansel Avenue, Holden Avenue,
942 Gatlin Avenue, or Hoffner Avenue.
- 943 (3) Vacuuming and drying of automobiles may be outside the building but shall not
944 encroach upon any setback for the principal structure or ~~intended landscape or~~
945 ~~pedestrian zone~~the Tree/Furnishing/Sign Area and shall only be located on paved
946 areas.
- 947 (4) Vacuum stations and related equipment shall be completely screened from all streets
948 or single family residential use or zoning district. Such wall shall meet the street wall
949 criteria, as stated above, including landscaping.
- 950 (5) There shall be no outside storage, nor outside display of goods offered for sale.
- 951 (6) No radios, stereos, or other sound amplification devices shall be played when any of
952 the motor vehicles doors or windows are open. Sound from radios, stereos, or other
953 sound amplification devices shall not be audible from anywhere off the site.
- 954 (7) Before a permit will be issued, the property owner shall sign an affidavit documenting
955 that the property owner understands conditions of operation.
- 956 (8) Parking or storage of vehicles and portable equipment on the site is not permitted
957 outside a fully enclosed structure when the business is closed.
- 958 (9) In addition to standard commercial site plan requirements, the proposed site plan
959 must be designed and demonstrate effective ingress/egress to the site, adequate
960 stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the
961 accommodation of a by-pass lane(s). The site plan shall also include the proposed
962 architectural building rendering. These plans will include the Exterior Elevations and
963 landscaping, and location for any proposed outside activities
- 964 (b) Drive Up Windows/Facilities
- 965 (1) Drive up windows shall be designed on the rear of the building.
- 966 (2) The drive-up aisle shall not be located between the building and Orange Avenue,
967 Hansel Avenue, Gatlin Avenue, Holden Avenue, or Hoffner Avenue.
- 968 (3) The building façade facing Orange Avenue, Hansel Avenue, Hoffner Avenue, Gatlin
969 Avenue, or Holden Avenue whether such elevation functions as the side or rear of the
970 building, shall be architecturally designed to avoid a “back of building” appearance.
- 971 (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars
972 (120 feet) before stopping point (e.g., pick up window, teller window, atm machine).
- 973 (c) Garden Center
- 974 Garden Centers are allowed if incorporated/integrated into the primary building onsite
975 with the intent that all merchandise is shielded from view from adjacent properties at
976 ground level and street rights-of-way.
- 977 (d) Multi-Dwelling Residential Buildings (stand-alone)
- 978 In addition to the other design standards of the district, approval of a special exception to
979 allow buildings used exclusively for residential purpose shall be based on a finding that
980 the design of the proposed residential furthers the intent of the district, particularly for

981 development to be human scale, encouraging alternative modes of transportation, and
982 protecting the stability of existing residential neighborhoods through design. The building
983 placement and design standards of the district shall apply.

984 (e) Company and Fleet Vehicles

985 ~~(1) Only the following classes of company or fleet vehicles shall be allowed to be parked on~~
986 ~~the property. Parking of company or fleet vehicles shall be allowed on a parking lot located~~
987 ~~behind the line created by the rear of the Road View building. If only the Rear portion of the~~
988 ~~lot is developed, the company or fleet vehicles may be parked within the parking area for that~~
989 ~~portion of the site (i.e., behind the street wall, and a minimum of 100 feet from the front~~
990 ~~property line). In addition, no company or fleet vehicle that is parked overnight on the~~
991 ~~property shall be visible from the public right-of-way unless such vehicle is included in one~~
992 ~~of the following two classes of vehicle:~~

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- 993 a. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons
994 manufactured primarily for the purpose of carrying passengers.
995 b. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-
996 axle, four tire vehicles, other than passenger cars. Included in this
997 classification are pickups, panels, and vans. Campers, motor homes,
998 ambulances, hearses, carryalls, and minibuses are not included in this class of
999 vehicle.

1000 ~~(2) Parking of the permissible company or fleet vehicles shall be on a parking lot located~~
1001 ~~behind the line created by the rear of the Road View building. If only the Rear~~
1002 ~~portion of the lot is developed, the company or fleet vehicles may be parked within~~
1003 ~~the parking area for that portion of the site (i.e., behind the street wall, and a~~
1004 ~~minimum of 100 feet from the front property line).~~

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1006 (f) Passenger Car Rental, Urban Prototype

- 1007 (1) Only rental of Passenger Vehicles, as defined by the Federal Highway
1008 Administration, shall be allowed.
1009 (2) Deliveries containing multiple vehicles from a truck are not permitted.
1010 (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.
1011 (4) Wash and vacuum stations must comply with standards listed in Section 134-461(a)
1012 Detail bays shall not be permitted.
1013 (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display
1014 of goods offered for sale.
1015 (7) The number of rental cars onsite shall be limited to 15.

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- 1016 (g) Micro-Breweries, Craft Distilleries, Micro-Wineries
- 1017 (1) No outdoor storage shall be permitted. All malt, vinous or distilled liquor
- 1018 production shall be within completely enclosed structures.
- 1019 (2) By-products or waste from the production of the malt, vinous or distilled liquor
- 1020 shall be properly disposed of off the property.
- 1021 (3) Building square footage shall not exceed 15,000 gross square feet without approval
- 1022 of a special exception.
- 1023 (4) A minimum of 25% of the building floor area shall be used as a restaurant, tasting
- 1024 room, or retail operation (or any combination thereof).

1025 **134-462. Development Bonuses.**

1026 The purpose of the development bonus system is to promote achievement of the goals and vision

1027 of the district that otherwise would not be economically feasible without a bonus in development

1028 intensity. Development sites may receive more than one bonus. All costs associated with

1029 implementation of the bonus categories shall be the responsibility of the developer.

1030 (a) Creation of an Activity Node

1031 Activity nodes shall be allowed an increase in the maximum impervious surface area

1032 ratio to 90%. Activity nodes shall be allowed an increase in the maximum building

1033 height to 75 feet/6 stories. In order to achieve the activity node bonuses the following

1034 design standards must be met:

- 1035 (1) Development sites must be at least 7.5 acres in size.
- 1036 (2) Buildings shall be designed with the pedestrian in mind reflected by, but not limited
- 1037 to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and
- 1038 emphasis on active first floor uses oriented to the street. Both residential and
- 1039 nonresidential uses are included. Building entryways and walkways will incorporate
- 1040 awnings and/or recessed entrances to provide weather protection for pedestrians.
- 1041 Such development will include unique architectural features and a comprehensive
- 1042 sign plan that promotes a cohesive design for the activity node. In addition, public
- 1043 amenities will be incorporated into the development to include public art, useable
- 1044 public gathering areas with seating and shade structures, water sculptures, fountains,
- 1045 or similar public amenities that are accessible to the public.
- 1046 (3) Parking shall be located behind buildings or in parking structures consistent with all
- 1047 applicable regulations. On street parallel parking is allowed; on-street angled parking
- 1048 shall not be allowed.
- 1049 (4) Include a park/urban plaza meeting the following criteria:
- 1050 a. The minimum area shall comprise at least one half (0.5) of an acre and the
- 1051 maximum shall be 2 acres.
- 1052 b. The area is spatially defined by building frontages and at least 150 feet of
- 1053 frontage on a two-lane street; incorporation of the lake frontage is strongly
- 1054 encouraged.

- 1055 c. Building facades facing the plaza shall have at least 70% of their first
1056 floor’s primary façade in transparent windows and/or public entrances and
1057 incorporate a ~~Pedestrian Path Area and~~ Tree/Furnishings/Sign Area as
1058 described in this District
- 1059 d. The area will consist of paved surfaces with planters and landscaped area
1060 consisting of paths, lawns, and shade trees, seating, and other furnishings,
1061 all formally arranged, and shall include a water feature/fountain as a focal
1062 point.
- 1063 e. The urban plaza or park shall be privately-owned and maintained, but
1064 open to the public. The applicant shall also be required to prepare a
1065 management plan for the maintenance and ownership of the site.
- 1066 f. Demonstration of compatibility with adjacent uses.
- 1067 g. Request for development approval must include elevations and colored
1068 renderings with materials identified in addition to development site plan.

1069 (b) Road Connectivity Improvement

1070 Land set aside for improved public road connectivity within the city, in particularly the
1071 connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development
1072 rights to other areas of the site at 1:1 land area ratio based on the maximum
1073 density/intensity allowed in the comprehensive plan (currently 25 residential units per
1074 acre and 1.0 Floor Area Ratio for non-residential uses. In addition, cost of the road
1075 construction may creditable against any transportation impact fees attributable to
1076 development of the site. Cross access easements are not eligible for this bonus.

1077 Three scenarios were presented by the MPO Study, with “the Grid” being the preferred
1078 option; however, other designs will be considered.

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1082 (c) Consolidation of Access Points/Use of Joint Driveways on Major Roads

1083 Minimizing the number of driveway connections along the corridor is not only important
1084 for efficient through-traffic movements, but will improve pedestrian safety. Minimizing
1085 the number of driveways reduces the number of potential pedestrian/driver conflicts.
1086 Thus, the goal along the road corridor is consolidation of driveways.

1087 The use of a joint use/shared driveway by locating the driveway on a shared property line
1088 and a non-exclusive ingress/egress access easement recorded in Orange County official
1089 public records will be eligible for an impervious surface area bonus equal to the
1090 impervious surface of the shared driveway.

1091 134-463. Pre-Existing Uses and Structures.

1092 (a) Generally.

1093 Legally conforming uses and structures that exist on a property shall continue to be
1094 considered legally conforming notwithstanding the rezoning of such property to the

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1095 Edgewood Central District. A property on which a legally conforming use or structure
1096 existed immediately prior to the rezoning of such property to the Edgewood Central
1097 District (hereafter, a “Property”) shall continue to be governed by the standards
1098 applicable to the zoning district that applied to the Property immediately before the
1099 rezoning, except as may be provided herein.

1100 (b) Change in Use.

1101 A change in principal use on a Property shall comply with all regulations and restrictions
1102 of the Code of Ordinances as of the date of rezoning. A change in principal use shall also
1103 cause the Property to be governed by the permitted uses set forth in this Edgewood
1104 Central District unless any prior principal use at the time of rezoning was permitted by
1105 the zoning district that applied to the Property immediately before the rezoning (either by
1106 right or by granted special exception) but is not permitted in this Edgewood Central
1107 District and the proposed changed use is included in the list of principal uses set forth
1108 below and any company and fleet vehicle parking complies with the company and fleet
1109 vehicle parking standards of Sec. 134-461(e). In such event, the proposed change of use
1110 shall be permitted and considered legally conforming.

- 1111 (1) Heating and air conditioning sales and service.
- 1112 (2) Storage and wholesale distribution warehouse, where not adjacent to a
1113 residential zoning district or property with a residential future land use
1114 designation, including those across a right-of-way.
- 1115 (3) Cabinet makers, rug and carpet cleaning, upholstery, mattress renovation,
1116 electrical, roofing and plumbing shops.
- 1117 (4) Mechanical garage, including personal vehicle body shop and painting. (No
1118 fuel services provided.)

1119 (c) Expansion of Existing Buildings.

1120 An expansion of existing buildings causing an increase in the total building square
1121 footage on a Property shall cause the Property to be governed by the standards set forth in
1122 this Edgewood Central District, unless such increase meets the conditions set forth below.
1123 In such event, the Property shall continue to be governed by the standards applicable to
1124 the zoning district that applied to the Property immediately before the rezoning.

- 1125 (1) Increases in building square footage on a Property shall be subject to City site
1126 plan approval.
- 1127
- 1128 (2) An increase in the total building square footage that existed on the Property, in the
1129 aggregate, at the time it was rezoned to the Edgewood Central District of up to
1130 10% shall be allowed so long as all company and fleet vehicle parking on the
1131 Property complies with the company and fleet vehicle parking standards of Sec.
1132 134-461(e).
- 1133
- 1134 (3) The extent of all increases in total building square footage on the Property, in the
1135 aggregate, shall not exceed 10% of the total building square footage that existed
1136 on the Property at the time it was rezoned to the Edgewood Central District,
1137 unless the Property complies with subparagraph (2), above, and the Property is

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brought into compliance with the Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h).

(4) The extent of all increases in total building square footage on the Property, in the aggregate, shall not exceed 20% of the total building square footage that existed on the Property at the time it was rezoned to the Edgewood Central District, unless the Property complies with subparagraphs (2) and (3), above, and all parking is configured so as to be located on the side or rear of the Property only or, if on the side of the Property, screened from the road by a street wall that meets the standards set forth in Sec. 134-460(f)(5).

(5) ~~The~~ extent of all increases in total building square footage on a Property, in the aggregate, shall not exceed 30% of the total building square footage that existed on the Property at the time it was rezoned to the Edgewood Central District unless the Property complies with subparagraphs (2), (3), and (4), above, and all buildings located within 100 feet of the front property line comply with the first-floor façade transparency requirement as set forth in Sec. 134-459(a)(2), the minimum building façade-width-to-lot-width ratio as set forth in Sec. 134-458, and the blank wall design standards as set forth in Sec. 134-459(a)(7).

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1160 (6) total building square footage on a property, in the aggregate, shall not exceed
1161 40%.

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1163 (d) Election.

1164 The owner of a Property may elect at any time in writing to have its Property be governed
1165 by the standards set forth in this Edgewood Central District in lieu of the standards
1166 applicable to the zoning district that applied to the Property immediately before the
1167 rezoning. To be effective, such election must be in writing, signed by the owner of the
1168 Property, properly notarized and addressed to the City Planner.

1169 (e) Demolition.

1170 Demolition of more than 50% of the total building square footage caused by the
1171 intentional act or agreement of the owner of more than 50% of the total building square
1172 on Property shall cause the Property to be governed by the Standards set forth in this
1173 Edgewood Central District.

1174 (f) Replacement of Destroyed Buildings.

1175 Repair or reconstruction of buildings damaged or destroyed by any act not caused by the
1176 intentional act or agreement of the owner shall not cause the Property to be governed by
1177 this Edgewood Central District provided that such repair or reconstruction occurs in the
1178 same building footprint that existed as of the date of rezoning or any expansion of such
1179 building footprint meets the standards of subsection (c), above, related to expansion of
1180 existing buildings.

1181 (f) Construction of New Buildings. Construction of new buildings on the Property shall
1182 be governed by the standards set forth in the Edgewood Central District.

1183
1184 **134-464. Waivers.**

1185 (a) The City Council may authorize waivers from the minimum standards set forth in
1186 this division when it finds, based upon substantial competent evidence presented to it,
1187 that strict application of such standards would impose an extraordinary hardship on a
1188 landowner or other petitioner with the consent of the owner (hereinafter, the
1189 "Applicant").

1190 (b) A request for a waiver based upon extraordinary hardship shall be filed with the
1191 City Clerk, including a non-refundable fee of \$500.00 paid by the Applicant to cover
1192 processing and advertising costs, and shall include a sworn recitation of the specific facts
1193 that are alleged to support the claim of extraordinary hardship. The Applicant shall also
1194 include with the request for waiver a bona fide, valid appraisal that supports the claim
1195 that the Applicant would suffer an extraordinary hardship as provided herein.

1196 (c) A public hearing on any request for a waiver for extraordinary hardship shall be
1197 held by the City Council at the first regular meeting of the City Council that occurs after
1198 the expiration of the period for publication of notice of the request for an exception.

1199 (d) Notice of filing of a request for a waiver, and the date, time, and place of the
1200 hearing thereon shall be published once at least 7 days prior to the hearing in a newspaper
1201 of general circulation within the city limits.

1202 (e) In reviewing an application for an exception based upon a claim of extraordinary
1203 hardship, the City Council shall consider whether and to what extent strict application of
1204 the standards or restrictions from which waiver is sought would substantially impair
1205 existing uses on the subject property or unreasonably diminish the value of the subject
1206 property.

1207 (f) At a minimum, the City Council shall consider the following non-exclusive
1208 factors under the criteria set forth in subsection (e) above:

1209 (1) The appraisal submitted by the Applicant;
1210 (2) Any other appraisals obtained by or submitted to the City;
1211 (3) The history of the subject property, including the date of purchase and the
1212 history of uses on the subject property;
1213 (4) The location of the subject property;
1214 (5) The configuration of the subject property;
1215 (6) The impact of the requested waivers on adjacent properties;
1216 (7) All measures proposed by the Applicant to comply with the spirit or intent
1217 of the provisions from which waiver is sought; and
1218 (8) All measures proposed by the Applicant to prevent any adverse impact the
1219 grant of the requested waiver would have on surrounding properties.

1220 (g) In order to grant any waiver pursuant to this Section, the City Council must find:

1221 (1) That strict application of the standards or restrictions from which waiver is
1222 sought would substantially impair an actual, present use on the subject property;
1223 or
1224 (2) That strict application of the standards or restrictions from which waiver is
1225 sought would substantially limit or impair non-speculative and reasonably
1226 foreseeable future uses of the subject property that create an existing fair market
1227 value in the property greater than the fair market value of the actual, present use
1228 on the subject property and that would be suitable for the subject property and
1229 compatible with adjacent land uses.

1230 (3) That any waivers granted will not adversely impact the use or property
1231 values of surrounding properties.

1232 (h) At the conclusion of the public hearing and after reviewing the evidence and
1233 testimony placed before it, the City Council shall act upon the request either to approve,
1234 approve with conditions, deny, or approve in part and deny in part the request made by
1235 the applicant.

1236 (i) Nothing contained in this Section shall be interpreted to prevent an Applicant
1237 from seeking relief through any other procedure allowed within the Code of Ordinances.

1238 | **SECTION FOUR. Severability.** If any section, subsection, sentence, clause, phrase,
1239 word or provision of this Ordinance is for any reason held invalid or unconstitutional by
1240 any court of competent jurisdiction, whether for substantive, procedural, or any other
1241 reason, such portion shall be deemed a separate, distinct and independent provision, and
1242 such holding shall not affect the validity of the remaining portions of this Ordinance.

1243 **SECTION FIVE. Conflicts.** In the event of a conflict or conflicts between this
1244 Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of
1245 the conflict, as allowable under the law.

1246 **SECTION SIX. Codification.** It is the intent of the City Council of the City of
1247 Edgewood that the provisions of this Ordinance shall be codified. The codifier is granted broad
1248 and liberal authority in codifying the provisions of this Ordinance.

1249 **SECTION SEVEN. Effective date.** This Ordinance shall take effect immediately upon
1250 adoption as provided by the Charter of the City of Edgewood.

1251
1252 PASSED ON FIRST READING THIS _____ DAY OF _____, 2018.

1253
1254 PASSED AND ADOPTED THIS _____ DAY OF _____, 2018.

1255
1256
1257 CITY OF EDGEWOOD, FLORIDA
1258 CITY COUNCIL

1259
1260 _____
1261 John Dowless, Council President

1262 ATTEST:
1263
1264 _____
1265 Bea Meeks, City Clerk

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