

**ORDINANCE NO. 2018-09**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO CREATE A NEW ZONING DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITTED, CONDITIONAL, AND PROHIBITED USES WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR DEVELOPMENT STANDARDS AND REGULATIONS WITHIN THE NEW ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the appearance of the City's main corridor sends a strong message to potential businesses and residents, as well as to people who regularly travel through the City; and

**WHEREAS**, the City's Comprehensive Plan contemplates SR 527 beautification, with a goal to create a place that people perceive as special as soon as they enter the city limits; and

**WHEREAS**, in 2008, during the Evaluation and Appraisal process, the City identified SR 527 redevelopment as the primary growth management issue facing the city; and

**WHEREAS**, in 2013, the City updated the comprehensive plan in 2013 and added goals, objectives, and policies contemplating the update of land development regulations to achieve the desired character of the SR 527 corridor; and

**WHEREAS**, creation of a new zoning district to regulate development along the SR 527 corridor furthers the objectives and policies of the City's Comprehensive Plan; and

**WHEREAS**, in 2014, City Council commissioned an Urban Land Institute (ULI) study to provide a recommendation on the next steps to achieve the City's vision for the SR 527 corridor; and

**WHEREAS**, the ULI report recommended crafting new development standards that lead to land being used in the most effective manner to benefit the property values of both the commercial and residential properties of the city; and

**WHEREAS**, in 2017, the Metropolitan Planning Organization (MPO) completed an Orange Avenue transportation study; and

**WHEREAS**, in addition to a recommendation for reconfiguring the lanes on SR 527, the MPO study recommended changes to development design standards to promote revitalization of the land use along the SR 527 corridor and a change from auto-oriented to multimodal transportation through and near the corridor; and

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

**WHEREAS**, in 2017, the City contracted with Little/LandDesign to assist City staff, its residents, and its business owners in re-validating the vision for the SR 527 corridor; and

**WHEREAS**, the Little/LandDesign survey showed the desire for more landscaping along the SR 527 corridor, an increase of active/people-oriented commercial (such as retail shops, dining and entertainment), rather than the existing heavy commercial uses, and an increase in the effectiveness of alternative forms of transportation, including an interconnected network of sidewalks and bike lanes, and establishing a commuter rail station in the city; and

**WHEREAS**, the City Council finds that the adoption of this Ordinance furthers the City's longstanding interest in addressing future development along the SR 527 corridor; and

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

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

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

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

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

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

\* \* \*

Alternative Financial Services Business means a check cashing business, payday advance or loan business, money transfer business, motor vehicle title loan business, or a credit access business as defined in this section. The term Alternative Financial Services Business shall not include: a state or federally chartered bank, savings and loan association, credit union, pawnshop, convenience store, supermarket, or other retail

establishment where consumer retail sales constitute at least 75% of the total gross revenue.

\* \* \*

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

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

Artisan Food and Personal Goods Manufacturing means food and personal goods produced by non-industrialized methods, in quantities not intended for mass-output; examples include cheese, charcuterie, coffee roasters, soaps, cabinetry, and furniture. This use must include a retail component that makes up at least twenty-five percent (25%) of the gross building area.

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

\* \* \*

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

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

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

\* \* \*

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

Bars (Alcoholic) means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises that limits patronage to adults of legal age for the consumption of alcohol and in which food service may be an accessory to the service of alcoholic beverages. A bar may include an area outside of an enclosed building provided the limits of that outdoor area are visually delineated, and such area is included in the licensed premises description in the vendor's license certificate.

\* \* \*

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

\* \* \*

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

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

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

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

\* \* \*

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

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

\* \* \*

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

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

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

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

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

\* \* \*

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

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

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

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

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

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

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

\* \* \*

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

\* \* \*

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

\* \* \*

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

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

\* \* \*

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

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

\* \* \*

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

\* \* \*

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

\* \* \*

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

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

\* \* \*

Major Utility Facilities means generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.

\* \* \*

Medical Offices/Clinics means an establishment for consultation, examination, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar State licensed practitioners of medical and healing arts. Medical Offices/Clinics does not include pain management clinics.

\* \* \*

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

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

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

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

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

\* \* \*

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

\* \* \*

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

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

\* \* \*

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

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

\* \* \*

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

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

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

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

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

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

Recreation, Sports, and Fitness, Outdoor means recreation use conducted outside of an enclosed building; Recreation, Sports, and Fitness, Outdoor includes such activities as stand alone playgrounds and outdoor athletic facilities.

\* \* \*

Religious Assembly means organized religious worship or religious education in a permanent or temporary building; Religious Assembly does not include private primary or secondary educational facilities, community recreational facilities or day care facilities; a religious

organization tax exemption shall constitute prima facie evidence of a religious assembly use.

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

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

\* \* \*

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

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

\* \* \*

Skilled Nursing Facility means a facility for the provision of bed care and in-patient services for persons requiring regular medical attention; Skilled Nursing Facility does not include the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.

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

\* \* \*

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

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

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

\* \* \*

Transitional Housing means residential housing for the supervision or detention of residents who are making the transition from institutional to community living; Transitional Housing

includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.

The Tree/Furnishings/Sign Area means the area located between the front property line of the property and the Build Line. This area shall be viewed as the front yard for the district.

\* \* \*

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

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

\* \* \*

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

\* \* \*

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

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

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

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

- (a) Provide a reliable development framework for public and private development decision making that will lead to the desired land use character and improve property values;
- (b) Encourage redevelopment or reuse of the underutilized or poorly maintained properties, recognizing Edgewood’s advantage of accessibility to downtown Orlando, the airport, the tourist area, and existing infrastructure;
- (c) Create a sense of civic pride by establishing good order and appearance through establishing uniform landscape and building placement and design guidelines;
- (d) Recognize that the largest “open space” within the city is the SR 527 right-of-way and the need to make this open space compatible with humans in addition to vehicles;

- (e) Protect the stability of the existing residential neighborhoods through design guidelines and only allowing uses which are compatible with the intended neighborhood character;
- (f) Enliven the community by requiring development designed to the human scale;
- (g) Improve transportation efficiency in the city by encouraging alternative modes of transportation, the creation of new travel patterns and live/work/play communities, and the consolidation of vehicle access points along the major roads; and,
- (h) Encourage a walkable community through the mix of uses and design to create interest in walking, protecting pedestrians through design guidelines.

The district is intended to establish a land use pattern that includes creation of activity nodes, where the primary focus is a high energy mix of live/work/play uses, around well-designed public spaces, connected by corridors of new employment and multi-unit residential buildings at an intensity less than the activity nodes. The parcel configuration along the SR 527 corridor is well suited for this land use pattern, with the current shopping centers (Fort Gatlin, Water’s Edge, and Edgewood Isle) candidates for the activity nodes given that their depth and area is sufficient to accommodate a significant redevelopment effort, and the more shallow depth and individual ownership of parcels along the east and west sides of the corridor for the less intense uses. Assemblages of parcels on the west side of the corridor and a future commuter rail station location also have the potential for activity nodes.

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

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

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

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 illustrated on and approved with the site plan and 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 petroleum (LP) gas, and other fuels)	--
	Furniture Stores, retail	P
	Garden Center <sup>1</sup>	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail <sup>1</sup>	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
<b>Neighborhood Services</b>		
	Car/Automotive Washing/Detailing, full service only <sup>1</sup>	P
	Banking, Commercial, does not include alternative financing services, drive up facilities are subject to design standards	P
	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	S
	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/Clinics	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
	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
<b>Neighborhood Entertainment, Arts, and Recreation</b>		
	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	--
<b>Edgewood Central District Employment</b>		
<b>Accommodation</b>		
	Hotels with structured or shared parking	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
<b>Administration/Business Support</b>		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstering cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies except for day labor pool offices	P
	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
<b>Agriculture</b>		
	Agriculture	--
	Cannabis farm	--
<b>Automotive</b>		
	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 <sup>1</sup> , full service only	P
	Parking lots not incidental to primary use onsite	--
	Wrecker, Towing, and Vehicle	--

	Recovery Services	
	Vehicle Storage	--
<b>Construction</b>		
	Building material storage (except as accessory to permitted retail use and when illustrated on and approved with the site plan)	--
	Construction Equipment Sales and Services (except as accessory to permitted retail use)	--
	Construction and/or Remodel Design Office	P
<b>Food Services</b>		
	Bakery (wholesale)	S
	Caterers	P
	Vending Machine Operators	--
<b>Education</b>		
	Driving schools for passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S
	Colleges and Universities	S
	Elementary and Secondary Schools	S
<b>Electronic</b>		
	Industrial machinery and equipment repair and maintenance	--
	Commercial equipment repair and maintenance	P
	Consumer electronics and communication equipment repair and maintenance, retail	P
	Heating and A/C Service	--
<b>Finance and Insurance</b>		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
<b>Health Care and Social Service</b>		
	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	--
	Vocational rehabilitation counseling	P
<b>Information</b>		
	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
<b>Manufacturing</b>		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component. <sup>1</sup>	P
	Artisan food and personal products manufacturing (must include a retail component)	P
	Monument Sales	--
	Re-upholsterer and furniture repair	P
	Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment	S
	Other Manufacturing	--
<b>Mining</b>		
	Mining	--
<b>Professional, Scientific and Technical Services</b>		
	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
	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
<b>Real Estate Rental and Leasing</b>		
	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
<b>Merchandise/Equipment Rental and Leasing</b>		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental (except as accessory to permitted retail)	--
	General rental centers	--
	Home equipment rental (except as	--

	accessory to permitted retail)	
	Office machinery and equipment rental and leasing(except as accessory to permitted retail)	--
	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 <sup>1</sup>	P
<b>Transportation</b>		
	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	--
<b>Warehousing</b>		
	Warehousing and storage (except as allowed with artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
<b>Waste Collection and Disposal</b>		
	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	--
<b>Wholesale trade</b>		
	Micro-brewery, craft distillery, micro winery (requires retail component) <sup>1</sup>	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in	--

	Artisan Food/Product Manufacturing	
<b>Other</b>		
	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	--
	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
<b>Edgewood Central District Residential</b>		
	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 2 uses, e.g., retail and residential, or office and residential)	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	--
<b>Edgewood Central District Public/Quasi Public/Government Administration/Infrastructure</b>		
	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.	--
--	---	----

Footnotes: <sup>1</sup> Specific design standards apply

- (b) Where there is doubt as to whether a particular use or class of uses not specifically identified in this chapter are of the same general character as those listed as permitted principal or special exception uses, the property owner, property owner's designee, or city staff may request in writing that the planning and zoning board make a determination and recommendation to the city council whether such use or class of uses is substantially similar and compatible to a permitted principal or special exception use specifically identified herein. Upon such request, the planning and zoning board shall conduct a hearing and make a recommendation to the city council as to whether such use or class of uses is substantially similar and compatible to a permitted principal or special exception use specifically identified herein. If the city council, after review and hearing on the planning and zoning board's recommendation, finds the use or class of uses is substantially similar and compatible to a permitted principal use provided herein, the proposed use shall be allowed as though specifically permitted. If the city council, after review and hearing on the planning and zoning board's recommendation, finds the use or class of uses is substantially similar and compatible to a special exception use, the property owner or property owner's designee may proceed with an application for special exception use. Additionally, if the city council finds that a proposed use or class of uses for which a substantially similar and compatible determination is sought is not so transient or unique as to make future requests for determination unlikely, the city council may direct city staff to prepare an ordinance to amend the list of uses to include such use or class of uses.
- (c) The review and hearing of an application for a special exception shall consider the character of the neighborhood in which the proposed use is to be located, its effect on the value of surrounding lands, and the area of the site as it relates to the required open spaces and off-street parking facilities. Each application for a special exception shall be accompanied by a site plan incorporating the regulations established herein. As a part of the application, the site plan shall include a simple plan drawn to an appropriate scale, including legal description, lot area, site dimensions, right-of-way location and width, parking areas and number of parking spaces, proposed building location and setbacks from lot lines, total floor area proposed for any building, proposed points of access, location of signs, location of existing easements and a general plan of proposed landscaping. Said site plan shall be submitted to and considered by the city council after recommendation by the planning and zoning board as provided for in article II of this chapter prior to the granting of a building permit. Upon such approval, said site plan becomes part of the building permit and may be amended only by the city council after recommendation by the planning and zoning board. Development under the special exception shall comply with all applicable city codes and ordinances.

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

(a) The goals of these standards include:

- (1) creation of a cohesive development pattern along the road;
- (2) transformation of the SR 527 corridor into a "open space" designed for pedestrians and bicyclists in addition to vehicles;
- (3) creation of a sense of place that has physical appeal and coordinated functionality and is safe for pedestrians in order to protect, promote, and improve public health, safety, comfort, order, convenience, prosperity and general welfare;
- (4) improvement of mobility along the corridor for vehicles and pedestrians;
- (5) ensuring connectivity of uses and travel paths;
- (6) mitigation of the appearance of certain uses so as to ensure these uses/buildings are aesthetically integrated, harmonious, and compatible with the surrounding neighborhood and community; and,
- (7) creation of economic opportunities for redevelopment and assemblage of parcels.

(b) For the purpose of design and review, the development site consists of two areas: the Road View Area and the Rear Area. The Road View Area shall consist of the front 100 feet of the property, and the Rear Area shall consist of the remainder of the property.

(c) Minimum Lot Width.

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

(d) Maximum Allowed Impervious Surface Ratio.

Except as otherwise provided herein, the maximum allowed impervious surface ratio of any lot shall be 80%, except for development within Activity Nodes where the impervious surface maximum of 90% is allowed.

(e) Maximum Allowed Floor Area Ratio and Density.

The City Council finds that the Edgewood Central District promotes a mixed-use development pattern along SR 527, a "principal arterial." Therefore, properties with a Commercial Future Land Use designation that have frontage along SR 527 shall not exceed a maximum floor area ratio of 1.0 F.A.R. for non-residential uses and a maximum density of 25 dwelling units per acre for residential uses. The maximum floor area ratio and density for all other properties in the district shall be determined by the Future Land Use designation for such properties.

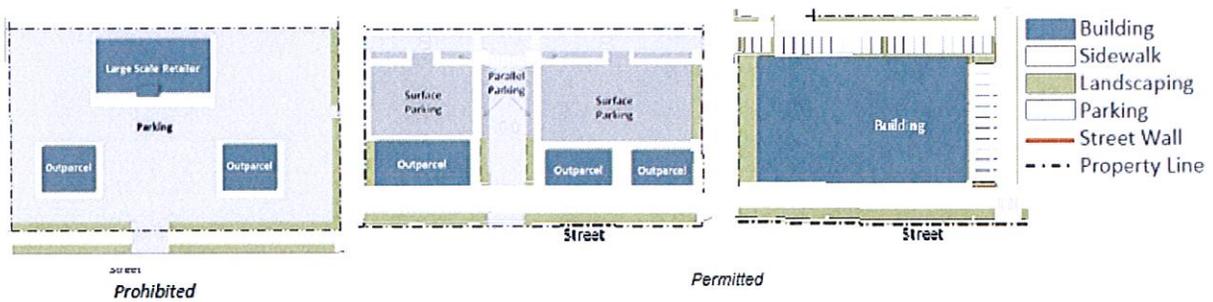
(f) Minimum Percentage of Lot Width Occupied by Building at the Build Line.

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

<u>Lot Width</u>	<u>Minimum % of Lot Width occupied by Building Façade</u>
<u>&lt;125</u>	<u>50</u>
<u>125 ≥ 174.9</u>	<u>60</u>
<u>≥175</u>	<u>70</u>

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;
- (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.



(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 20 feet from the rear property line.
- 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: 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.
- 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.

(3) Rear Building Alternative.

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 Tree/Furnishings/Sign Area must be met.

(h) Tree/Furnishings/Sign Area

- (1) The Tree/Furnishings/Sign Area shall be located along the front property line of the property and extend 25 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:

a. Tree Choice:

<u>Street Trees</u>	<u>Characteristics</u>	<u>Minimum Requirements</u>
<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>

b. Tree Location:

<u>Street Tree Standards (as measured to center of tree)</u>	
<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 road intersections and driveways</u>	<u>Consistent with current Florida Green Book Standard (generally 75' from center of intersection stop bar in both directions)</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>
<u>Offset from Road Intersections</u>	<u>Per current Florida Green Book standard</u>

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

\*\* Staff has the ability to approve tree locations closer to the property line for existing, established trees that meet the intent of the trees in the Tree/Furnishing/Sign area.

(3) Trees shall be planted in a shallow (no greater than a 6:1 slope and maximum 18 inches in depth) pervious swale (no pervious pavers) comprising at least 100

square feet per tree, that will ensure the capture of rainwater and runoff in order to promote deep root growth.

- (4) Tree limbs must be maintained to hang no lower than 14.5 feet above any public street, alleyway, driveway, and no less than 8.5 feet over sidewalks.
- (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.
- (6) All sidewalks in the tree furnishing zone shall be ADA compliant and a minimum width of 8 feet of which at least 6 feet of width is maintained for a continuous pedestrian access route free of obstructions.
- (7) Where sidewalks are not located contiguous to the building façade, building perimeter landscaping shall be provided in accordance with the following standards.
  - a. have a minimum depth from the building of six feet.
  - b. shall contain at least a double row of shrubs, preferably of different species, planted parallel to the building. The shrubs shall be at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months, and spaced to achieve a continuous hedge at maturity. The hedge height shall be maintained to not obstruct the full window view.
  - c. Small/understory trees shall be planted at a rate of one tree/20 feet, or portion thereof, of the length of the landscaped area as measured along the building façade. Spacing of the trees shall be at the discretion of the owner, such that the trees may be aggregated to provide maximum aesthetic value. The required trees may be credited toward meeting the blank wall requirement if applicable.
- (8) All street furnishings shall be permanently fixed to the ground through mechanical fasteners or through the use of concrete footings.
- (9) Unless specifically approved through the site plan review process, all street furnishing shall have a black finish.
- (10) Details for all furnishings, including specifications, installation, colors and material shall be provided as part of the site plan review process.
- (11) Any unpaved area in the Tree/Furnishings/Sign Area shall, at a minimum, be planted with a low-maintenance, drought tolerant ground cover.
- (12) Ground Signs shall be allowed to be placed within the Tree/Furnishings/Sign Area provided such signs comply with all other provisions of the City Code.
- (13) The following improvements shall also be allowed within the Tree/Furnishings/Sign Zone.
  - a. Building mounted and/or cantilevered architectural building elements such as awnings and canopies meeting the following requirements:
    1. Hung 13 to 15 feet above the adjacent sidewalk grade;

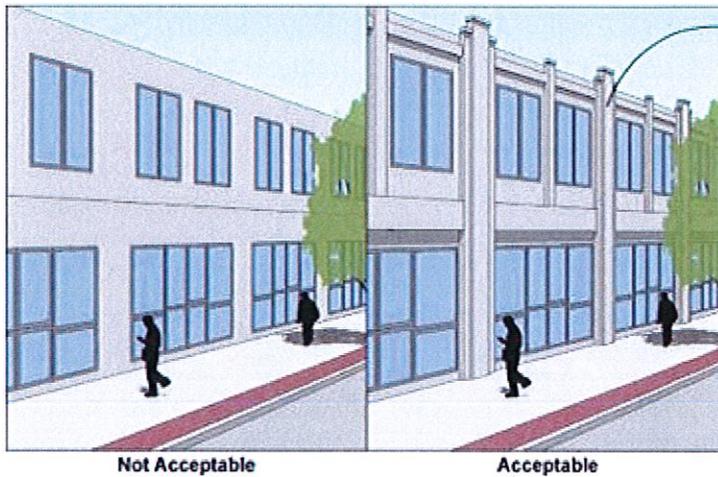
2. Extending 2 to 8 feet from the wall;
3. A clear height distance of at least 80 inches, as required by accessibility standards;
  - b. Bay windows with a maximum width of 8 feet not extending greater than 18 inches from the building wall;
  - c. Articulated wall projections of a minimum depth of 8 inches and maximum depth of 1.5 feet and maximum width of 4 feet in length;
  - d. Attached Signs, as provided in Chapter 122 of this Code of Ordinances; and
  - e. One Temporary Sign no taller than 36 inches and no wider than 24 inches that does not block or impair pedestrian traffic and is displayed only during the business hours of any business located on the property.

**Sec. 134.459. Building Design.**

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

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

- (1) Primary Entrance: The building façade facing the front property line shall include a primary entrance to the building. This entrance can be placed at an angle not more than 45 degrees to the road if oriented to a road intersection.
- (2) First Floor Façade Transparency: At least 60% of the width of the ground floor road frontage façade shall contain clear (transparent) or spectrally selective glazings (minimum VLT of 60%) considered as “non-reflective” glass. This requirement includes doors and windows affording views into the interior areas. Opaque, translucent or reflective glass cannot be counted towards the transparency ratio. Window placement shall be incorporated to create a horizontal and/or vertical rhythm. The windows are encouraged to be full height of the ground floor, but in no instance shall the sill be more than 3 feet above grade, with the window height extending to at least the top height of the primary entrance door. A wall projection less than or equal to 18 inches is allowed to extend into Tree/Furnishings/Sign Area.
- (3) Facade Horizontal Variation: Building façade design shall vary horizontally at least every 40 feet by incorporating two or more of the following techniques:
  - a. Articulation (wall projections or recesses) of a minimum of 8 inches in depth and maximum 4 feet in width, for the full height of the building..



- b. A full height material change; e.g., stucco to brick with varying roof heights (paint color is not considered a material change).
  - c. Full height wall recesses of up to 4 feet in depth, and maximum 40 feet in length with varying roof height.
  - d. Non-continuous cantilevered window treatments no more than 40 feet wide, occupying 50-70% of the building's length, placed 13-15 feet above the adjacent sidewalk grade, with a minimum 8 feet clear height.
  - e. 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;
- (4) Building Height: The minimum building height shall be 20 feet. For multi-story buildings, except for stand-alone residential uses, the finished first floor shall be a minimum of 13 feet in height and at least 8 feet in height for every story above the first.
- a. Maximum building height shall be as follows:
    - 1. Outside an Activity Node: 4 stories/55 feet unless within 100 feet of a single family residential zoning district, then 3 stories/45 feet.
    - 2. Inside an Activity Node: 6 stories/75 feet.
  - b. Façade Vertical Variation: A building height greater than 20 feet, regardless of the number of stories, shall include a 3-dimensional horizontal change at least 12 inches in height across at least 75% of the building, placed between 13 to 15 feet above ground to ensure a human scale, e.g., a material or texture change, or a building offset (building step back or step forward). The use of banding (continuous horizontal stripes) across large areas of the façade is prohibited. An alternative to this standard is a building mounted and/or cantilevered architectural building elements such as awnings and canopies meeting the following requirements:
    - 1. Hung 13 to 15 feet above the adjacent sidewalk grade.
    - 2. Extending 2 to 8 feet from the wall.
    - 3. A clear height distance of at least 80 inches, as required by accessibility standards.
    - 4. Occupying a total of 50-70 percent of the length of the building façade.
- (5) Decorative Elements: Decorative architectural appendages, embellishments and other architectural features are required. Subject to site plan approval, such architectural appendages, embellishments and other architectural features may extend up to 8 feet beyond the maximum building height provided such appendages are no more than 50% of the building roof length and are compatible with adjacent development. Such appendages and architectural embellishments shall be strategically located to draw customers to the primary entrance of the building and or highlight pedestrian passages between buildings.

- (6) Roof Lines: Roof lines shall be varied with a minimum change in height of at least 5 feet at least every 80 linear feet in building length. A 3-dimensional cornice, at least 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller), shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped building roofs shall have a minimum 2-foot over hang and include a gutter/downspout system. This roof overhang is allowed to extend into Tree/Furnishings/Sign Area.
- (7) Blank Wall Design: Blank walls facing a street that are 10 feet in length or greater shall incorporate one or more of the following design treatments so as to eliminate blank walls more than 10 feet in length:
- a. Design Treatment 1: Evergreen vine wall (trellis or wire/vine system) of at least 5 feet in width, contained within a 3 feet minimum width planting bed in front of the wall, at least 13 feet high, placed every 10 feet on center along length of the blank wall surface, with each bed irrigated and planted with climbing vines sufficient to cover the trellis within 3 years;
  - b. Design Treatment 2: Small trees of at least 16 feet in height at maturity, planted at a rate of 1 tree for each 15 feet (or part thereof) of blank wall (minimum one tree), with tree height of at least 5 feet at planting, planted at least 3 feet away from the wall, within a planting bed of at least six feet in width; plus, a hedge of plants the length of the wall that creates a depth of at least 5 feet and maintained at a height at least 3 feet in height;
  - c. Design Treatment 3: Variety or decorative masonry pattern of at least 2 types of materials, color, texture, or architectural feature (such as accents and relief elements), of which the contiguous surface length equals at least 50% of the blank wall surface area; and
  - d. Design Treatment 4: Wall signage of at least 6 feet in length and four feet in height, limited by total sign area allowed by City code.

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

- (b) Secondary façades: facades not facing a road but within public view, shall be of finished quality, color, and materials that blend with the remainder of road frontage façade. Major architectural treatments on the road frontage building façade, such as cornices, window treatments, and repeating details, shall be continued around all sides of the building that will be visible to the public. Design of Buildings outside the Road View Portion of the Site shall meet the same design standards for buildings in the Road View portion of the site with the exception of façade transparency. At least 30% of the front façade of buildings located outside the Road View portion of the site shall be devoted to transparent windows and/or glass doors affording some view into the interior areas. Blank walls are encouraged to be creatively designed to create an illusion of transparency.

## Sec. 134-460. Other Design Standards

### (a) Stormwater Management

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

- (1) Stormwater management shall be incorporated into the overall design of the project so as to be a creative feature/amenity of the development or incorporated into the landscape irrigation system.
- (2) Except if designed as an exfiltration system, stormwater management shall only be located behind the Road View portion of the site or, if approved during site plan review, where aesthetically incorporated into the Tree/Furnishings/Sign Area.
- (3) Pond edges in the Road View Area shall be sloped so as to avoid the necessity of fencing. Outside the Road View Area, where slopes require fencing, only black, ornamental fencing will be allowed.
- (4) The use of innovative stormwater management methods is encouraged such as green roofs, bio retention areas such as the use of deep gardens and planters, infiltration, permeable paving in parking stalls, cisterns incorporated into the building architecture with the water reused for landscaping. Use of pervious pavers/pavement as part of the stormwater management system requires maintenance of the pervious pavers/pavement by the owner for continued viability and effectiveness over the life cycle of the development. An operation and maintenance guide to include a specific maintenance schedule shall be provided by the design Professional Engineer at the time of permitting of the pervious pavers/pavement. The owner shall engage a Professional Engineer to inspect and certify to the city on an annual basis that the constructed pervious pavers/pavement is being properly maintained and is functioning as per the approved design of the stormwater management system.
- (5) At a minimum, the stormwater management system shall comply with St. Johns River Water Management Standards.

### (b) Loading/Service Areas/Mechanical Equipment

- (1) A trash/waste collection area shall be totally screened by masonry walls with an opaque low maintenance gate constructed of and finished with materials and colors which are similar to the materials and colors utilized in the principal building on site. In no case shall the trash collection area be located within 50 feet of a single family residential lot, nor located forward of the rear façade of a Road View building. To the extent possible, the trash collection area, shall be incorporated into the primary building design.
- (2) Loading areas, satellite dishes, truck parking, and other service support equipment shall be designed so that they cannot be seen from the street and any adjacent single-family properties. Masonry screen walls with landscaping material at the base of the wall may be utilized where necessary to screen such equipment or areas.

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

(c) Fences

- (1) With the exception of decorative railings for outdoor cafes, fences shall not be allowed in the Road View Area of the property. Decorative railings for cafes shall not exceed 3 feet in height.
- (2) Fences shall not create a barrier to cross access easements nor the connection of cross access easements to public roads.
- (3) Maximum height of fences anywhere in the district shall be 48 inches.
- (4) Chain link fencing must be black vinyl-coated and shall not be visible from a public right-of-way.

(d) Corner Sight Clearance

Intersection/corner sight clearance shall be consistent with requirements of the current Florida Greenbook

(e) Underground Utility Installation

- (1) It is the intent of the city to improve the aesthetic appeal of the city and the reliability of utility service by requiring that utility lines such as electric, telephone, cable TV, fiber optics and other utilities be placed underground in conjunction with the construction of all new buildings, unless it is determined by the City Council that soil, topographical or any other compelling conditions make the installation of such utility lines as prescribed herein unreasonable or impracticable. It shall be the developer's responsibility to make the necessary arrangements with each utility in accordance with the utility's established policies.
- (2) The underground installation of incidental appurtenances such as transformer boxes, pedestal-mounted terminal boxes for electricity, or similar service hardware necessary for the provision of electric and communication utilities shall not be required.
- (3) Below ground installation shall not normally be required for bulk electric power supply lines and communication major feeder lines. Nothing in this section shall be construed to prohibit any entity furnishing utility service within the city from collecting, as a condition precedent to the installation of service facilities, any fee, prepayment or contribution in aid of construction which may be required.
- (4) Existing utility service poles to a property shall be removed in compliance with this section for redevelopment or additions.

(f) Access/Parking Design

- (1) Pedestrian access shall be consistent with Section 134-141 of the City Code. Where sidewalk width requirements differ, the ECD standard shall apply. Pedestrian connections from the parking areas to the public building entrance shall be provided.

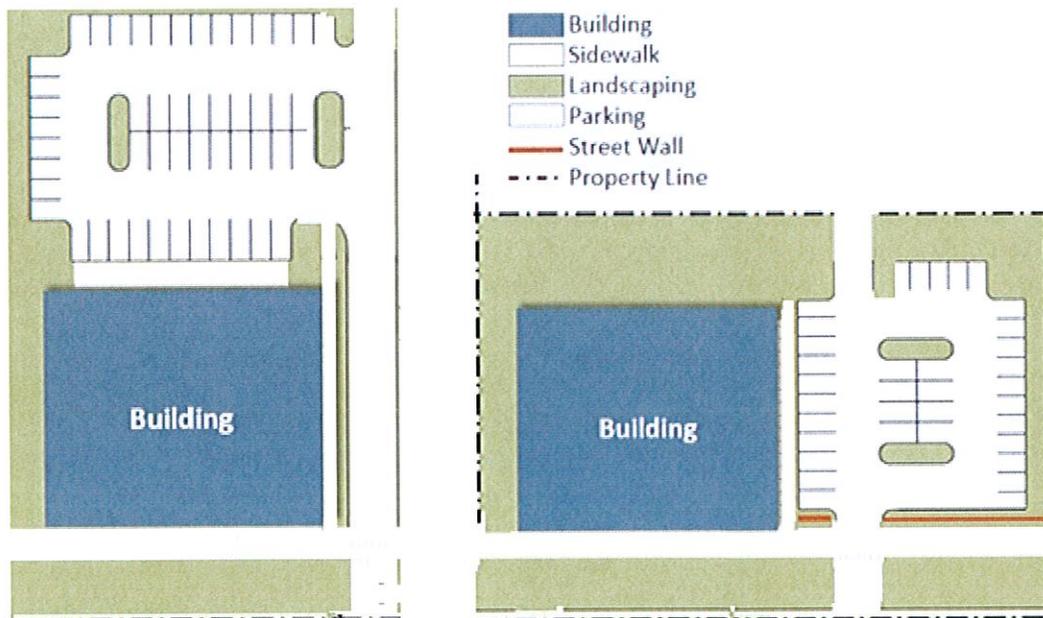
Where a pedestrian must cross an onsite vehicular travel path for continuous pedestrian travel, retroreflective crosswalk markings or textures shall be installed to increase pedestrian safety.

- (2) Direct vehicular ingress and egress connections will be prohibited along SR 527 when the city determines that adequate access can be provided from another location, including a side street or an existing available shared driveway/cross access easement.

- (3) Driveways shall be designed with the pedestrian in mind. This includes provision of at least a 6 feet sidewalk and a minimum 4 feet wide tree zone, between the sidewalk and driveway, on both sides of a driveway connected to a public right-of-way for at least the length from the public sidewalk to the parking area to give the appearance of a roadway. Lots less than 90 feet in width shall only be required to have a sidewalk on one side of the driveway in order to accommodate the “minimum % of lot width occupied by building façade” standard; however, the 4 feet wide tree zones shall be required on both sides of the driveways for these lots less than 90 feet.

- (4) Concrete curb and gutter shall be constructed along the edge of driveways. Parking lot perimeters shall be constructed with concrete curbing. Bumper stops will be required in addition to the curbing where necessary to protect landscaping, pedestrian walkways and buildings.

- (5) The preferred location for surface parking lots is behind all buildings located in the Road View Area in order to maximize the building’s road frontage and pedestrian interest along the road corridor. Parking lots are allowed to be located on the side of a building, subject to the standards set forth in Section 134-460(f)(6), provided the minimum building frontage percentage is maintained.



- (6) If a parking lot is provided on the side of a building, the vehicular area shall be screened from the road by a street wall, which is intended to screen the vehicle use area and ensure that lights from parked vehicles do not shine into the right-of-way or adjacent pedestrian way. The street wall shall be 3 feet in height above grade of the parking lot. Location of street walls in proximity to intersections shall meet the standards outlined in the most current FDOT Florida Green Book. Street walls shall be constructed of materials that complement the finish on the primary building. Chain link, wood and PVC street walls shall be prohibited.

The street wall shall be placed at 4 feet behind the Build Line, with landscaping planted between the wall and the Build Line. Such landscaping shall contain at least a row of shrubs, planted parallel to the wall. The shrubs shall be at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months, and spaced to achieve a continuous hedge at maturity. In addition to the hedge requirement, small/understory trees shall be planted at a rate of one tree/20 feet, or portion thereof, of the wall. The minimum height that the hedge shall be maintained is 24 inches, with the maximum equal to the height of the wall. If the street wall exceeds 40 feet in length, columns will be required to be incorporated into the wall at a maximum of 20 feet on center.

If columns are used as part of the street wall, the maximum height of the columns shall be 3 feet 9 inches.

- (7) Inclusion of the Tree/Furnishings/Sign Area is required between the surface parking and right-of-way. All surface parking lots shall be landscaped consistent with city code standards.
- (8) Parking structures shall reflect the character, scale and massing of the principal structures they serve and shall not be located within 100 feet from any property used for single family residential uses without a liner building containing businesses and/or residential uses, or a façade designed to resemble a building conforming to the building design standards of the district. The minimum liner building depth shall be 35 feet. Where located along a road frontage, the Tree/Furnishings/Sign Areas shall be provided. In addition to the required liner buildings, where within one hundred feet of a property used for single family residential uses, one evergreen, shade tree shall be planted along the shared property line of those single family lots, at 50-foot on center intervals. The chosen species of such trees shall be capable of reaching a minimum mature height of 50 feet, with a minimum mature spread of 40. The minimum specifications at installation shall be 16-18 feet in height or 4-inch caliper diameter at breast height (dbh) at planting. All internal elements such as plumbing pipes, fans, ducts and lighting, shall be screened from view from the street. Ramping shall be internalized. Exposed spandrels shall be prohibited.

The design of structured parking should take into consideration a future where parking demand is reduced. Toward this future, the recommended design of the parking structures is for adequate space between floors to retrofit for level floors and HVAC infrastructure for conversion to living or working space.

- (9) When any land or building accommodates 2 or more categories of uses (e.g., residential and commercial), the minimum total number of required parking spaces

for each use may be reduced through shared parking as allowed by Section 134-607. Reduction in required parking spaces also may be approved if one of the following is met:

a. A parking study is justifying the requested reduction. This could include provision rideshare/transportation network company drop-off zones. Drop-off zones shall not interfere with transit stops and any designated freight loading zones curbside.

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

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

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

(10) On-street parking along newly created streets within the district or driveways that are directly connected to a public road may be allowed through the site development process. Only parallel on-street parking may be allowed. Angled or perpendicular parking adjacent to a public street or entrance driveway shall not be allowed. Evergreen, large stature shade trees will be required to separate the parallel spaces into sets of no more than four. On-street parking, if provided, may be counted toward meeting minimum parking requirements. On-street accessibility parking shall be constructed consistent with the Public Right of Way Accessibility Guidelines (PROWAG)

(11) Bicycle Parking shall be provided onsite consistent with the following standards.

a. Required Number of Bicycle parking spaces:

i. For developments that require up to ten (10) vehicular parking spaces, two (2) bicycle parking spaces shall be required.

ii. For developments that require ten (10) or more vehicular parking spaces, two (2) bicycle parking spaces shall be required, plus one (1) additional bicycle parking space for each ten (10) vehicular parking spaces above ten (10); provided that no more than eight (8) bicycle parking spaces are required for any one (1) tax parcel.

b. Bicycle Parking Space Design.

i. All bicycle parking spaces shall comply with the following standards:

(a) Minimum aisle width: If more than one (1) row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of sixty (60) inches in an aisle in each row to allow for access and maneuvering between the rows of parked bicycles.

(b) Minimum vertical clearance: 72 inches

(c) Accessible to users without climbing or descending stairs.

(d) Separated from vehicle parking spaces by physical barriers, such as curbs, wheel stops, bollards or other similar features, to protect bicycles from damage.

(e) Consistent with the design, color and character of the buildings, street furniture and other features on the building site, but clearly discernible as bicycle parking.

ii. All standard bicycle racks shall comply with the following standards:

(a) Bicycle racks shall be an inverted "U"/hoop rack, campus rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels with a cable and U-type locks.

(b) Minimum tube diameter : 1.9 inches.

(c) Maximum rack height : 36 inches.

(d) Minimum depth for each row of parked bicycles: 72 inches.

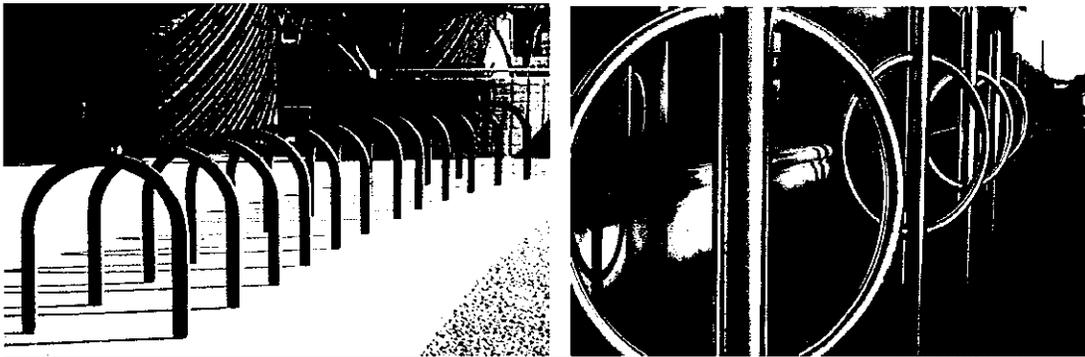
(e) Minimum separation between horizontal rows: 30 inches on center to allow enough room for 2 bicycles to be secured to each rack element.

(f) Designed to accommodate 2 bicycle parking spaces per rack.

(g) Powder coated, or other weather-proof surface, as approved through site plan review process.

(f) Enable users to lock the frame and both wheels.

(g) Anchored so as not be easily removed.



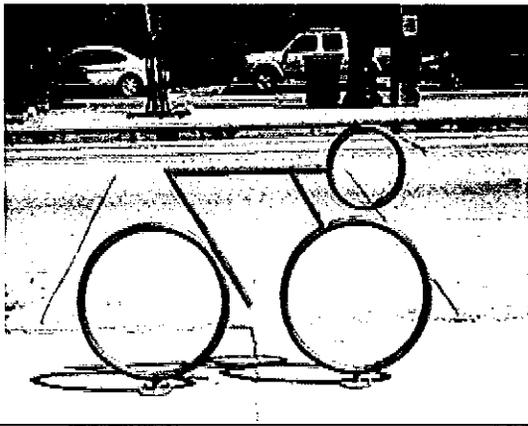
Images: Examples of Standard Bicycle Rack Designs

iii. Alternative Bicycle Rack Design. Alternative bicycle parking rack designs may be approved, in compliance with the following standards:

(a) Size: Accepts multiple bicycle frame sizes and styles.

(b) Compatibility: Accommodates the use of cable and U-type locks.

- (c) Function: Supports a bicycle frame at 2 points above the wheel hubs.
- (d) Purpose: Allows the frame and at least 1 wheel of the bicycle to be locked to the rack.
- (e) Scale: Visible to pedestrians and the visually impaired, but consistent with the scale of the bicycle locked to the device.
- (f) Durability: Maintenance-free or fabricated from materials that weather in an aesthetically pleasing manner.
- (g) Simplicity: Easy to understand and operate, with no moving parts.
- (h) Operation: Usable without lifting the bicycle onto the device.



Example Alternative Bike Rack Design

iv. Bicycle lockers shall comply with the following minimum standards:

- (a) Height: 49 inches.
- (b) Width: 30 inches.
- (c) Length: 74 inches.
- (d) Capacity: Accommodates 1 bicycle per locker.
- (e) Durability: Maintenance-free or fabricated from materials that weather in an aesthetically pleasing manner.

c. Bicycle Parking Location.

Location for bike parking shall take into consideration both long term parking and short term parking. Long term parking is meant to accommodate cyclists who are expected to park for longer than two hours, such as employees, students, residents, and commuters. Safety from theft and vandalism, protection from the elements and accessibility are key issues for long term parking. A place to store accessories is also highly desired. Short-term parking is meant to accommodate visitors who are expected to depart within two hours. Short-term parking is typically found at retail shops and public buildings (libraries, clinics, etc.). Visibility and accessibility are key issues. The ratio of provision of short vs long

term bicycle parking will be dependent on the proposed use onsite and will be analyzed during site plan review.

The best type of parking facilities for long-term parking are either inside a building, office, guarded enclosure, or bicycle lockers. Bicycle lockers can be installed indoors or out. They are best provided on a user application or lease basis to ensure appropriate use.

Short-term parking racks should support the bicycle at two or more points above and on either side of the bicycles center of gravity. The best types of parking facilities for short-term storage are simple inverted-U racks. The inverted "U" rack is a single piece of heavy gauge steel bent to form a U. Pipe ends are either installed in a concrete base or have welded mounting flanges bolted directly to a solid, flat surface. Each of these racks holds two bicycles.

Bike racks shall be located as follows:

- i. The preferred location for bike racks is in close proximity to and visible from primary building entrances to enhance security of the stored bikes. A bike "corral" may be located within the vehicular parking area; however, the corral shall be separated from vehicle parking spaces by physical barriers, such as curbs, bollards or other similar features, to protect bicycles from being damaged by vehicles. If located within parking structures, the preferred location is in proximity to garage security at the front entrance.
- ii. A least 50% of the required bicycle parking shall be provided within the primary building (indoor bicycle parking) or within bicycle racks located no more than one hundred (100) feet from primary building entrances served, and preferably within fifty (50) feet.
- iii. Bike parking may be located within the Tree/Furnishings Sign Area.
- iv. Bike parking shall not be located in any vehicle parking space required by City code.
- v. Bike racks shall not be placed so that they block any building entrance or impede pedestrian flow in or out of the building, or result in a reduction of the minimum required sidewalk width caused by either the rack or the parking of the bicycles.
- vi. Bike racks shall not block transit or freight loading.
- vii. Preferred location for bicycle parking is situated such that the bicycles will be protected from the weather. Covered bicycle parking is encouraged wherever the design of the building or use being served by the bicycle parking facility includes a covered area that could accommodate such facilities
- viii. Bike racks shall be situated a minimum distance of twenty-four (24) inches from any building wall.
- ix. Bike parking shall be located in a clearly designated area and must be illuminated at night.

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

(a) Car/Automotive Washing and Detailing

- (1) All washing, waxing, and detailing of automobiles shall be within an enclosed building, with the exception of tunnel entrance and exit doors. Detail bays are prohibited.
- (2) Tunnel entrance/exits shall not face SR 527, Holden Avenue, Gatlin Avenue, or Hoffner Avenue.
- (3) Vacuuming and drying of automobiles may be outside the building but shall not encroach upon any landscape buffer, setback for the principal structure, or the Tree/Furnishing/Sign Area and shall only be located on paved areas. Vacuuming equipment or other equipment may only be located on the side or rear of the subject property.
- (4) Vacuum stations and related equipment shall be completely screened from all streets or single family residential use or zoning district. Such wall shall meet the street wall criteria, as stated above, including landscaping.
- (5) There shall be no outside storage, nor outside display of goods offered for sale.
- (6) Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site.
- (7) Before a permit will be issued, the property owner shall sign an affidavit documenting that the property owner understands conditions of operation.
- (8) When the business is closed, all portable equipment on the site shall be stored within a fully enclosed structure.
- (9) Any customer vehicles stored overnight shall meet the following standards:
  - a. shall be either within a completely enclosed building or parked within a designated parking space on a parking lot located behind the line created by the rear of the Road View building. If only the Rear portion of the lot is developed, the vehicles may be parked within a designated parking space within the parking area for that portion of the site (i.e., behind the street wall, and a minimum of 100 feet from the front property line).
  - b. No vehicle parked overnight on the property shall be visible from the public right-of-way unless such vehicle is either:
    - i. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers; or
    - ii. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-axle, four tire vehicles, other than passenger cars. Included in this classification are pickups, panels, and vans. Campers, motor homes, ambulances, hearses, carryalls, and minibuses are not included in this class of vehicle.
  - c. Any wrecked or inoperable vehicle shall not be stored/parked overnight, regardless of location.

(10) In addition to standard commercial site plan requirements, the proposed site plan must be designed and demonstrate effective ingress/egress to the site, adequate stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the accommodation of a by-pass lane(s). The site plan shall also include the proposed architectural building rendering. These plans will include the Exterior Elevations and landscaping, and location for any proposed outside activities

(b) Drive Up Windows/Facilities

- (1) Drive up windows shall be designed on the rear of the building.
- (2) The drive-up aisle shall not be located between the building and SR 527, Gatlin Avenue, Holden Avenue, or Hoffner Avenue.
- (3) The building façade facing SR 527, Hoffner Avenue, Gatlin Avenue, or Holden Avenue whether such elevation functions as the side or rear of the building, shall be architecturally designed to avoid a “back of building” appearance.
- (4) Drive up aisles shall have adequate on-site queuing distance to accommodate 6 cars (120 feet) before the first stopping point (e.g., pick up window, teller window, atm machine).

(c) Garden Center

Garden Centers are allowed if incorporated/integrated into the primary building onsite with the intent that all merchandise is shielded from view from adjacent properties at ground level and street rights-of-way.

(d) Multi-Dwelling Residential Buildings (stand-alone)

In addition to the other design standards of the district, approval of a special exception to allow buildings used exclusively for residential purpose shall be based on a finding that the design of the proposed residential furthers the intent of the district, particularly for development to be human scale, encouraging alternative modes of transportation, and protecting the stability of existing residential neighborhoods through design. The building placement and design standards of the district shall apply.

(e) Company and Fleet Vehicles

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

- a. FHWA Class 2 – Passenger Cars. All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers.
- b. FHWA Class 3 – Other Two-Axle, Four-Tire Single Unit Vehicles. All two-axle, four tire vehicles, other than passenger cars. Included in this classification are pickups, panels, and vans. Campers, motor homes,

ambulances, hearses, carryalls, and minibuses are not included in this class of vehicle.

(f) Passenger Car Rental, Urban Prototype

- (1) Only rental of Passenger Vehicles, as defined by the Federal Highway Administration, shall be allowed.
- (2) Deliveries containing multiple vehicles from a truck are not permitted.
- (3) No vehicle maintenance and repair, including oil changes, shall occur on-site.
- (4) Wash and vacuum stations must comply with standards listed in Section 134-461(a)
- (5) Detail bays shall not be permitted.
- (6) There shall be no outside storage, other than the rental vehicles, nor outdoor display of goods offered for sale.
- (7) The number of rental cars onsite shall be limited to 15.
- (8) All parking spaces shall be designed to meet code dimensions provided in Sec.134-608. Parking shall be provided for employees and customers in addition the parking designated for rental display vehicles.

(g) Micro-Breweries, Craft Distilleries, Micro-Wineries

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

**Sec. 134-462. Development Bonuses.**

The purpose of the development bonus system is to promote achievement of the goals and vision of the district that otherwise would not be economically feasible without a bonus in development intensity. Development sites may receive more than one bonus. All costs associated with implementation of the bonus categories shall be the responsibility of the developer.

(a) Creation of an Activity Node

Activity nodes shall be allowed an increase in the maximum impervious surface area ratio to 90%. Activity nodes shall be allowed an increase in the maximum building height to 75 feet/6 stories. In order to achieve the activity node bonuses the following design standards must be met:

- (1) Development sites must be at least 7.5 acres in size.
- (2) Buildings shall be designed with the pedestrian in mind reflected by, but not limited to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and

emphasis on active first floor uses oriented to the street. Both residential and nonresidential uses are included. Building entryways and walkways will incorporate awnings and/or recessed entrances to provide weather protection for pedestrians. Such development will include unique architectural features and a comprehensive sign plan that promotes a cohesive design for the activity node. In addition, public amenities will be incorporated into the development to include public art, useable public gathering areas with seating and shade structures, water sculptures, fountains, or similar public amenities that are accessible to the public.

(3) Parking shall be located behind buildings or in parking structures consistent with all applicable regulations. On street parallel parking is allowed; on-street angled parking shall not be allowed.

(4) Should on-street parking include provision of accessible parking spaces, such shall be consistent with the Public Right of Way Accessibility Guidelines (PROWAG)

(5) Include a park/urban plaza meeting the following criteria:

a. The minimum area shall comprise at least one half (0.5) of an acre and the maximum shall be 2 acres.

b. The area is spatially defined by building frontages and at least 150 feet of frontage on a two-lane street; incorporation of the lake frontage is strongly encouraged.

c. Building facades facing the plaza shall have at least 70% of their first floor's primary façade in transparent windows and/or public entrances and incorporate a Tree/Furnishings/Sign Area as described in this District

d. The area will consist of paved surfaces with planters and landscaped area consisting of paths, lawns, and shade trees, seating, and other furnishings, all formally arranged, and shall include a water feature/fountain as a focal point.

e. The urban plaza or park shall be privately-owned and maintained, but open to the public. The applicant shall also be required to prepare a management plan for the maintenance and ownership of the site.

f. Demonstration of compatibility with adjacent uses.

g. Request for development approval must include elevations and colored renderings with materials identified in addition to development site plan.

(b) Road Connectivity Improvement

Implementation of improved public road connectivity within the city, particularly the connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development rights to other areas of the site at 1:1 land area ratio based on the maximum density/intensity allowed in the comprehensive plan (currently 25 residential units per acre and 1.0 Floor Area Ratio for non-residential uses). This bonus also includes a potential reduction in Tree/Furnishing/Sign Area width along the new road if the intent to create an active pedestrian storefront zone is met. Two scenarios were presented by the MPO Study, with "the Grid" being the preferred option; however, other designs will be considered. Cross access easements are not eligible for this bonus.

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

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

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

**Sec. 134-463. Pre-Existing Uses and Structures.**

(a) Generally.

Legally conforming uses and structures that exist on a property shall continue to be considered legally conforming notwithstanding the rezoning of such property to the Edgewood Central District. A property on which a legally conforming use or structure existed immediately prior to the rezoning of such property to the Edgewood Central District (hereafter, a "Property") shall continue to be governed by the standards applicable to the zoning district that applied to the Property immediately before the rezoning, except as may be provided herein.

(b) Change in Use.

For any change in principal use that occurs on the Property, the proposed new principal use shall be consistent with Sec. 134-457 (Permitted Uses within the Edgewood Central District) unless the following four conditions are met: (i) the proposed new principal use was not prohibited by the zoning district that applied to the Property immediately before the rezoning but is prohibited in this Edgewood Central District; (ii) the proposed new principal use is included in and consistent with the list of principal uses set forth below; (iii) the proposed new principal use is consistent with all regulations in existence immediately before the rezoning, including parking, loading, and vehicular maneuvering; and (iv) any company and fleet vehicle parking on the Property, or, in the case of a multi-tenant property, any company and fleet vehicle parking associated with the space that is the subject of the change in use, complies with the company and fleet vehicle parking standards of Sec. 134-461(e). In such event, the proposed change of use shall be permitted and considered legally conforming even if it is not consistent with Sec. 134-457.

(1) Heating and air conditioning sales and service.

(2) Storage and wholesale distribution warehouse, where not adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way. Provided, however, a change in principal use to this category shall comply with the following standards:

a. All loading bays on the Property, or, in the event of a multi-tenant building, all loading bays associated with the space that is the subject of the proposed change in use, that are within one hundred feet from the front property line shall face away from SR 527;

b. The Property shall be brought into compliance with the Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);

- c. If the building associated with the change is located within one hundred feet from the front property line, then the front of such building shall be brought into compliance with the first-floor façade transparency requirement as set forth in in Sec. 134-459(a)(2) and with the blank wall design standards as set forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in Sec. 134-458(h)(7)c.; and
  - d. All parking for the Property, or, in the event of a multi-tenant building, all parking associated with the space that is the subject of the proposed change in use, that is located within 100 feet from the front property line shall be configured so as to be located on the side or rear of the Property only. If such parking is located on the side of the Property, it must be screened from the road by a street wall that meets the standards set forth in Sec. 134-460(f)(6).
- (3) Cabinet makers, rug and carpet cleaning, upholstery, electrical, roofing and plumbing shops.
- (4) Mechanical garage, including personal vehicle body shop and painting. (No fuel services provided). For avoidance of doubt, Automotive Repair and Services are included in this category to the extent the specific proposed use was included as a principal permitted use on the Property prior to rezoning to the Edgewood Central District. Provided, however, a change in principal use to mechanical garage shall comply with the following standards:
- a. All garage bays on the Property, or, in the event of a multi-tenant building, all garage bays associated with the space that is the subject of the proposed change in use, that are within one hundred feet from the front property line shall face away from SR 527;
  - b. The Property shall be brought into compliance with the Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);
  - c. If the building associated with the change is located within one hundred feet from the front property line, then the front of such building, shall be brought into compliance with the first-floor façade transparency requirement as set forth in in Sec. 134-459(a)(2) and with the blank wall design standards as set forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in Sec. 134-458(h)(7)c.; and
  - d. All parking for the Property, or, in the event of a multi-tenant building, all parking associated with the space that is the subject of the proposed change in use, that is located within 100 feet from the front property line shall be configured so as to be located on the side or rear of the Property only. If such parking is located on the side of the Property, it must be screened from the road by a street wall that meets the standards set forth in Sec. 134-460(f)(6).
- (5) Miniwarehouses, provided, however, a change in principal use to miniwarehouses shall comply with the following standards:
- e. All storage units shall be located within a completely enclosed building with sole access to the units through the interior of the building;

- f. The Property shall be brought into compliance with the Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);
- g. If the building associated with the change is located within one hundred feet from the front property line, then the front of such building shall be brought into compliance with the Design of Buildings within the Road View Portion of the Site standards as set forth in Sec. 134-459(a);
- h. No vehicular building access shall face a road right-of-way;
- i. No outside storage shall be allowed; and
- j. Such change of use to miniwarehouses shall only be allowed upon the approval of the City Council after a recommendation by the Planning and Zoning Board and a hearing in which the City Council considers the character of the area in which the proposed use is to be located, its consistency with the Comprehensive Plan, its compatibility with surrounding uses and development, and its effect on the value of surrounding lands. Notice of such review shall be provided in the same manner as required for special exceptions as provided in Sec. 134-105.

(c) Expansion of Existing Buildings.

For purposes of this Sec. 134-463(c), an "Expansion" shall mean an increase in building square footage of one or more existing buildings on a Property; and the "Historical Adjusted Square Footage" on a Property shall mean the total square footage of all buildings that existed on a Property at the time it was rezoned to Edgewood Central District minus the total of all building square footage, if any, removed from the Property following its rezoning to Edgewood Central District pursuant to an intentional demolition as provided in Sec. 134-463(e), calculated at the time of a proposed Expansion.

An Expansion shall cause the Property to be governed by the standards set forth in this Edgewood Central District unless the following conditions are met, in which case the Property shall continue to be governed by the standards applicable to the zoning district that applied to the Property immediately before the rezoning:

- (1) an Expansion shall be subject to City site plan approval;
- (2) an Expansion shall be allowed on a Property so long as all company and fleet vehicle parking on the Property complies with the company and fleet vehicle parking standards of Sec. 134-461(e);
- (3) if the size of a proposed Expansion, when combined with all other Expansions that have occurred on the Property after it was rezoned to Edgewood Central District, exceeds 10% of the Historical Adjusted Square Footage on the Property, then such Expansion shall only be allowed if the Property complies with subparagraph (2) above and with the Tree/Furnishings/Sign Area standards as set forth in Sec. 134-458(h);
- (4) if the size of a proposed Expansion, when combined with all other Expansions that have occurred on the Property after it was rezoned to Edgewood Central District, exceeds 20% of the Historical Adjusted Square Footage on the Property, then such Expansion shall only be allowed if 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 and, 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)(6);

(5) if the size of a proposed Expansion, when combined with all other Expansions that have occurred on the Property after it was rezoned to Edgewood Central District, exceeds 30% of the Historical Adjusted Square Footage on the Property, then such Expansion shall be only be allowed if 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(f), and the blank wall design standards as set forth in Sec. 134-459(a)(7), subject to any applicable credit as set forth in Sec. 134-458(h)(7)c.; and

(6) if the size of a proposed Expansion, when combined with all other Expansions that have occurred on the Property after it was rezoned to Edgewood Central District, exceeds 40% of the Historical Adjusted Square Footage on the Property, then such proposed Expansion shall be prohibited.

(d) Election.

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

(e) Demolition.

Demolition of more than 50% of the total building square footage on a Property caused by the intentional act or agreement of the owner shall cause the Property to be governed by the standards set forth in this Edgewood Central District. Building square footage removed by such demolition shall be considered in the calculation of Historical Adjusted Square Footage as provided in Section 134-463(c).

(f) Replacement of Destroyed Buildings.

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

(h) Construction of New Buildings. If a new building is constructed on the Property, then such new building shall be governed by the standards set forth in the Edgewood Central District.

**Sec. 134-464. Waivers.**

(a) The City Council may authorize waivers from the minimum standards set forth in this division when it finds, based upon substantial competent evidence presented to it,

that strict application of such standards would create an illogical, impossible, impractical or unreasonable result on a landowner or other petitioner with the consent of the owner (hereinafter, the "Applicant"). This waiver procedure is not available for purposes of changing a use that is otherwise prohibited (or limited to a special exception) herein to one that is permitted (or no longer limited to a special exception).

(b) A request for a waiver shall be filed with the City Clerk, including a non-refundable fee as set by Resolution of the City Council paid by the Applicant to cover processing and advertising costs, and shall include a detailed explanation of the claim for waiver along with documentation of the current physical conditions on the site, alternatives from the applicable standards set forth in this division, cost estimates or other credible data required to support or justify the requested waiver.

(c) A public hearing on any request for a waiver shall be held by the Planning and Zoning Board at the first regular meeting of the Planning and Zoning Board that occurs after the expiration of the period for publication of notice of the request for waiver. After consideration of the request, the Planning and Zoning Board shall forward its recommendation on the request to the City Council. A public hearing shall be held by the the City Council at its next regular meeting after receipt of the Planning and Zoning Board's recommendation.

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

(e) In reviewing an application for a waiver, the Planning and Zoning Board and the City Council shall consider the following non-exclusive factors:

(1) The history of the subject property, including the date of purchase and the history of uses on the subject property;

(4) The location of the subject property;

(5) The configuration of the subject property;

(6) The impact of the requested waivers on adjacent properties;

(7) All measures proposed by the Applicant to comply with the spirit or intent of the provisions from which waiver is sought; and

(8) All measures proposed by the Applicant to prevent, reduce, or offset any adverse impact the grant of the requested waiver would have on surrounding properties.

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

(1) That the granting of the proposed waiver will not have the effect of nullifying the intent and purpose of the standard that is the subject of the requested waiver;

(2) That the granting of the proposed waiver will serve the health, safety and welfare of the city;

(3) That any waiver granted is the minimum waiver that will reasonably eliminate or reduce the illogical, impossible, impractical, or unreasonable result caused the applicable standard contained in this division; and

(4) That any waivers granted will not adversely impact the use or property values of adjacent properties.

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

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

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

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

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

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

PASSED ON FIRST READING THIS 19th DAY OF JUNE, 2018.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST, 2018.

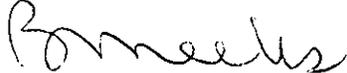
CITY OF EDGEWOOD, FLORIDA

CITY COUNCIL



John Dowless, Council President

ATTEST:



Bea Meeks, City Clerk