

**ORDINANCE NO. 2018-15**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO THE EDGEWOOD CENTRAL DISTRICT TO CORRECT SCRIVENERS' ERRORS, PROVIDE CLARIFICATION OF ADOPTED REGULATIONS AND STANDARDS, AMEND CERTAIN DESIGN GUIDELINES AND STANDARDS, AND TO PROVIDE AMENDED REGULATIONS RELATED TO CERTAIN LOTS WITH MULTIPLE FRONTAGES ALONG STATE ROAD 527; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City adopted Ordinance No. 2018-09 which created the Edgewood Central District zoning district and provided for development requirements within said district; and

**WHEREAS**, the City desires to correct scriveners' errors contained in Ordinance No. 2018-09; and

**WHEREAS**, the City finds it appropriate to modify and clarify certain development and design requirements contained in Ordinance No. 2018-09; and

**WHEREAS**, the City find its appropriate to provide specific regulations related to properties with multiple frontages along State Road 527 to ensure reasonable and adequate development opportunities upon such properties; and

**WHEREAS**, in this Ordinance additions to the Code of Ordinances are indicated by underline, deletions are indicated by ~~strike through~~, 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," Sections 134-458, 134-459, 134-460, 134-461, 134-463, and 134-464 are hereby amended as follows:

\* \* \*

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

\* \* \*

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

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

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

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 beneath the, 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. Where EC District is adjacent to property with a Low Density Residential future land use designation, a seven (7) feet high opaque brick wall shall be constructed on the property line between the property with a Low Density Residential future land use designation and ECD zoned property. The wall in proximity to any street or driveway intersection shall be designed to avoid a traffic safety hazard. In addition to the wall, year-round shade trees shall be planted within a planting area at least (8) feet in depth from the

wall at a rate where, at maturity, the canopies provide full screening, but in no case less than 1 tree/40 linear feet. A hedge may be substituted for the tree requirement, upon approval of City Council, if the intended screening coverage can be provided.

b. Minimum Side Yard/Building Setback Width and Use

1. The minimum side building setback is zero unless adjacent to property with a Low Density Residential future land use designation ~~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 property with a Low Density Residential future land use designation ~~a single family residential district~~ shall be 25 feet. Where EC District is adjacent to property with a Low Density Residential future land use designation, a seven (7) feet high opaque brick wall shall be constructed on the property line between the property with a Low Density Residential future land use designation and EC zoned property. The wall in proximity to any street or driveway intersection shall be designed to avoid a traffic safety hazard. In addition to the wall, year-round shade trees shall be planted within a planting area at least (8) feet in depth from the wall at a rate where, at maturity, the canopies provide full screening, but in no case less than 1 tree/40 linear feet. A hedge may be substituted for the tree requirement, upon approval of City Council, if the intended screening coverage can be provided.
3. On lots abutting SR 527, Holden, Hoffner, or Gatlin Avenue, ~~a side street,~~ development within the side yard shall conform to the Road View site standards and Tree/Furnishing/Sign Areas. Abutting other side streets, the minimum building setback shall be 25 feet and shall conform to the City's code for building perimeter landscaping.
4. Buildings shall be setback from every natural surface water body a minimum of 50 feet, measured from the normal high water elevation.

\* \* \*

(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:

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

b. Tree Location;

Street Tree Standards (as measured to center of tree)	
On-center spacing*	<del>25</del> <u>35</u> feet
Offset from Sidewalk	Minimum 2'-6"
Offset from front property line	12.5 feet**
Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)	Minimum 12.5'-0"
Offset from road intersections and driveways	Consistent with current Florida Green Book Standard (generally 75' from center of intersection stop bar in both directions)
Offset from Underground Utilities	10'-0"
Offset from Light Poles	15'-0"
Offset from Driveways, Fire Hydrants	10'-0"
<del>Offset from Road Intersections</del>	<del>Per current Florida Green Book standard</del>

---

\*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/Furnishings/Sign Area~~ 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 AreaZone.
  - 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; and
  - 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.~~

(i) Flexibility for certain lots with double frontage on S.R. 527.

Flexibility is needed for lots with double frontage on S.R. 527 where the lots have a right-of-way to right-of way (ROW to ROW) distance less than 350 feet and in cases where buildings with 100 feet of depth (east to west measurement) are proposed on the double frontage lots between 350 and 500 feet from S.R. 527 (ROW to ROW). On such properties, only the Hansel Avenue frontage will be required to meet the Building Placement standards of this Section. The Orange Avenue frontage shall meet the following standards, which include three components: Landscaped Buffer and Wall, Vehicular Use Area, and Back of Building standards.:

(1) Landscaped Buffer and Wall

- a. a minimum of 15 feet buffer area shall be provided along the S.R. 527 frontage not used as the primary frontage;
- b. a 4.5 ft. high opaque brick wall shall be constructed parallel to the entire road frontage (excluding pedestrian and vehicular accessways);
- c. the brick wall shall be constructed 7 feet from the property/right-of-way line within the buffer and shall comply with the requirements outlined below;
- d. brick columns shall be used, at a minimum, where the wall ends at the property lines or access points;

- e. the wall shall have modulation at every 40 feet by incorporating recesses away from the street side. The recesses shall be 20 feet in length and a minimum of 3 feet in depth. If the wall exceeds 40 feet in length, columns will be required to be incorporated into the wall at a maximum of 20 feet on center;
- f. columns shall not exceed 5 feet 4 inches in height;
- g. the wall (not columns) may be topped with a wrought iron type trim if not exceeding a total height of five feet 4 inches for the wall and trim;
- h. the wall shall break to provide for pedestrian entrance into the parcel. At least one "Pedestrian Entryway" wall break shall be provided per parcel. The number of Pedestrian Entryways to be provided is based on the placement of such and the requirement that the distance between the entryways or between the entryway and an endpoint of the parcel's SR 527 frontage does not exceed 300 feet (measured center to center/parcel endpoint). This pedestrian entryway shall be designed with architectural distinction (e.g., archway, pergola) with a minimum clearance of 8 feet. The Pedestrian Entryway shall also contain a six (6) feet wide sidewalk that is connected to the public sidewalk. The sidewalk shall also be connected to a six (6) feet wide sidewalk interior to the vehicular use area that connects with a sidewalk to the building's primary public entrance. If the 6 feet wide sidewalk is provided within a 12 feet wide area between rows of (head to head) parking and is lined with year-round shade trees planted at 50-foot intervals (on center), those rows of parking will not be limited to a maximum of ten spaces without a landscape break. These shade trees shall a minimum caliper of 3 inches and minimum 14 feet in height at planting;
- i. the buffer area on the road side of the wall shall be designed according to the following standards:
  - 1. one year-round green shade tree shall be planted in the area created by each wall recess; shade trees shall be a minimum caliper of 5 inches and minimum 14 feet in height at planting;
  - 2. at least two clustered understory/small trees shall be planted in front of the non-recessed portion of the wall. Understory/small trees shall be a minimum of seven feet in height and have at least a three-inch caliper at planting;
  - 3. at least a double row, multi-height hedge shall be planted parallel to the wall and 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 at the height no taller than the wall;
  - 4. low-maintenance, drought tolerant ground cover shall be used for areas without hedges and trees or pavement;
  - 5. street furniture permanently fixed to the ground through mechanical fasteners or through the use of concrete footings shall be allowed; all street furnishings shall have a black finish unless specifically approved through the site plan review process;

- j. The buffer on the non-street side of the wall shall include a row of shrubs and understory trees as follows:
  1. the shrubs shall be planted parallel to the wall and 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 at the height no taller than the wall.
  2. understory trees shall be planted at a rate of 1 tree/20 linear feet of wall; understory/small trees shall be a minimum of seven feet in height, have at least a two-inch caliper.

(2)  Vehicular Use Areas

Vehicular use areas on the building side of the wall shall be consistent with the parking lot standards contained in Section 134-460, except as follows:

- a. the maximum number of parking spaces in a row without a landscape break is ten except when using a head to head sidewalk/shade tree median option as described above. However, a landscaped break/end cap shall continue to be required at the ends of each row of parking spaces;
- b. decorative lighting shall be provided at a pedestrian level (maximum 10 feet in height) throughout the vehicular use area.

(3)  Back of Building

Mechanical equipment shall be integrated into the overall mass of a building by screening it behind a wall or parapets or by recessing equipment into hips, gables, walls, or similar features.

\* \* \*

**Sec. 134-459. Building Design.**

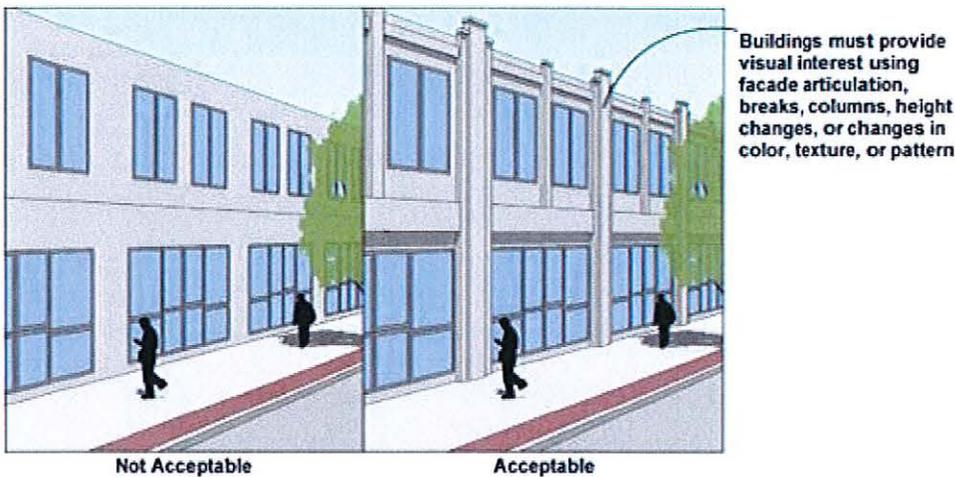
The intent of these design standards is to avoid long uninterrupted, monolithic appearance of façade planes, thus enhancing the visual appearance of development within the City and creating a human scale building, which in turn encourages pedestrian activity. The façade design is intended to give the 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. Windows shall be a minimum of 2 feet in width. ~~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. A wall projection less than or equal to 18 inches is allowed to extend into Tree/Furnishings/Sign Area.



- 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 property with a Low Density Residential future land use designation of a single family residential zoning district, then 3 stories/45 feet.
  2. Inside an Activity Node: 6 stories/75 feet; provided however, within 100 feet of property with a Low Density Residential future land use designation, the building shall be designed and scaled for compatibility with adjacent single family homes, taking into consideration shadows, privacy, and visual quality. Methods for achieving compatibility include ground screening, upper story building step-back, and building design.
- 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.

\* \* \*

~~(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.~~

(b) 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.

(c) 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.

### **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 Build Line in 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) A goal of the ECD is to make Edgewood more pedestrian oriented. To this end, a minimum 14 foot pedestrian zone shall be provided adjacent to the back of curbs of SR 527, Hoffner, Holden, and Gatlin Avenues. The Pedestrian zone shall include an 8 feet wide sidewalk separated from the curb by at least a 6 feet wide grassed strip.

Where the existing right-of-way is less than 14 feet, the owner shall dedicate an Urban Services Easement to provide a total of 14 feet for urban services and sidewalk from the back-of-curb. Where the existing right-of-way is wider than 14 feet, the sidewalk shall be placed adjacent to the property line.

The sidewalks shall be built to FDOT standards.

Modifications to the placement of the sidewalk and park strip may be required by FDOT and/or the City Engineer; however, in no case shall less than 14 feet from back-of-curb be provided. Deviation in the required location and width of the sidewalk may be altered through the site development review process due to the existence of mature shade trees onsite.

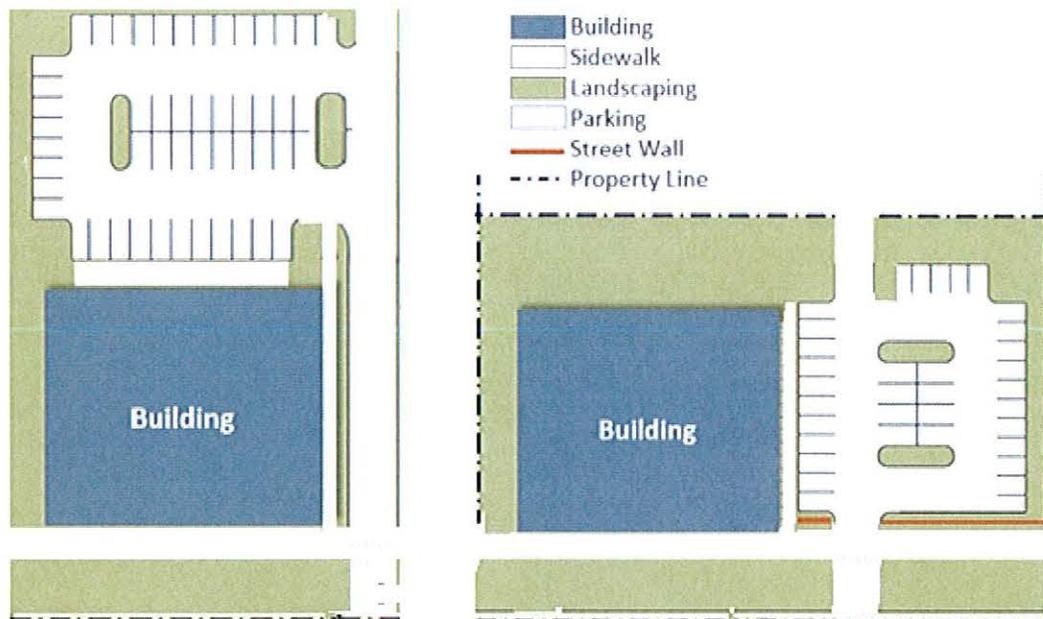
In other locations, pedestrian access shall be consistent with Section 134-141 of the City Code. Where sidewalk width requirements differ, the ECD standard shall apply. Pedestrian connections from the parking areas to the public building entrance shall be provided.

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 S.R. 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 and parking row landscaping breaks 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 4 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 and landscaped with at least one row of shrubs.~~ 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~~ 36 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~~ 4 feet 9 inches.

- (7) Inclusion of the Tree/Furnishings/Sign Area is required between the surface parking and State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden Avenue right-of-way. All surface parking lots along other rights-of-way shall be landscaped consistent with city code standards; however the street wall meeting the above standards shall still be required where parking fronts these rights-of-way. All surface parking lots shall meet the interior landscape requirements of the city code unless specifically stated otherwise herein.
- (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 with a Low Density Residential future land use designation ~~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 on the sides facing the residential area or a street used to enter into a single family residential neighborhood. The liner buildings or a façade designed to resemble a building conforming to the building design standards of the district shall also be required if the parking structure fronts State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden Avenue. The minimum liner building depth shall be 35 feet. Where located along ~~a road~~ the State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden Avenue frontage, the Tree/Furnishings/Sign Areas shall be provided. Along other rights-of-way, the parking structure shall be landscaped consistent with city code standards, whether or not a liner building is used; however, the ground level shall include, at a minimum, the equivalent of a street wall and landscaping as is required for surface parking lots.

In addition to the required liner buildings, where a parking structure will be within one hundred feet of a property used for single family residential uses with a Low Density Residential future land use designation, a seven (7) feet high opaque brick wall shall be constructed on the property line and one evergreen, shade tree shall be planted along the wall ~~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 feet. 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 submitted as part of the site plan approval process justifying the requested reduction and accepted by city council. 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, as measured from the building to the transit stop along the most direct pedestrian path/sidewalk (which would include a crosswalk if across a road), 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.

**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 S.R. 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 property with a Low Density Residential future land use designation single family residential uses or zoning districts. To screen from a street, a wall may be used if such wall meets the façade standards in the Building Design Section of this district. Such wall shall meet the street wall criteria, as stated above, including landscaping A 7 feet high opaque brick wall shall be utilized along the rear or side property line to screen the use from property with a Low Density Residential future land use designation.
- (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 S.R. 527, Gatlin Avenue, Holden Avenue, or Hoffner Avenue.

(3) The building façade facing S.R. 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~~ order window, teller window, atm machine).

(c) Garden Center, artisan manufacturing storage, building material storage or other ancillary storage areas, which are authorized as an ancillary use to a permitted use.

Ancillary storage, as authorized herein is allowed if incorporated/integrated into the design and treatment of the primary building facade with the intent that all merchandise is shielded from view from adjacent properties at ground level and street rights-of-way.

~~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.~~

\* \* \*

(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 to the parking designated for rental display vehicles.

**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 S.R. 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, upholstering, 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 S.R. 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).
- (25) Miniwarehouses, provided, however, a change in principal use to miniwarehouses shall comply with the following standards:
- e. a. All storage units shall be located within a completely enclosed building with sole access to the units through the interior of the building;

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

~~g.~~ 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 Design of Buildings within the Road View Portion of the Site standards as set forth in Sec. 134-459(a);

~~h.~~ d. No vehicular building access shall face a road right-of-way;

~~i.~~ e. No outside storage shall be allowed; and

~~j.~~ f. 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.

(e) 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)~~ (2) The location of the subject property;

~~(5)~~ (3) The configuration of the subject property;

~~(6)~~ (4) The impact of the requested waivers on adjacent properties;

~~(7)~~ (5) All measures proposed by the Applicant to comply with the spirit or intent of the provisions from which waiver is sought; and

~~(8)~~ (6) 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.

\* \* \*

**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.

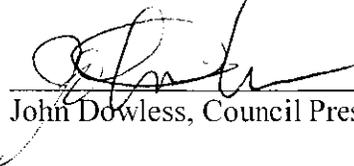
**SECTION SIX. Codification.** It is the intent of the City Council of the City of Edgewood that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of this Ordinance.

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

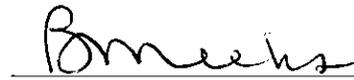
PASSED ON FIRST READING THIS **20th** DAY OF **November**, 2018.

PASSED AND ADOPTED THIS **18th** DAY OF **December**, 2018.

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

  
\_\_\_\_\_  
John Dowless, Council President

ATTEST:

  
\_\_\_\_\_  
Bea Meeks, City Clerk