

Regina Dunay
Chairwoman

Chris Rader
Co-Chair

Keith Farmer
Board Member

Ben Pierce
Board Member

Marion Rayburn
Board Member

PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING – March 13, 2017

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

The Planning and Zoning Board as the Local Planning Agency for the City Of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday, March 13, 2017 at 6:30 pm

1. Call To Order
2. Pledge of Allegiance
3. Roll Call and Determination of Quorum
4. Approval of Minutes
 - February 13, 2017– Regular P&Z Meeting
5. New Business
 - Orange Avenue District - City Planner Ellen Hardgrove
6. Comments/Announcements

FUTURE MEETINGS: *(SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)*

- April 10, 2017
- May 8, 2017

GENERAL RULES OF ORDER

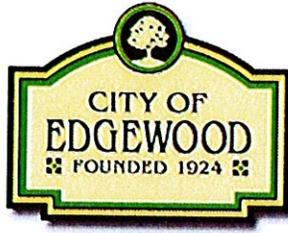
The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it

to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

Thank you for participating in your government!

APPEALS: According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk.



PLANNING & ZONING BOARD DRAFT MINUTES
February 13, 2017

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Board Member
Marion Rayburn, Board Member (absent)
Ben Pierce, Board Member
Keith Farmer, Board Member

Staff:

Patrick Brackins, City Attorney
Ellen Hardgrove, City Planner
Ray Bagshaw, Mayor
Chris Francisco, Police Chief
Sandy Repp, Administrative Assistant

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced that there was a quorum with Board Member Rayburn absent.

APPROVAL OF MINUTES

- **January 9, 2017**

Board Member Rader proposed changes on pages 3 and 4 to reflect a pyramid of C-1 and C-2 inclusiveness with uses.

Page 3 –

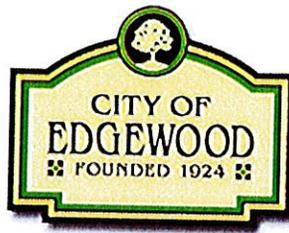
Include all permitted uses in the moratorium under C-2 PERMITTED USES (C-2 uses include all permitted uses in C-1) except for the following:

Page 4 –

Include all permitted uses in the moratorium under C-3 PERMITTED USES except for the following (C-3 uses also include all permitted uses in C-1 and C-2):

Chairwoman Dunay asked for a motion to approve minutes with changes.

Board Member Farmer made the Motion to approve the January 9, 2017 minutes with changes; seconded by Board Member Pierce. The motion was unanimously approved (4/0).



NEW BUSINESS

- **Orange Avenue Beautification – Chairwoman Regina Dunay**

Chairwoman Dunay gave a PowerPoint presentation to the Board regarding Orange Avenue beautification and code enforcement, particularly regarding landscaping and signage. Chairwoman Dunay explained that her presentation is a result of a meeting with Mayor Bagshaw and that she would like to get a recommendation from the Board to bring to City Council for direction about how to enforce Code.

Chairwoman Dunay asked the Board what their recommendation to Council is and said that they have the ability to begin beautifying Orange Avenue by enforcing existing code and the City has a new Code Enforcement officer to address issues. Further discussion ensued regarding code and Edgewood's history of sign codes, changes from a Code Enforcement Board to a Magistrate and other reasons for the lack of action on the enforcement.

Chairwoman Dunay asked for a motion.

Board Member Rader moved that Chairwoman Dunay present to City Council and ask Council to review current city ordinances, processes, and procedures so that code will be enforced to the greatest extent possible as it relates to Orange Avenue beautification; seconded by Board Member Farmer. Motion unanimously passed (4/0).

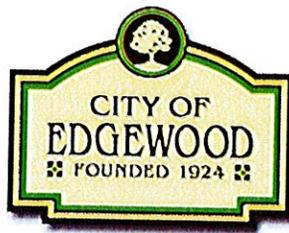
Administrative Assistant Sandy Repp said that she cannot speak for the City Clerk's agenda and that this may go before City council in February depending on the extent of the agenda.

- **Review/Discuss uses in the C-2 and C-3 zoning districts**

Chairwoman Dunay invited City Planner Ellen Hardgrove to discuss uses in the C-2 and C-3 zoning districts along the Orange Avenue corridor. Planner Hardgrove confirmed that City Council reviewed Planning and Zoning's recommendations for C-2 and C-3 uses. Council thought the recommendations were too narrow in scope and they suggested a brand new commercial district. There is no action or recommendation on the moratorium.

City Planner Hardgrove introduced the concept of the Orange Avenue Zoning District along with the intent and purpose of the proposed district. In this district, the existing commercial standards would be applied and land uses would change. City Planner Hardgrove said she and City Attorney Drew Smith discussed making a new zoning code that would apply to both sides of Orange Avenue. The new zoning district would include allowable uses.

City Planner Hardgrove said she would review the six (6) objectives of the district, get a consensus from the Board and measure the uses against the intent and purpose as proposed in her report.



Discussion from the Board ensued regarding minimum commercial standards, density bonuses, and targeted industries. The Board examined City Planner Hardgrove's report regarding uses and determined which uses they wished to keep as Permitted or Special Exception Uses. City Planner Hardgrove will review the comments and work on the design standards for the next meeting.

In response to Board Member Rader, City Planner Hardgrove said that this can be in Ordinance form for City Council and Board Member Rader stated his concern about the length of time the process will take. In response to Chairwoman Dunay, Mayor Bagshaw said that City Council asked for the moratorium on uses.

In response to Chairwoman Dunay, Mayor Bagshaw said there are properties for sale on Orange Avenue and more businesses can come in. Further discussion ensued regarding the message that Edgewood would be sending with a moratorium and the upward potential for commercial real estate.

COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Administrative Assistant, Sandy Repp for the next meetings who confirmed that the next Planning and Zoning dates would be March 13, 2017 and April 10, 2017.

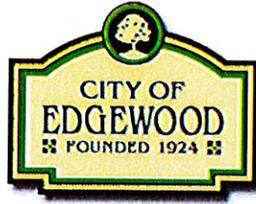
ADJOURNMENT:

With no further business or discussion, Board Member Rader made the Motion to adjourn the Planning and Zoning Board meeting, seconded by Board Member Farmer; motion unanimously approved (4/0). The meeting adjourned at 9:34 p.m.

Regina Dunay, Chairwoman

ATTEST

Sandra Repp, Administrative Assistant

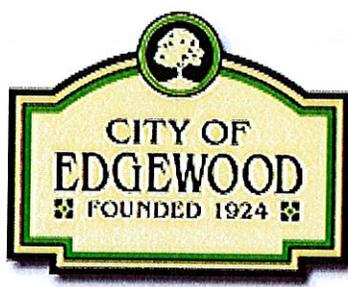


Memo

To: Planning and Zoning Board Members
From: Sandy Repp, Administrative Assistant
Date: March 9, 2017
Re: New Business Items

The following report from City Planning Consultant Ellen Hardgrove has been included in your agenda for your review:

- **The Orange Avenue District**



405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: Planning & Zoning Board
XC: Ray Bagshaw, Mayor
Bea Meeks, City Clerk
Sandy Repp, Administrative Assistant
Drew Smith, City Attorney
From: Ellen Hardgrove, AICP, City Planning Consultant
Date: March 8, 2017
Re: Orange Avenue District

Attached is the latest draft of the proposed Orange Avenue District that will be discussed at the meeting March 13, 2017. Changes that were made are identified in the new draft as bold text. The recommended agenda for the discussion is as follows.

1) Recap P&Z Board recommended changes from the February 13, 2017 meeting as listed below.

- Make Building Materials/Home Center a permitted use, with design standards. **Completed.**
- Delete car wash from Neighborhood Shopping. **Deleted. Car/Automotive Washing/Detailing is included appropriately under Neighborhood Services.**
- Add "garden center" to Neighborhood Shopping. **No change was made since the use was already included under "Nursery, Garden Center". "Nursery" has been removed.**
- Add definition for Landscaping Services. **The word "Storage" is recommended for use table. Definition was added.**
- Museum to be changed to permitted use. Definition to be modified: Museum is an enclosed building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited totally within an enclosed building. **Completed**
- Delete Community Garden - **Deleted**
- Delete Automotive washing/detailing from "Automotive" section. **Redundancy retained for ease of use.**
- Add a definition for "Consumer electronics repair, maintenance, retail, testing." (testing is added to this use). **See proposed change in table. Related: Electronics Testing is deleted and added to consumer electronics to identify the intent of allowable electronics testing.**
- Add definition for Vocational rehabilitation services. **Definition added. Recommend name change to Vocational Rehabilitation Counseling.**
- Add definition for upholster and furniture repair and add design standards for use. **Definition should alleviate need for design standards. Name changed to Re-upholsterer**

- Under Rental and Leasing section, all uses to be prohibited except Passenger Vehicles. **Prohibited**
- Research passenger vehicle use for number of cars and potential design standards. **See new definition and design standards.**
- Additional consideration for multi family uses. **See recommended change in table**
- Delete cemeteries. **Deleted.**
- Delete Postal facilities due to fleet storage need. **Deleted**
- Stipulate that a Residential Treatment Facility is not a Skilled Nursing Facility and vice versa. **Definition modified**

2) Discuss Additional Staff Recommended Changes

- Objectives of new district – bold text on Page 1
- Automotive Repair
- Garden Centers conflict with objectives?
- Add “Full Service” to Car Wash Use
- Consistency between the following uses: Issue overnight fleet parking
 Carpet and Upholstery cleaning
 Caterers
 Home appliance repair and maintenance, no fleet storage
 Landscaping Service
 Locksmiths
 Exterminating and Pest Control Services
 Security Systems Monitoring Services, (if installation is included in use)
 Heating and A/C Service
- “Drive-up windows” use has been added to several uses.
- “Club or Lodge” was added to list of uses under **Neighborhood Entertainment, Arts, and Recreation**
- Clarity was added to Artisan production under Manufacturing and definition.
- Testing Laboratories meaning, medical? Vs. Scientific Research Services with testing is a special exception. Should these uses be combined?
- Various definitions have been added as identified by an “(X)” as the number and in bold text.
- Definitions were deleted if not used in the list.

3) Discussion related to “Big Box” uses, including Warehouse Clubs, Supercenters, and Building Materials/Home Centers vs. Large Building Design Standards.

4) Review Design Standards for those uses directed by P&Z Board

- Car/Automotive Washing/Detailing
- Garden Center
- Passenger Car Rental
- Telecommunication towers and facilities – no need due to current code **Article VI**
- Microbreweries, Craft distilleries, Micro wineries

5) Review recommendation from MPO Orange Avenue Study related to Drive up window feature design standard

ESH END

The Orange Avenue District

Introduction

The appearance of our City's main corridor sends a strong message to potential businesses and residents, as well as to people who regularly travel through our City. The current image of Orange Avenue is a haphazard strip of individual heavy commercial uses in an outdated zoning district on the west side and random retail and office uses on the east side, with the buildings on both sides mostly pre-dating modern land development regulations.

It is the intent of the City to transform the corridor into one that better captures market value and creates a strong "sense of place" – a place having a positive community identity and character that is deeply felt by local residents, visitors, and passersby.

Intent and Purpose

The new Orange Avenue district is intended to apply to all properties that have frontage on or access to Orange Avenue, Hansel Avenue, or Hoffner Avenue. The intent is to establish a specific list of desired and interrelated land uses, as well as design standards that will create an aesthetic appeal and physical connections, thus creating a foundation for the envisioned transformation. The list of uses and design standards are based on the following objectives:

- 1) To permit businesses that are **local/resident oriented, (vs. regional in nature), i.e.,** a mix of neighborhood shopping, service, and family entertainment establishments,
- 2) To permit places of employment that are compatible with and complement the residential character of Edgewood,
- 3) To encourage a mix of the intended non-residential with residential uses,
- 4) To prohibit businesses that have the need for outdoor storage of merchandise or parking of fleet vehicles,
- X) To mitigate the appearance of certain uses to ensure these uses/buildings are aesthetically integrated, harmonious, and compatible with the community and surrounding neighborhood**
- 5) To create economic opportunities for redevelopment and assemblage of parcels,
- 6) To create a cohesive development pattern, thus creating a sense of place that has physical appeal and functionality.
- 7) To create opportunities for continual cross access easement/alley along the rear of parcels, and avoid obstacles in accomplishing this objective,**
- 8) To transform the Orange Avenue into a pleasing place to walk along**
- 9) To ensure uses with a concentration of vehicle arrivals and departures receive additional staff review and public comment to determine if the proposed use is in harmony with the City's vision and will not adversely affect the public interest.**

Uses permitted by right (P) or special exception (S)

The Orange Avenue District		
		P= Permitted
		S= Special Exception
		-- = Not Permitted
	<p>*Any building ≥100 feet in length shall be subject to design standards for “large buildings” Conversion of existing buildings to accommodate a new use shall comply with current land development code requirements</p>	
Neighborhood Shopping		
	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, New and Used	--
	Book Stores (New and Used)	P
	Building Materials/Home/Hardware Center ¹	P
	Clothing, Shoes, Accessories (New) Stores	P
	Clothing, Shoes, Accessories, home goods (Used) Stores	S
	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	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail	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, Medical Dispensary	--
	Marijuana, Non-medical sales	--
	Musical Instrument (sales, rental, service) and Supplies Stores	P
	News Dealers and Newsstands	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 and Pet Supplies Stores	P
	Pharmacies, except marijuana; drive up window subject to design standards	P
	Sewing, Needlework, and Piece Goods Stores	P
	Seasonal holiday sales (e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)	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 Dealers, New	--
	Vehicle, Car Dealers, Used	--
	Vehicle, Motorcycle, ATV, and All Other Motor Vehicles	--
	Vehicle, Recreational Vehicle Dealers including boat and other water craft, New and Used	--
	Warehouse Clubs, Supercenters¹	S
	Window Treatment Stores	P

Neighborhood Services		
	Car/Automotive Washing/Detailing, full service only ¹	P
	Banking, Commercial does not include alternative financing services, drive up facility 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
	Barber shop	P
	Beauty Salon	P
	Carpet and Upholstery cleaning	--
	Civic and Social Organizations	P
	Consumer Convenience Services, e.g. 24hr ATM, Mailbox stores; drive up facility subject to design standards	P
	Consumer Repair Services	P
	Convenience Storage, e.g. mini-warehouse	--
	Day care, child and adult	P
	Diet and Weight Reducing Centers	P
	Drinking places (Alcoholic)	P
	Drop off box for charity goods	--
	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, without outdoor storage (indoor repair only)	P
	Home appliance repair and maintenance, no fleet storage	P
	Landscaping Service	--
	Laundry, coin operated	--
	Laundry, dry cleaners (drop off only)	P
	Libraries (public)	P
	Locksmiths	P
	Massage Therapist	P
	Medical Offices	P
	Nail Salon	P
	Optometrist/Optician	P
	Personal Improvement Services	P

	Pet Services (except veterinary) without parking of mobile trucks (e.g. grooming, dog training)	P
	Pet kennels and day care	P
	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
	Video/CD/Electronic Movie Rental	P
Neighborhood Entertainment, Arts, and Recreation		
	Adult Entertainment	--
	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	--
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Orange Avenue Employment		
Accommodation		
	Hotels	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--

Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstery cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies 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
	Security Systems Monitoring Services, Installation?	P
	Telemarketing	P
	Telephone Answering Services	P
	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture	--
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--
	Automotive Sales (new or used)	--
	Automotive washing/detailing ¹ , full service only	P
	Parking lots not incidental to primary use onsite	--
	Vehicle Storage	--
Construction		
	Building material storage, non-retail	--
	Construction Equipment Sales and Services	--
	Construction and Remodel Design Office	P
Food Services		
	Caterers	S
	Mobile food services consistent with Chapter 34, Article VI	P
	Vending Machine Operators	--

Education		
	Driving schools, 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
Electronic		
	Commercial and industrial machinery and equipment repair and maintenance	--
	Consumer electronics and communication equipment repair and maintenance, retail	P
	Electronics Testing	--
	Heating and A/C Service	--
Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, Cryo, and organ banks	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
	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
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P
	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities consistent with Article VI, Edgewood Code	S
Manufacturing		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component and limited to a maximum of 15,000 gross square feet of building area	P
	Artisan food production (e.g., candy, pasta), all must include a retail and/or restaurant component	P
	Monument Retail Sales	--
	Re-upholsterer	P
	Other Manufacturing	--
Mining		
	Mining	--
Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P
	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P

	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 without testing, indoor only	P
	Scientific Research Services with testing, indoor only	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Testing laboratories, without manufacturing, indoor only	P
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		
	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental	--
	General rental centers	--
	Home equipment rental	--
	Office machinery and equipment rental and leasing	--
	Non-vehicular recreational goods rental,	--
	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 ¹ – Urban Prototype requires site plan approval (maximum 10 vehicles onsite)	P

Transportation		
	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery service, no fleet parking	P
	Moving companies, dispatch only no storage of vehicles	P
	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with Artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets Related Services	--
	Solid Waste Collection	--
	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro brewery, craft distillery, micro winery (requires retail component) and limited to a maximum of 15,000 gross square feet of building area, design standards apply	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Food/Product Manufacturing (--
Other		
	Adult Establishments	--
	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	--
Orange Avenue Residential		
	Assisted living facilities	S
	Detention facilities	--
	Living quarters in conjunction with commercial use to be occupied by the owner of the business or employee	p
	Multi-family dwellings (when included as one component of a mixed use master development plan, either horizontal or vertical mix, (minimum 3 uses, e.g., office, retail and multifamily)	P
	Multi-family dwellings above first floor non-residential	P
	Short term rental housing	--
	Single Family Dwellings (conventional or manufactured)	--
	Homeless, runaway, emergency shelters	--
Orange Avenue Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	--
	Community Events	P
	Major Utility Facilities	S
	Postal Facilities	--
	Power Generation and Distribution	S
	Telecommunications towers and facilities	S

Footnotes: ¹Specific design standards apply

Definitions

- (1) ALTERNATIVE FINANCIAL SERVICES BUSINESSES use is the use of a site for 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.
 - (a) This use excludes:
 - (1) a state or federally chartered bank, savings and loan association or credit union, or a pawnshop, and
 - (2) a convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75% of the total gross revenue generated on site.
 - (b) A CHECK CASHING BUSINESS is an establishment that provides one or more of the following:
 - (1) an amount of money that is equal to the face of a check or the amount specified in a written authorization for an electronic transfer of money, less any fee charged for the transaction;
 - (2) an agreement not to cash a check or execute an electronic transfer of money for a specified period of time; or
 - (3) the cashing of checks, warrants, drafts, money orders, or other commercial paper for compensation by any other person or entity for a fee.
 - (c) A PAYDAY ADVANCE OR LOAN BUSINESS is an establishment that makes small consumer loans of \$2,500 or less, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term or until a customer's next payday and then cashed unless the customer repays the loan to reclaim the check or debit. Such establishments may charge a flat fee or other service charge and/or a fee or interest rate based on the size of the loan amount.
 - (d) A motor title loan business is an establishment that makes small consumer loans of \$2,500 or less that leverage the equity value of a car or other vehicle as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the vehicle cancel the application. Failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the vehicle.
- (2) ART GALLERY use is the use of a site for the display or sale of art.
- (3) ART WORKSHOP use is use of a site for the production of art or handcrafted goods, and it includes the incidental sale of the art produced.
- (X) **ARTISAN FOOD/PRODUCTS MANUFACTURING refers to food produced by non-industrialized methods, in amounts not intended for mass-output, examples include cheese, charcuterie, coffee roasters, and soaps. This use must include a retail component.**
- (4) ASSISTED LIVING HOUSING use is the use of a site of multiple dwelling units designed and marketed specifically for the elderly and/or the physically disabled not requiring 24-hour skilled nursing care.
- (5) AUTOMOTIVE LEASING/RENTALS use is the use of a site for the leasing or rental of non-passenger trucks, trailers, or recreational vehicles.
- (6) AUTOMOTIVE REPAIR AND SERVICES use is the use of a site for the repair and/or servicing of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats. This use 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, but excludes dismantling or salvage. **Design standards apply.**

- (7) **AUTOMOTIVE SALES** use is the use of a site for sale or leasing of automobiles, commercial or noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.
- (8) **AUTOMOTIVE WASHING/DETAILING, FULL SERVICE** use is the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment. Facility shall be limited to the following activities:
1. Fully automated and/or manual washing, waxing, polishing, drying of automobiles by employees.
 2. Fully automated or manual vacuuming and cleaning of the interior of automobiles by employees.
- Design standards apply.**
- (9) **BAIL BOND SERVICES** use is the use of a site by a licensed bail bond surety to provide bail bond services.
- (10) **BUILDING MAINTENANCE SERVICES** use is the use of a site for provision of maintenance and custodial services. This use includes janitorial service, landscape maintenance, and window cleaning services.
- (11) **BUSINESS OR TRADE SCHOOL** use is the use of a site for provision of 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.
- (12) **CAMPGROUND** use is the use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.
- (13) **CLUB OR LODGE** use is the use of a site for provision of 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.
- (14) **COLLEGE AND UNIVERSITY FACILITIES** use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree.
- (15) **COMMUNITY EVENTS** use an approved Council project, such as the City farmer's market
- (X) COMMUNITY FOOD SERVICES** comprise establishments primarily engaged in the collection, preparation, and delivery of food for the needy. Establishments in this industry may also distribute clothing and blankets to the poor. These establishments may prepare and deliver meals to persons who because of age, disability, or illness are unable to prepare meals for themselves; collect and distribute salvageable or donated food; or prepare and provide meals at fixed or mobile locations. Food banks, meal delivery programs, and soup kitchens are included in this definition.

- (17) COMMUNICATIONS SERVICES use is the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanisms, but excludes major utility facilities. This use includes television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.
- (18) CONSTRUCTION EQUIPMENT SALES AND SERVICES use is a use involving 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, other than retail sale of paint, fixtures and hardware.
- (19) CONSUMER CONVENIENCE SERVICES use is the use of a site for the provision of convenient and limited services to individuals in access-controlled facilities that make twenty-four hour operation possible. This use includes the renting of private postal and safety deposit boxes to individuals and automated banking machines.
- (20) CONSUMER **ELECTRONICS/COMMUNICATION EQUIPMENT REPAIR SERVICES** use is the use of a site for the provision of repair services for electronics such as televisions, computers, or smartphones, bought for personal rather than commercial use. This use does not include automotive repair services, large appliance repair services, automotive repair, or service stations.
- (21) CONVENIENCE STORAGE use is storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses
- (X) CRAFT DISTILLERY: An establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce distilled spirits. The establishment must include a retail and/or eating/drinking/cafe requirement onsite. May include a tasting room and may include office establishment or event facility components in addition to the area devoted to production of malts, liquors, or coffee beans.**
- (22) DETENTION FACILITIES use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.
- (23) ELECTRONICS TESTING use is the use of a site for testing an electrical or electronic component for a computer, computer peripheral, radio, telephone, scientific or medical instrument, or similar equipment. The use excludes the manufacture or assembly of a product.
- (X) EMERGENCY RELIEF SERVICES provide immediate financial and/or material support to people in financial crisis. The type of assistance offered by each organization varies, however may include assistance such as:**
- food, transport or pharmaceutical vouchers
 - part-payment of utility accounts
 - food parcels or clothing
 - budgeting assistance and/or
 - referrals to other services that help to address underlying causes of financial crisis.

- (24) **EXTERMINATING SERVICES** use is the use of a site for the eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.
- (25) **FLEA MARKET, OUTDOOR** a market selling secondhand goods.
- (26) **FUNERAL SERVICES** use is the use of a site for the preparation human dead for burial, arranging, or managing funerals. This use includes funeral homes and mortuaries, though excludes crematories.
- (X) GARDEN CENTER** use is a retail operation that sells plants and related products for the domestic garden as its primary business. It is a development from the concept of the retail plant nursery but with a wider range of outdoor products and on-site facilities. Design standards apply.
- (28) **HEAVY EQUIPMENT SALES, REPAIRS, AND SERVICING** use is the use of a site for the sale or rental, repairs or servicing of non-passenger trucks, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments, in addition to truck repair garages, tractor and farm implement repair services, and machine shops, dismantling and salvage activity.
- (29) **KENNELS** use is the use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.
- (X) LANDSCAPE EQUIPMENT STORAGE** use is the use of a site for outdoor storage of vehicles and trailers used to transport landscaping equipment, and/or the outdoor storage of landscaping equipment.
- (30) **MAJOR UTILITY FACILITIES** use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.
- (31) **MEDICAL OFFICES** use is the use of a site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state.
- (X) MEDICAL TESTING LABORATORY** is a medical laboratory or clinical laboratory where tests are usually done on clinical specimens in order to obtain information about the health of a patient as pertaining to the diagnosis, treatment, and prevention of disease.
- (X) MICRO-BREWERY** is an establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to manufacture malt beverages. The establishment may also include a tasting room and retail space to sell malt beverages produced on the premises along with related retail items and food. Building size is limited to a maximum of 15,000 square feet. Larger facilities require a special exception. Other design standards apply.

- (X) **MICRO-WINERY** is an establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce wine. The establishment may also include a tasting room and retail space to sell wine produced on the premises along with related retail items and food. Building size is limited to a maximum of 15,000 square feet. Larger facilities require a special exception. Other design standards apply.
- (32) **MONUMENT RETAIL SALES** use is the use of a site primarily for the retail sale of monuments for placement on graves. This use includes the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.
- (33) **MULTIFAMILY RESIDENTIAL** non-transient residential use of two or more dwelling units within one or more buildings, and includes condominium and townhouse residential use, specifically excludes short-term rentals and institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, including mental hospitals and prisons.
- (34) **MUSEUM** is an enclosed building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited totally within an enclosed building.
- (X) **PASSENGER VEHICLE RENTAL /URBAN PROTOTYPE** Use is restricted to only passenger vehicles as defined by the Federal Highway Administration. This is intended to be a neighborhood location where the demand for vehicles is less than average. Thus, deliveries containing multiple vehicles from a truck are not permitted. No vehicle maintenance and repair shall occur on-site, including oil changes, except washing and vacuuming. Design standards apply.
- (35) **PAWN SHOP SERVICES** use is the use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.
- (36) **PERSONAL IMPROVEMENT SERVICES** use is the use of a site for the provision of informational, instructional, personal improvement, and similar services of a non-professional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.
- (37) **PET SERVICES** use is the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.
- (38) **POSTAL FACILITIES** use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.
- (39) **PRINTING AND PUBLISHING** use is the use of a site for the bulk reproduction, printing, cutting, or binding of written or graphic material.
- (40) **PROFESSIONAL OFFICE** use is the use of a site for the provision of professional or consulting services in the fields of law, architecture, design, engineering, accounting, or similar professions.

- (41) RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE use is the use of a site for the maintenance, service, or storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.
- (42) RECREATION, SPORTS, AND FITNESS, INDOOR use is a recreational use conducted within an enclosed building. This use 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. This use does not include gambling facilities or adult entertainment.
- (43) RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.
- (44) RESIDENTIAL TREATMENT FACILITY use is 24 hour supervision, counseling, or treatment. This use 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. This is not a skilled nursing facility.
- (X) RE-UPHOLSTERER use is a use within an enclosed building where (chairs, sofas, etc.) coverings, cushions, stuffing, springs, etc. are made or repaired.**
- (45) SCIENTIFIC RESEARCH SERVICES use is research of a scientific nature. This use includes electronics research laboratories, space research or development firms, and pharmaceutical research labs, excludes product testing except with approval of a special exception.
- (46) SCRAP AND SALVAGE SERVICES use is the use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.
- (47) SHORT-TERM RENTAL use is the rental of a residential dwelling unit or accessory building, other than a unit or building associated with a group residential use, on a temporary or transient basis. The use does not include an extension for less than 30 consecutive days of a previously existing rental agreement of 30 consecutive days or more. The use does not include a rental between parties to the sale of that residential dwelling unit.
- (48) SKILLED NURSING FACILITY use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease. This is not a residential treatment facility.
- (49) SOFTWARE DEVELOPMENT use is the use of a site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals.

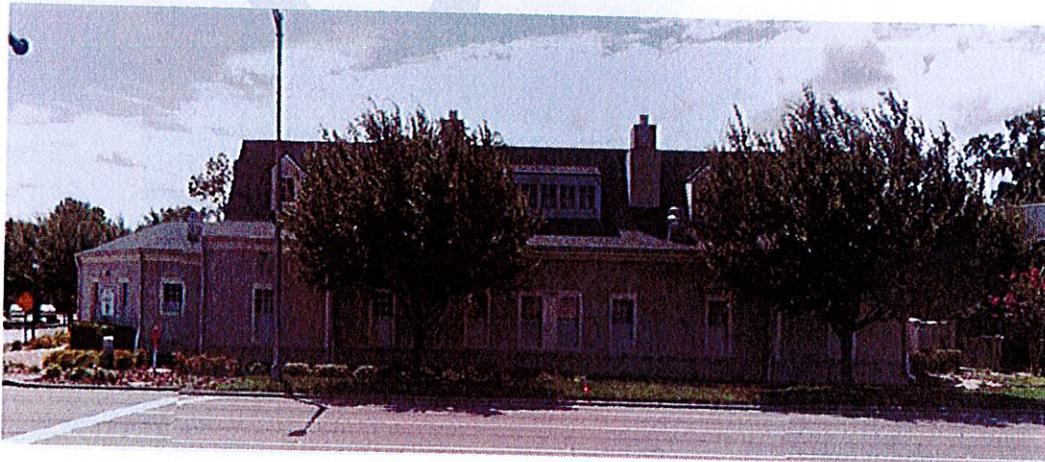
- (50) TELECOMMUNICATION TOWER use is the use of a site for provision of a structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.
- (51) THEATER use is the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building, does not include adult entertainment.
- (52) TRANSITIONAL HOUSING use is the use of a site for the supervision or detention of residents who are making the transition from institutional to community living. This use includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.
- (53) VEHICLE STORAGE use is the use of a site for overnight storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage, and storage of hobby or recreational vehicles.
- (X) **VOCATIONAL REHABILITATION COUNSELING** use is 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. This use does not include in-patient or overnight treatment.**

Design Standards

AUTO REPAIR

Intent and Purpose: Because this use is characterized by noise, large number of parked vehicles, typically parked overnight, and the presence of and potential mishandling of large amounts of petroleum products, oils, acids, and other hazardous materials, this use requires approval as a special exception.

- 1) Service bays shall not face a residential area or Orange Avenue.
- 2) Building elevation facing Orange Avenue, whether such is the front, side, or rear of the building, shall be architecturally detailed to avoid the appearance of the "back of the building," and shall give the appearance of a building front including a primary or secondary customer (i.e., pedestrian) entrance and windows.
- 3) The roof of the building shall not be flat or a mansard roof application.
- 4) No parking shall be located between the building and Orange Avenue.
- 5) In addition to other Code landscape requirements, a continuous hedge maintained at 5 feet in height and 6 feet deep (typically two rows of shrubs) or decorative wall shall be used to provide a buffer between the use and adjacent residential uses or zoning districts (which shall include those separated by the railroad track).
- 6) All vehicle repair and service shall be wholly contained within a building of durable construction.
- 7) Building materials shall have the appearance of substance and permanency; lightweight metal or other temporary appearing structures are not permitted.
- 8) No outdoor storage is allowed onsite, except operable vehicles. Overnight storage of such vehicles shall be located to the rear of the building and only in parking spaces designated for such purpose. No parking of such vehicles shall be allowed in driveways or areas intended for landscaping/open space.
- 9) All disposal of junk parts as well as packing from parts shipments shall be contained in a dumpster/trash area designed per Code.
- 10) 100-foot building standards typically will apply.



CAR/AUTOMOTIVE WASHING

Purpose and Intent: These uses typically service motor vehicles owned by residents in the surrounding neighborhoods. However, car wash and detailing uses have the potential to generate undesirable conditions for adjacent properties. Airborne mist, odors from chemicals and vehicle exhaust, and noise from vacuums, pumps, pressurized sprayers, dryers, engines and car stereos are examples of common impacts generated by these uses. The impacts can be detrimental to the quality of life for adjacent property owners. The following design standards are intended to mitigate the associated undesirable impacts.

- 1) All washing, waxing, and detailing of automobiles shall be within an enclosed building.
- 2) Vacuuming and drying of automobiles may be outside the building but shall not encroach upon any setback for the principal structure or intended landscape buffer areas, located on areas paved with concrete, asphalt or asphalt concrete, and not visible from Orange Avenue.
- 3) Vacuum stations and related equipment are prohibited along any side of a building facing Orange Avenue or a residential use/zoning district, including those separated by the railroad tracks.
- 4) Vacuum stations and related equipment shall be screened with landscaping or a wall to eliminate its view from Orange Avenue.
- 5) No detailing or waxing shall be conducted outside of a completely enclosed building. The opening of detail bays shall not face Orange Avenue.
- 6) There shall be no outside storage, nor display of goods offered for sale.
- 7) All carwash equipment shall be designed to minimize the creation, and carrying off the premises, of airborne particles of water, chemicals, and dust.
- 8) Appropriate noise control measures to reduce machinery and blower noise levels shall be incorporated into the car wash design.
- 9) No radios, stereos, or other sound amplification devices shall be played when any of the motor vehicles doors or windows are open. Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site. Signs shall be conspicuously posted notifying persons of these prohibitions.
- 10) The site shall be closed between the hours of 8:00 p.m. and 8:00 a.m.
- 11) Parking or storage of vehicles and portable equipment on the site is not permitted outside of a fully enclosed structure when the site is closed.
- 12) 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 spaces per queuing/stacking lane, realistic turning radiuses, and the accommodation of a by-pass lane(s). The site plan shall also include Proposed Architectural Building Design. These plans will include the

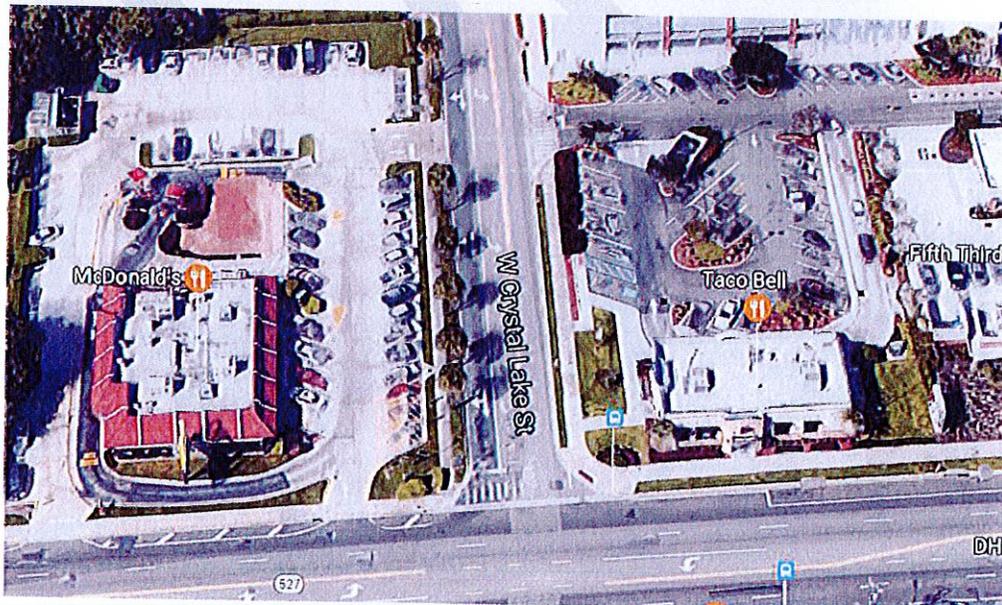
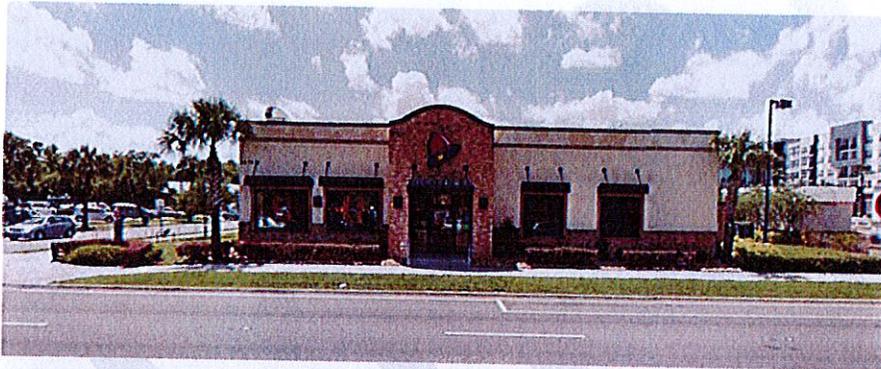
Floor Plan(s), Exterior Elevations, and Wall Sections. The building will typically require conformance to the 100-foot building rule.

- 13) The building shall be designed to have a primary or secondary entrance facing Orange Avenue with pedestrian connection from the public sidewalk to the customer entrances.



DRIVE UP WINDOWS/FACILITIES

- 1) The building elevation facing Orange Avenue, whether such elevation functions as the side or rear of the building, shall be architecturally designed to avoid the appearance that the elevation is the “back of the building,” and shall be parallel to Orange Avenue. A primary or secondary entrance shall be required along the street front with pedestrian connection from the public sidewalk to the customer entrances.
- 2) The drive up window shall be designed on the side or rear of the building; the drive up aisle shall not be located between the building and Orange Avenue; building setback can be administratively adjusted to allow this configuration conditioned on the inclusion of a five feet wide hedge is between the front property line and building.
- 3) Drive up aisles should have adequate on-site queuing distance to accommodate 6 cars (150 feet) before stopping point (e.g., pick up window, teller window, atm machine).
- 4) The menu board/communication speaker shall be oriented away from residential uses/districts .
- 5) A portico shall be constructed over the drive-up window.



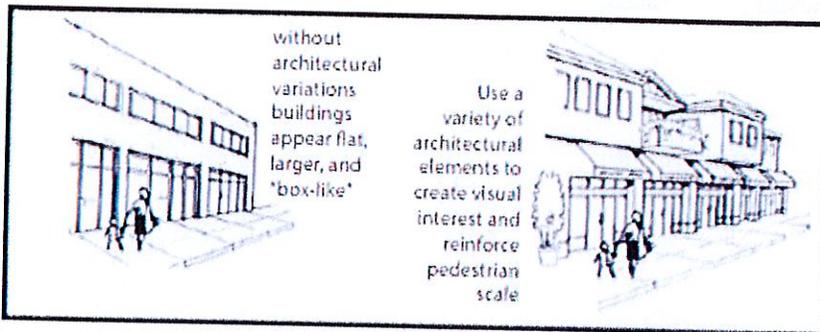
GARDEN CENTER

- 1) All merchandise (except plants) shall be shielded from view from adjacent properties and street rights-of-way at ground level.
- 2) Fencing, if used to shield, shall not be used along the side facing Orange Avenue.
- 3) Walls, if used, shall be decorative in design on the side facing Orange Avenue or a residential use/district.
- 4) Storage of plants or other merchandise shall only occur behind the primary building onsite.
- 5) The primary building on site shall be constructed of durable materials. Building materials shall have the appearance of substance and permanency; lightweight metal or other temporary appearing structures are not permitted with the exception of greenhouses.
- 6) Greenhouses shall be located behind the primary structure.

LARGE BUILDINGS (≥ 100 feet in length)

Intent and Purpose: The intent of these design standards is to avoid long uninterrupted, monolithic appearance of façade planes and/or blank walls. The standards are intended to alter the apparent mass and scale of these large buildings to create a pedestrian scale building. The façade design is intended to give the appearance of a series of buildings having varied sizes and volumes vs. a single massive structure.

- 1) The maximum permitted length of an uninterrupted horizontal façade plane of any side of the building facing a public road or residential district or use shall be one hundred (100) feet. A building façade ≥ 100 foot in length shall be designed to incorporate wall projections or recesses a minimum of 3 foot depth and a minimum of 30 contiguous feet.



- 2) Blank walls, i.e., the absence of customer entrance doors and windows for a length of ≥ 30 feet, are not allowed. To avoid blank walls, the building design shall incorporate one or more of the following special design treatments a) Lush vegetation in front of the wall (such as a trellis with climbing vines or other planted materials like trees and shrubs) which cover at least 50% of the blank wall surface; b) Provide a decorative masonry pattern, or other architectural feature, over at least 30% of the blank wall surface; c) Employ small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.



- 3) An architectural treatment/change in surface texture shall be included where the building meets the ground and extending 2 to 3 feet up the building face to create a more pedestrian scale.



- 4) Vertical façade planes shall vary at intervals no more than 30 feet. This can include a texture change, variations in roof lines, or expression of architectural or structural change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.



- 5) Roof lines shall be varied with a change in height every 100 linear feet in building length . A substantial, 3-dimensional cornice shall be used along all flat or parapet roof portions. Mansard roofs shall not be used.
- 6) Façade color should be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black, red, orange or fluorescent colors are strongly discouraged. Brighter colors are more appropriately used as building trim and accent areas.
- 7) The base of the building front and sides shall be landscaped or enhanced pedestrian pathway.

- 8) Customer entrances shall be recessed or include a covered entry roof feature is encouraged to help create a more human scale appearance to the building. Covered/Recessed entries shall not be used for outdoor storage.
- 9) A continuous minimum 10 feet wide sidewalk shall be provided adjacent to the building where the building is faces parking.



- 9) Employee parking should be located to the rear of the building to minimize parking between building and Orange Avenue.

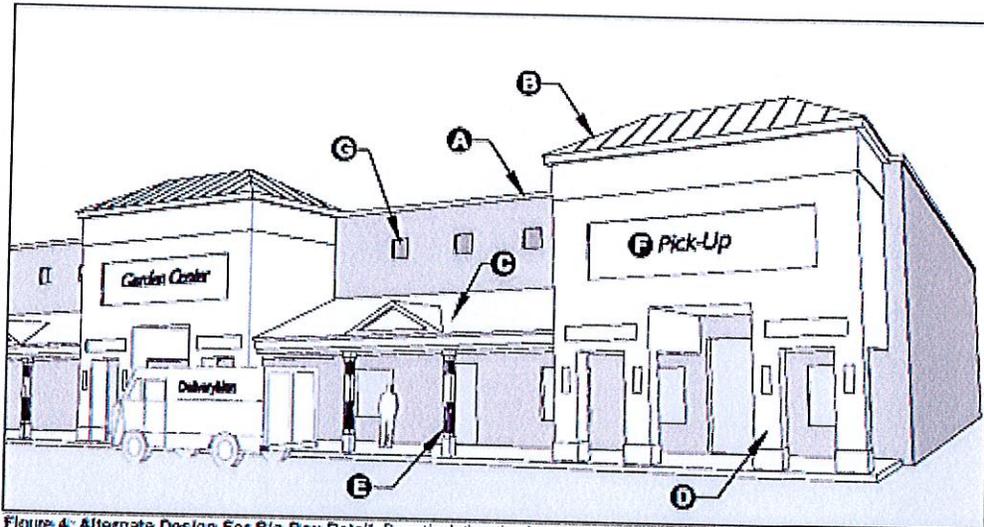


Figure 4: Alternate Design For Big-Box Retail. By articulating the façade of a typical Big Box retail store with different massing elements, you can help to give a smaller scale appearance to an otherwise featureless mass.

2.12 The typical Big-box retail structure can be seen here as a relatively featureless mass shaded in grey. (A) These structures usually have blank walls on most of the facades, and are articulated only at the point of entry.

2.13 Large retail structures are encouraged to articulate their primary façade(s) with various design features to help reduce the overall scale of the building with the use of roofline articulation or mass divisions. (B) These can be used to highlight entry points, exits, specialty areas (such as a garden/landscaping center or auto service) customer pick-up zones or separate places of business.

2.14 In between the main massing elements, a secondary level of scale reduction can be achieved with a smaller porch design. (C) In addition to creating a more interesting façade, this provides pedestrian shelter and helps to tie the façade together. In the case of multiple tenant plazas, these porch areas act as the front facades and entry points to smaller businesses.

2.15 The relative massing of the façade can be slowly broken down into progressively smaller elements. For example, the larger storefront elements (B) are supported on large piers. (D) These entrance elements frame smaller porches in between, which are supported on even smaller columns. (E) These smaller columns are scaled to the pedestrian, and use the smallest materials.

2.16 The front façade or entry areas may be designed to accommodate façade lettering where appropriate. (F)

2.17 The main façade (A) can be further enhanced with occasional variations in materials, such as the use of colored or textured masonry units in special areas to create localized patterns. (G) The use of banding designs (continuous horizontal stripes) across large areas of façade is not recommended.

2.18 Smaller scale materials should be used on these front façade massing elements whenever possible.

2.19 The size, scale, motif and use of materials for the front façade design should be kept consistent across the façade in order to tie the entire composition together. The use of a variety of design styles across the façade is not recommended.

PASSENGER CAR RENTAL, URBAN PROTOTYPE

- 1) Only passenger vehicles as defined by the Federal Highway Administration shall be available for rent at this location.
- 2) Storage of rental vehicles shall not be parked between the façade of the building and Orange Avenue.
- 3) Storage of rental vehicles subject to building setback.
- 4) Deliveries containing multiple vehicles from a truck are not permitted.
- 5) No vehicle maintenance and repair shall occur on-site, including oil changes, except washing and vacuuming. Location of any wash or vacuum stations, trash facilities not in view of Orange Avenue.
- 6) All washing/detailing of vehicles shall be within a completely enclosed building, except for entrance and exit.
- 7) Location of any wash or vacuum stations, trash facilities shall be in accordance with the following
- 8) Vacuuming and drying of automobiles may be outside the building, but shall not encroach upon any setback and/or intended landscaped areas and shall be located on areas paved with concrete, asphalt or asphalt concrete.
- 9) Vacuum stations and related equipment are prohibited along any side of a building facing a residential use/zoning district or Orange Avenue.
- 10) Vacuum stations and related equipment shall be screened with landscaping or a wall to eliminate its view from Orange Avenue.
- 11) If service bays are used, such shall not face a residential area or Orange Avenue.
- 12) No radios, stereos, or other sound amplification devices shall be played when any of the motor vehicles doors or windows are open. Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site. Signs shall be conspicuously posted notifying persons of these prohibitions.
- 13) There shall be no outside storage, other than the rental vehicles, nor display of goods offered for sale.
- 14) The number of rental cars onsite is limited to 15, without special exception approval.

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) Loading areas shall not be oriented toward Orange Avenue, nor shall loading docks be located on the side of any building facing an adjacent residential lot or zoning district.
- 4) Service doors shall not be oriented toward Orange Avenue.
- 5) By-products or waste from the production of the malt, vinous or distilled liquor shall be properly disposed of off the property.
- 6) Building square footage shall not exceed 15,000 gross square feet without approval of a special exception.
- 7) A minimum of 50% of the building floor area shall be used as a restaurant, tasting room, or retail operation (or any combination thereof).