

## **REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

### **ORDINANCE 2019-239**

**AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE, CREATING NEW SUBPART S (RENEW ARLINGTON ZONING OVERLAY) WITHIN PART 3 (SCHEDULE OF DISTRICT REGULATIONS); ADOPTING FINDINGS; ADOPTING THE ZONING OVERLAY MAPS AND DIRECTING PUBLICATION; PROVIDING AN EFFECTIVE DATE.**

#### **I. GENERAL INFORMATION**

The bill amends Ordinance Code Chapter 656 - Zoning Code - to create a new Subpart S - Renew Arlington Zoning Overlay - within Part 3 - Schedule of District Regulations. The amendments include the following major items:

- Special Design Standards for High Intensity Uses (defined as those that are likely to create objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities): standards include items such as minimum lot areas, additional buffering requirements, prohibitions on certain types of non-sign related lighting, building finish materials, and the location of window signage.
- Limitations on Administrative Deviations: requests for relief from the Overlay that would usually be addressed by an Administrative Deviation (AD) shall be processed as a Zoning Variance rather than an Administrative Deviation (AD) and must meet specific standards within the Overlay regarding landscaping and buffering.
- Character Areas: given the unique conditions of the commercial corridors within the CRA, the Zoning Overlay creates five (5) Character Areas within which design guidelines and additional performance standards will apply. The character areas include:
  - University Village Character Area
  - University Commercial Character Area
  - Merrill Commercial Character Area
  - Arlington Road Character Area
  - Catalyst Character Area
- Design Guidelines: the overlay contains design regulations for building form and finish materials, height, fencing, landscaping/buffering, signage, parking, walkways and pedestrian connections, screening, and lighting.
- Performance standards: the overlay regulates alcohol distance limitations (in the University Village and Catalyst character areas), drive through window services and queuing lanes, and outdoor display and sale of merchandise (in character areas).
- Amortization period: lawfully existing fencing, landscaping and signage at the time of the effective date of the ordinance are required to meet the new overlay standards within 5 years.

## II. EVALUATION

### A. The need and justification for the change

The City Council approved a Finding of Necessity confirming the presence of slum and blight conditions via Resolution 2015-476-A and approved a CRA Redevelopment Plan and created a tax increment district via Ordinance 2015-738-E. The Renew Arlington Agency Board approved the Zoning Overlay in its current form with the approval of Resolution RA/CRA 2019-01. The intent of the Arlington CRA Zoning Overlay requirements is to protect and enhance the Arlington CRA's unique aesthetic and physical appearance; improve property values; promote an environment that is visually appealing and safe for vehicular, bicycle and pedestrian traffic; and promote appropriate redevelopment of blighted areas. This will be done by amending the zoning ordinance to include urban design development standards for the land use relationships of the corridors. The standards will address the incorporation of human-scale aesthetics into street and building design. Building design and location shall reinforce a pedestrian-oriented character including linkages between land uses through a functioning bicycle-pedestrian system. The design principles that guide the proposed standards were developed through an extensive community participation process.

### B. Consistency with the Comprehensive Plan.

Yes. The proposed legislation is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

Future Land Use Element (FLUE) Policy 1.1.4: The Land Development Regulations shall include locational criteria and standards for all zoning or subdivision site plan requests for densities or intensities of use for each future land use category including appropriate criteria related to development areas, street classification, availability of public facilities and services, land use compatibility, development and redevelopment potential, site design factors, ownership patterns, environmental impacts, relevant adopted plans and studies, and principal and secondary uses as described in the Plan Category Descriptions of the Operative Provisions. In order to ensure the development of a variety of neighborhoods and living environments, the Land Development Regulations shall include several zoning districts with different minimum lot size and density of development requirements in each residential land use category.

FLUE Objective 2.2: Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement, or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

FLUE Goal 3: To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Policy 3.1.2: The City shall eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods through active code enforcement and other regulatory measures.

FLUE Policy 3.1.20: The City shall recognize and maintain neighborhoods through the development and implementation of district plans and /or neighborhood plans, which identify the needs of the City's neighborhoods and the opportunities to improve and maintain those neighborhoods in light of continued growth and development pressures with in and surrounding them.

**III. RECOMMENDATION**






The Planning and Development Department recommends that **Ordinance 2019-239 be approved.**



# Arlington Overlay Character Areas



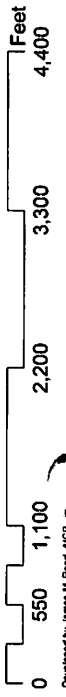
Developed by James M. Reed, AICP - jreed@coj.net  
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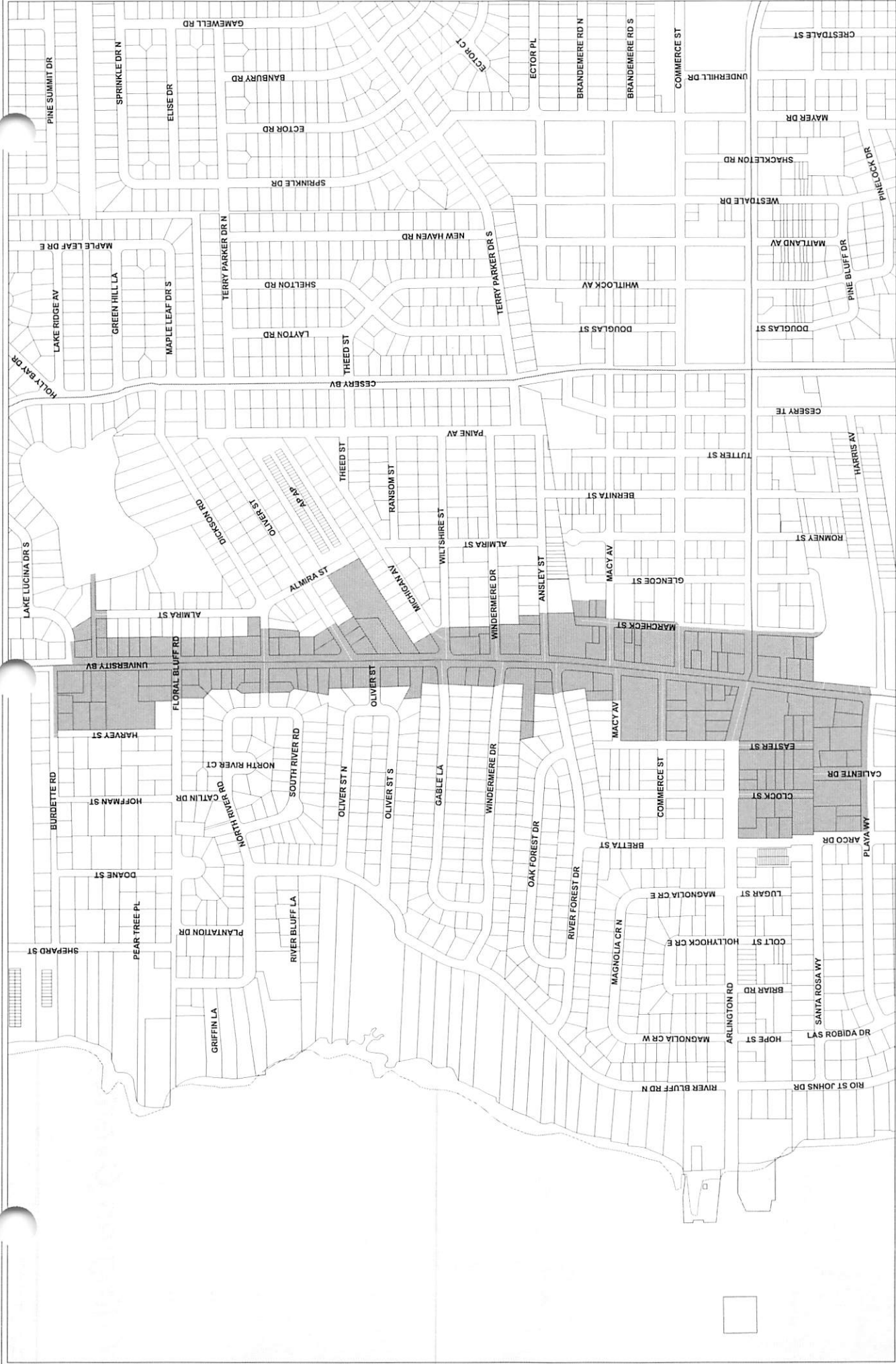
-  Catalyst Character Area
-  Merrill Commercial Character Area
-  Arlington Road Character Area
-  University Commercial Character Area
-  University Village Character Area





# Arlington Overlay - University Village Character Area

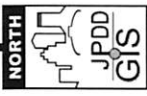




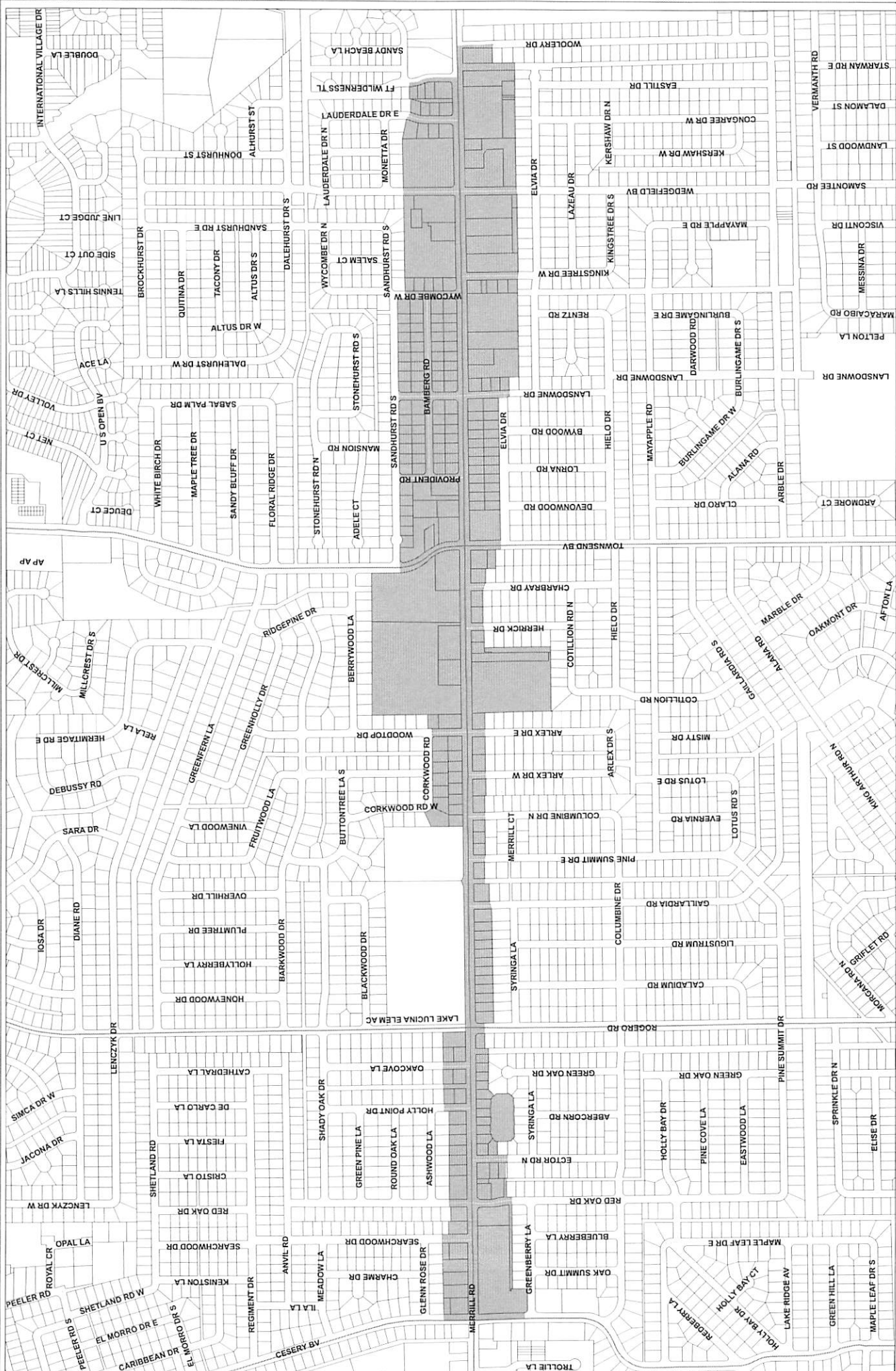
# Arlington Overlay - University Commercial Character Area



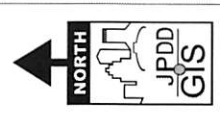
Developed by James M. Rice, AICP - jmr@ci.net  
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# Arlington Overlay - Merrill Commercial Character Area





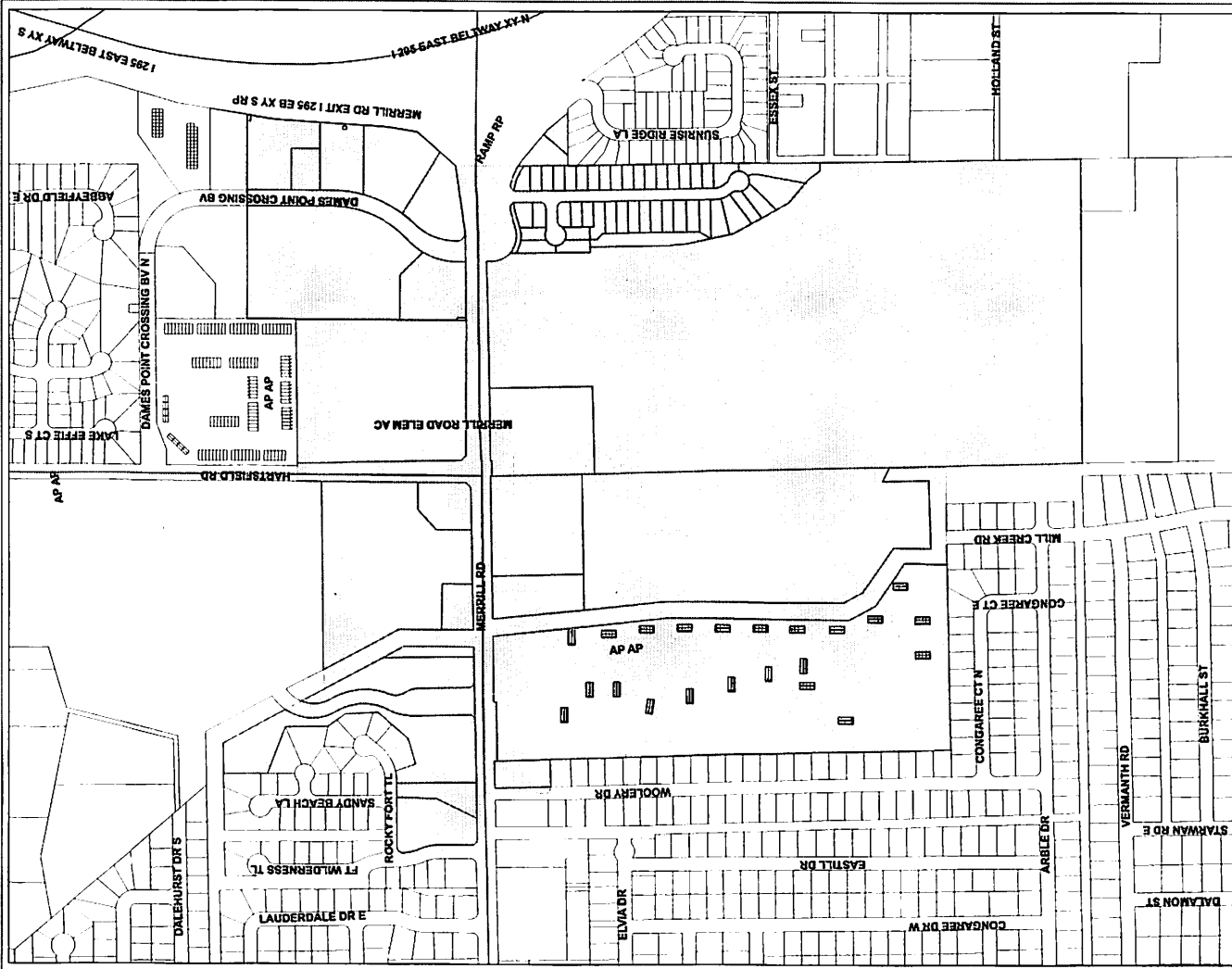
# Arlington Overlay - Arlington Road Character Area



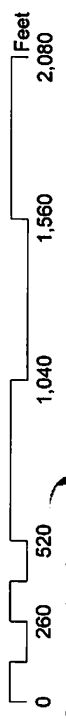
Prepared by James M Reed, AICP, jreed@jpr.net  
 February 12, 2019  
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 Content intended for illustrative purposes only







# Arlington Overlay - Catalyst Character Areas



Developed by James M. Reed, AICP, JMW  
 February 12, 2019  
 2019 Arlington, GA  
 Content intended for customer purposes only. 1102212



1 Introduced by Council President Bowman at the request of the Renew  
2 Arlington CRA Board and co-sponsored by Council Member Morgan:  
3  
4

5 **ORDINANCE 2019-239**

6 AN ORDINANCE AMENDING CHAPTER 656 (ZONING  
7 CODE), *ORDINANCE CODE*, CREATING NEW SUBPART S  
8 (RENEW ARLINGTON ZONING OVERLAY) WITHIN PART 3  
9 (SCHEDULE OF DISTRICT REGULATIONS); ADOPTING  
10 FINDINGS; ADOPTING THE ZONING OVERLAY MAPS AND  
11 DIRECTING PUBLICATION; PROVIDING AN EFFECTIVE  
12 DATE.  
13

14 **WHEREAS**, pursuant to Resolution 2015-476-A, the City of  
15 Jacksonville declared an area containing portions of the University  
16 Boulevard, Merrill Road, Arlington Road corridors to be "blighted"  
17 as that term is defined in Chapter 163, Part III, Florida Statutes;  
18 and

19 **WHEREAS**, those corridors were defined as the Community  
20 Redevelopment Area for a potential Community Redevelopment Agency;  
21 and

22 **WHEREAS**, pursuant to Ordinance 2015-738-E, the City of  
23 Jacksonville adopted a Community Redevelopment Plan for the Renew  
24 Arlington Redevelopment area, and declared the City Council to be  
25 the Board of the newly formed Renew Arlington Community  
26 Redevelopment Agency ("RA/CRA"); and

27 **WHEREAS**, Ordinance 2015-738-E also created a Renew Arlington  
28 Community Redevelopment Agency Advisory Board ("RA/CRA Advisory  
29 Board") and approved the Renew Arlington Community Redevelopment  
30 Plan (the "Plan"); and

1           **WHEREAS**, the Plan suggested a Zoning Overlay be created for  
2 the Community Redevelopment Area; and

3           **WHEREAS**, the Renew Arlington Community Redevelopment Agency  
4 Advisory Board met and directed the Office of Economic Development,  
5 as staff to the RA/CRA and the RA/CRA Advisory Board, to work with  
6 the Planning and Development Department to develop a draft of the  
7 Renew Arlington CRA Zoning Overlay; and

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

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

24           **WHEREAS**, in response to the Arlington community, certain  
25 revisions to the draft were recommended by the RA/CRA Advisory  
26 Board, which were incorporated by the Planning and Development  
27 Department in the draft; and

28           **WHEREAS**, at the direction of the Advisory Board, on November  
29 13, 2018, OED staff provided the RA/CRA Board with a presentation  
30 on the recommended Zoning Overlay, at which meeting the RA/CRA

1 Board directed OED staff to work with Board Member Crescimbeni to  
2 address certain concerns on the draft Zoning Overlay; and

3 **WHEREAS**, after meetings with Board Member Crescimbeni and OED  
4 staff, the Planning and Development Department incorporated changes  
5 to the draft Zoning Overlay; and

6 **WHEREAS**, on February 4, 2019, the RA/CRA Advisory Board  
7 approved the revised draft Zoning Overlay; and

8 **WHEREAS**, pursuant to Resolution RA/CRA 2019-01, the Renew  
9 Arlington Community Redevelopment Agency ("RA/CRA") met on February  
10 12, 2019, found that the Overlay met three primary Objectives of  
11 the Redevelopment Plan, approved the Zoning Overlay, and requested  
12 that legislation be prepared for the City Council to consider  
13 inclusion of the RA/CRA Zoning Overlay in the City's Zoning Code;  
14 now therefore

15 **BE IT ORDAINED** by the Council of the City of Jacksonville:

16 **Section 1. Findings Adopted.** The Council hereby adopts  
17 the above findings and incorporates them herein by reference.

18 **Section 2. Creating a new Subpart S (Renew Arlington**  
19 **Zoning Overlay) of Part 3 (Schedule of District Regulations) of**  
20 **Chapter 656 (Zoning Code) which will contain Sections 656.399.54**  
21 **(Legislative Findings), Section 656.399.55 (Intent), Section**  
22 **656.399.56 (Boundaries of Overlay Area), Section 656.399.57**  
23 **(Applicability), Section 656.399.58 (Severability), Section**  
24 **656.399.59 (Definitions), Section 656.399.60 (Special Design**  
25 **Standards for High Intensity Uses), Section 656.399.61**  
26 **(Administrative Deviations), and Section 656.399.62 (Character**  
27 **Areas), Chapter 656 (Zoning Code), Ordinance Code.**

28 New Sections 656.399.54 (Legislative Findings), Section  
29 656.399.55 (Intent), Section 656.399.56 (Boundaries of Overlay  
30 Area), Section 656.399.57 (Applicability), Section 656.399.58  
31 (Severability), Section 656.399.59 (Definitions), Section

1 656.399.60 (Special Design Standards for High Intensity Uses),  
2 Section 656.399.61 (Administrative Deviations), and Section  
3 656.399.62 (Character Areas), Chapter 656 (Zoning Code), Part 3  
4 (Schedule of District Regulations) Subpart S (Renew Arlington  
5 Zoning Overlay), *Ordinance Code*, are hereby created to read as  
6 follows:

7 **CHAPTER 656. ZONING CODE**

8 \* \* \*

9 **Part 3. Schedule of District Regulations**

10 \* \* \*

11 **SUBPART S. RENEW ARLINGTON ZONING OVERLAY**

12 **Sec. 656.399.54. LEGISLATIVE FINDINGS**

13 A. The Council hereby finds and determines as follows:

14 1. In August 2015, pursuant to Resolution 2015-476-A, the  
15 City Council found that portions of University  
16 Boulevard, Merrill Road, and Arlington Road were  
17 "blighted" as that term is defined in Chapter 163, Part  
18 III, Florida Statutes, and in November 2015, pursuant  
19 to Ordinance 2015-738-E, the City Council established a  
20 new Community Redevelopment Agency, known as the Renew  
21 Arlington Community Redevelopment Agency ("RA/CRA") and  
22 approved a Community Redevelopment Plan (the "Plan")  
23 for the Community Redevelopment Area which was  
24 previously declared blighted.

25 2. The Plan identified the need for a Zoning Overlay  
26 encompassing the Community Redevelopment Area as an  
27 objective of the Plan.

28 3. The decline of commercial development along the RA/CRA  
29 Community Redevelopment Area corridors have contributed  
30 to blighted conditions within the RA/CRA Community  
31 Redevelopment Area (the "Redevelopment Area").

- 1 4. Small lot sizes within the Redevelopment Area present  
2 challenges for modern commercial development, which  
3 often require lot acreage greater than one or two  
4 acres.
- 5 5. Due to various challenges and limitations, commercial  
6 vacancies are common within the Redevelopment Area  
7 leading to a lack of investment along University  
8 Boulevard, Merrill Road, and Arlington Road.
- 9 6. Legal non-conforming uses, such as single family  
10 residential uses on commercially-zoned properties,  
11 create an inconsistent land use pattern and a dangerous  
12 environment for pedestrians.
- 13 7. Ensuring vehicular, pedestrian, and bicycle safety is  
14 a challenge due in part to a lack of landscaping,  
15 signage, and streetscape improvements.
- 16 8. The performance standards and regulations contained in  
17 this Subpart S were developed with the participation  
18 and assistance of neighborhood residents, property  
19 owners and City staff.
- 20 9. The Planning Commission and the Land Use and Zoning  
21 Committee considered these regulations, held public  
22 hearings and made their recommendations to the Council.
- 23 10. Based on the foregoing findings, the Council hereby  
24 establishes the Renew Arlington Zoning Overlay (the  
25 "Zoning Overlay") regulations contained in this Subpart  
26 S, of Part 3, of the Zoning Code for the purpose of  
27 encouraging commercial development, discouraging high  
28 intensity uses, and providing performance standards,  
29 design guidelines and special regulations for uses to  
30 enhance the character and aesthetics of the Overlay  
31 area.



1 **Sec. 656.399.55. INTENT**

2 A. The intent of the Zoning Overlay requirements is to protect  
3 and enhance the Redevelopment Area's unique aesthetic and  
4 physical appearance; improve property values; promote an  
5 environment that is visually appealing and safe for  
6 vehicular, bicycle and pedestrian traffic; and promote  
7 appropriate redevelopment of blighted areas. Any deviations  
8 from these standards shall remain consistent with the  
9 purpose and intent of this Zoning Overlay.

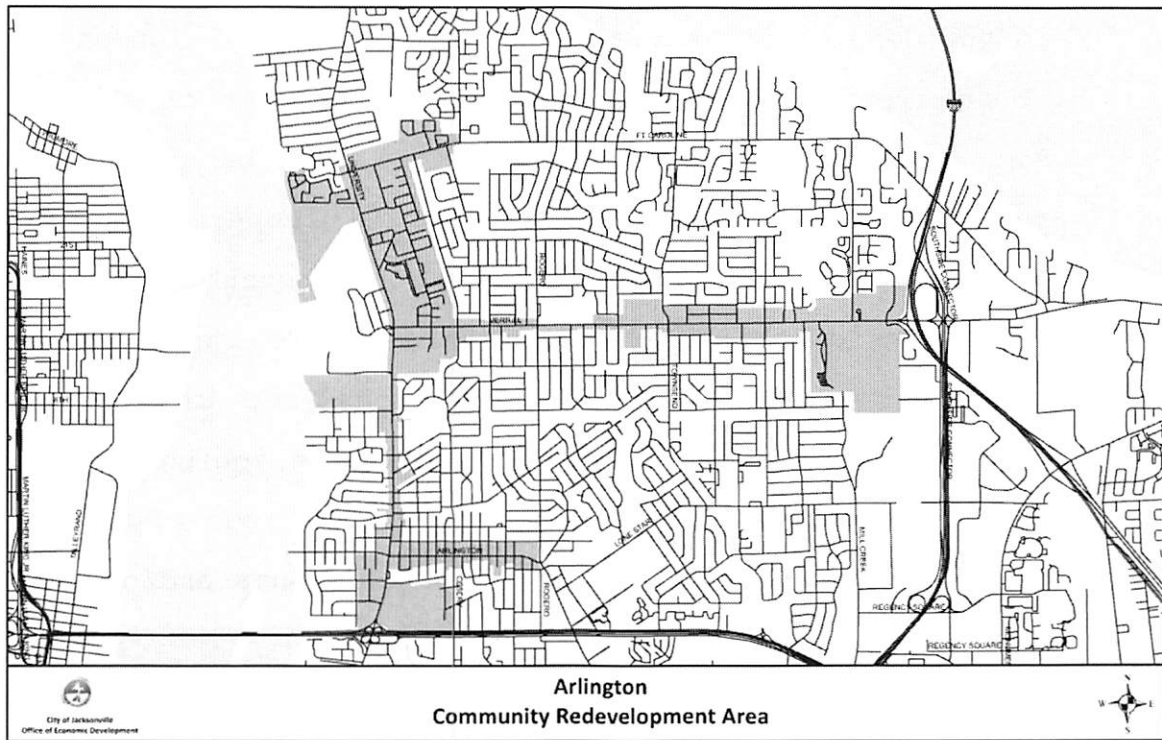
10 B. The standards set forth in this Subpart were designed to  
11 encourage infill and redevelopment within the Redevelopment  
12 Area that protects, preserves and enhances the unique  
13 character of the communities within the Zoning Overlay area.  
14 The design principles that guide these standards were  
15 developed for this Zoning Overlay through an extensive  
16 community participation process and include the following:

- 17 1. Protect and enhance existing residential  
18 neighborhoods.
- 19 2. Establish a Complete Streets program throughout the  
20 Redevelopment Area with the intent of providing safe  
21 passage for all.
- 22 3. Create sustainable commercial/mixed-use corridors that  
23 act as local destinations.
- 24 4. Ensure appropriate scale, height and density of new  
25 development and redevelopment.
- 26 5. Calm traffic to ensure safety and encourage economic  
27 development along the corridors.
- 28 6. Improve key intersections for pedestrians and as  
29 gateways to the Arlington neighborhood.
- 30 7. Encourage development of walkable streets and blocks.

1 C. Where landscaping and buffering requirements are in  
2 conflict with parking requirements, it is the intent of this  
3 Subpart that the landscaping and buffering requirements are  
4 met and relief from the parking regulations are requested by  
5 the property owner as necessary.

6 **Sec. 656.399.56. BOUNDARIES OF ZONING OVERLAY AREA**

7 A. Within the City of Jacksonville, the Renew Arlington Zoning  
8 Overlay Area shall be defined as the lands contained within the  
9 Renew Arlington Community Redevelopment Agency's boundary shown  
10 below as Figure 1, and hereby adopted as the Renew Arlington Zoning  
11 Overlay Area (the "Overlay Area") by the City Council.  
12



13  
14 **Figure 1: Renew Arlington Zoning Overlay Area**

15 The Renew Arlington "Redevelopment Area" is coextensive with the  
16 "Overlay Area."

17 **Sec. 656.399.57. APPLICABILITY**

18 A. Unless otherwise stated in this Subpart, when the  
19 regulations of this Zoning Overlay impose a different

1 restriction upon the use of buildings or land, or upon the  
2 height of buildings, or require other conditions than are  
3 imposed or required by other ordinances, other than those  
4 ordinances approving Planned Unit Development (PUD) adopted  
5 prior to this Subpart, the provisions of this Subpart shall  
6 control. Additionally, the parking requirements of this  
7 Zoning Overlay shall supersede any conflicting parking  
8 requirements set forth in Part 6 of the Zoning Code. It is  
9 intended that this Subpart shall be applied to support the  
10 RA/CRA designation and characteristics of the  
11 Redevelopment/Overlay Area and to guide development and  
12 redevelopment to support the goals and objectives contained  
13 in the Comprehensive Plan and the RA/CRA Redevelopment Plan.

14 B. When a parcel extends beyond the boundaries of the Overlay  
15 Area as described, the entire parcel will be subject to the  
16 regulations of this Subpart. If a property within the  
17 Overlay Area is aggregated with a property outside the  
18 boundaries of the Overlay Area, the entire aggregated parcel  
19 will be subject to the regulations set forth in this  
20 Subpart. The term "aggregation" means the zoning doctrine of  
21 merging separate and adjoining lots for purposes of  
22 determining and applying zoning requirements and/or building  
23 parameters.

24 C. Rezoning amendments to PUD zoning districts are permitted  
25 so long as the PUD zoning district does not circumvent the  
26 regulations contained within this Subpart.

27 D. Regulations of this Zoning Overlay are not applicable to  
28 RLD zoning districts or RMD-A zoning districts.

29 E. Single family residential uses not located in any RLD or  
30 RMD-A zoning district which are legally non-conforming on

1 the effective date of this Subpart may be continued;  
2 provided, however, that:

3 1. The structure of the non-conforming use shall not be  
4 enlarged, extended, reconstructed, moved or structurally  
5 altered except to change the use of the structure to a  
6 use permitted in the district. It shall not be divided  
7 nor shall a structure be added on the premises except  
8 for purposes and in a manner conforming to the  
9 regulations for the district in which these structures  
10 and premises are located and in compliance with this  
11 Subpart.

12 2. Where a non-conforming use is superseded by a  
13 permitted use, a structure or structures and premises in  
14 combination shall thereafter conform to the regulations  
15 for the district in which the structure is located and  
16 for this Subpart. The non-conforming residential use  
17 shall not thereafter be resumed and no other non-  
18 conforming use shall be permitted.

19 3. Except where governmental action impedes or denies  
20 access or governmental action requires upgrading of the  
21 premises, if the non-conforming residential use ceases  
22 for any reason for a period of 12 consecutive months, a  
23 subsequent use shall conform to the regulations of the  
24 district in which the use is located and this Subpart.

25 F. Unless otherwise specified in this Subpart, non-conforming  
26 development characteristics such as, but not necessarily  
27 limited to, site layout; building form and finish materials;  
28 building location; parking; lighting; walkways; and  
29 screening for non-residential and multi-family uses that are  
30 located in any character area shall be required to bring the  
31 existing non-conforming characteristics into compliance upon

1           either: reoccupation of the structure when such use ceases  
2           for more than 6 months; or upon a Major Renovation, as that  
3           term is defined in this Subpart.

4   **Sec. 656.399.58. SEVERABILITY**

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

17   **Sec. 656.399.59. DEFINITIONS**

18          A. The definitions contained in Part 16 of the Zoning Code  
19          shall apply unless otherwise defined in this Subpart.

20                1. *Brewpub* means a microbrewery operating in conjunction  
21                with a restaurant.

22                2. *Building Scale* means the relationship between the mass  
23                of a building and its surroundings, including the width  
24                of the street, open space, and mass of surrounding  
25                buildings.

26                3. *Major Renovation* means a total cumulative expansion,  
27                repair, or renovation of existing development, not  
28                including improvements made in order to comply with  
29                this Subpart, that is greater than or equal to 50% of  
30                the assessed value of the lot improvements at the start  
31                of any three-year period, according to the Property

1 Appraiser within any three-year period, or the total  
2 square footage of a structure is expanded by 50% or  
3 greater, as well as any cumulative square footage  
4 expansions totaling 50%.

5 4. *Mass* means the three-dimensional bulk of a structure  
6 determined by the height, width, and depth.

7 5. *Microbrewery* means an establishment or facility in  
8 which beer is produced for on-premises consumption  
9 (taproom) where production does not exceed 10,000  
10 barrels per year and where off-site sales to a state  
11 licensed wholesaler do not exceed 75% of production.  
12 Microbreweries may sell their product to the public via  
13 a wholesaler or retailer or directly to the consumer  
14 through carry-outs or taproom.

15 6. *Pedestrian Scale* means the relationship between a  
16 person and their surroundings, including the width of  
17 the street and the height, mass, and design of  
18 surrounding buildings.

19 7. *Public Space* means public squares, greens, plazas and  
20 neighborhood parks, pocket parks, riverwalks, and  
21 pedestrian spaces.

22 **Sec. 656.399.60. SPECIAL DESIGN STANDARDS FOR HIGH INTENSITY USES**

23 A. High intensity uses are defined as those that are likely to  
24 create objectionable or excessive noise, lights, vibrations,  
25 fumes, odors, dust or physical activities, when taking into  
26 account the existing uses or zoning in the vicinity.

27 B. Below are additional design standards for the specified  
28 high intensity uses. Where standards for these uses already  
29 existing within the Zoning Code, the more stringent  
30 requirement shall apply:



1 1. Any location for the retail sale of new or used  
2 automobiles, trucks, tractors, mobile homes, boats,  
3 campers, RV's, heavy machinery and equipment,  
4 motorcycles, and/or other large motorized vehicles  
5 shall have a minimum lot area of one (1) acre. This  
6 standard shall become effective for existing uses and  
7 structures under (F) of the Applicability section of  
8 this Subpart.

9 2. Any location used in part or full as an auto storage  
10 yard, off-street commercial parking lot, car and/or  
11 truck rental, dancing entertainment establishment,  
12 and/or auto service facility that stores more than 10  
13 cars on site shall have a minimum lot area of one (1)  
14 acre. This standard shall become effective for existing  
15 uses and structures under paragraph (F) of the  
16 Applicability section of this Subpart.

17 (a) Any storage areas associated with these uses  
18 shall not be located between the street and the  
19 primary structure and must be screened by a 6-foot  
20 wood, or composite wood fence, masonry wall, or  
21 pre-cast concrete panel wall that is at least 95%  
22 opaque.

23 3. Service garages for major or minor auto repair,  
24 service stations, truck stops, tire sales or service,  
25 and/or collision centers shall have a minimum lot area  
26 of one (1) acre and shall have a 6-foot wood or  
27 composite wood fence or masonry or pre-cast concrete  
28 panel wall that is at least 95% opaque and placed  
29 between the street and any outside storage area. This  
30 standard shall become effective for existing uses and

1 structures under paragraph (F) of the Applicability  
2 section of this Subpart.

3 (a) The required fence shall be placed between the  
4 outside storage of vehicles and any required  
5 landscape buffer for that particular character  
6 area.

7 (b) Metal panel, chain link, fabric screen or other  
8 similar fence types shall be prohibited.

9 4. All commercial structures shall be prohibited from  
10 using any flashing, pulsing, running, strobing or other  
11 forms of non-sign related lighting designed to draw  
12 attention to the facility. This includes lights inside  
13 window frames, along roof or wall edges, around sign  
14 faces or along gas station canopies. This standard  
15 shall become effective for existing uses and structures  
16 upon the effective date of this Subpart.

17 5. Accessory structures for commercial uses shall be  
18 designed to replicate primary structures. Materials  
19 such as corrugated metal, unpainted concrete block, or  
20 prefabricated car port structures shall not be  
21 permitted. Shipping containers shall be prohibited.  
22 This standard shall become effective for existing uses  
23 and structures under paragraph (F) of the Applicability  
24 section of this Subpart.

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

1 **Sec. 656.399.61. ADMINISTRATIVE DEVIATIONS**

2 A. Requests for relief from this Subpart that would usually be  
3 addressed by an Administrative Deviation shall be processed  
4 as a Zoning Variance rather than an Administrative  
5 Deviation.

6 **Sec. 656.399.62. CHARACTER AREAS**

7 Given the differing aesthetics within the Redevelopment Area,  
8 the Zoning Overlay consists of five Character Areas. Each has  
9 distinct design guidelines and performance standards. These  
10 areas are as follows:

- 11 A. University Village Character Area
- 12 B. University Commercial Character Area
- 13 C. Merrill Commercial Character Area
- 14 D. Arlington Road Character Area
- 15 E. Catalyst Character Areas

16

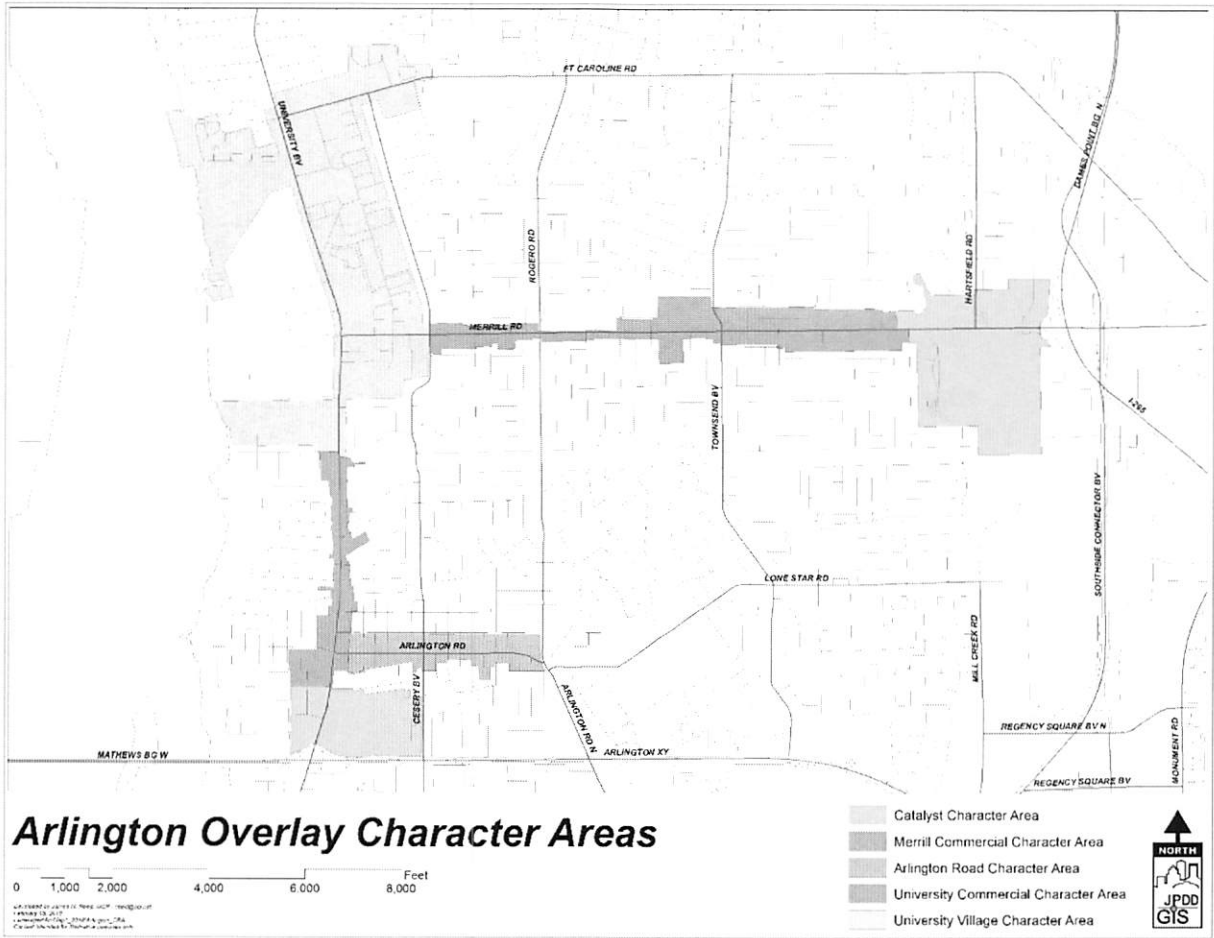


Figure 2: Renew Arlington Zoning Overlay-Character Areas Map

A. University Village Character Area Standards

1. Boundaries: The University Village Character Area (the "UVCA") generally encompasses the area around, but not including, Jacksonville University (JU). Per the Overlay Character Area Map shown in Figure 2, and the enlarged UVCA Map shown in Figure 3, the UVCA is bounded to the north by Fort Caroline Road, including the parcels on the north side of the roadway, between the St. Johns River and University Club Boulevard. The western boundary is the St. Johns River, but not including the Jacksonville University Campus, from the Fort Caroline apartments just north of JU to Burdette Road. The southern boundary is Burdette Road from the

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St. Johns River to the east side of University Boulevard and then just north of Liddell Lane from University Boulevard to Cesery Boulevard. The eastern boundary is essentially Cesery Boulevard. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.





1           2. Intent

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

16          3. Design Guidelines

17           (a) Site layout

18           (1) Retention/detention ponds or drainage  
19           conveyance should be incorporated as an  
20           amenity into the site design wherever  
21           possible. Additionally, proposed site  
22           development or building additions should  
23           determine if stormwater storage credits are  
24           available from RA/CRA area-wide drainage  
25           improvements prior to initiating site  
26           design.

27           (2) Aggregated water features should be  
28           incorporated into Public Spaces when  
29           possible.

30           (3) Multiple parcel development should seek to  
31           create plazas or squares for enhancement of

1 the public environment, rather than  
2 fractured small strips of green space.

3 (4) The fencing of ponds or conveyances should  
4 be avoided. Ponds should not be located in  
5 the front of the property unless the pond  
6 has been designed in conjunction with the  
7 natural features of the site and is  
8 developed and will be maintained as a  
9 significant site amenity. Rectangular or  
10 linear shaped ponds should be avoided where  
11 visible from the street. Ponds should be  
12 planted and maintained with native  
13 vegetation, as defined in Section 656.1203  
14 of the Zoning Code. The proximity of the  
15 pond to pedestrian circulation should be  
16 considered in the design of the pond slopes.  
17 Designated and maintained walkways around  
18 ponds are encouraged.

19 (b) Building form and finish materials

20 (1) The exterior finish of new buildings, and  
21 any exterior finish alterations and/or  
22 additions to the front side, street side or  
23 any side visible from adjacent residential  
24 uses of existing buildings, shall be of  
25 brick, wood, concrete, stucco, exterior  
26 insulation and finish systems (EIFS),  
27 architectural or split-face block, or other  
28 finish materials with similar appearance and  
29 texture. Metal clad, corrugated metal,  
30 plywood, Oriented Strand Board (OSB), and  
31 exposed plain concrete block shall not be

1 permitted as exterior finish materials on  
2 the front of or any street side of a  
3 building.

4 (2) Open bay doors and other similar large  
5 doors providing access to work areas and  
6 storage areas shall not open towards or  
7 directly face University Boulevard.

8 (3) Exterior window security bars shall be  
9 prohibited.

10 (4) All new multi-story buildings shall  
11 reflect the actual floors within the  
12 building through use of window location,  
13 façade breaks, façade setbacks, balconies,  
14 etc. Multi-story buildings that face a  
15 public street, neighborhood or other  
16 internal commercial area that can be viewed  
17 by the public shall have architectural  
18 fenestration and/or façade articulations  
19 designed at Pedestrian Scale.

20 (5) New buildings shall provide a foundation  
21 or base, typically from ground to bottom of  
22 the lower windowsills, with changes in  
23 volume or material. A clear visual division  
24 shall be maintained between the ground level  
25 floor and upper floors with either a cornice  
26 line or awning from 12 feet to 16 feet above  
27 Base Flood Elevation or grade, whichever  
28 applies to the proposed development.

29 (6) Building massing shall be designed to  
30 address Pedestrian Scale by reducing the  
31 scale and proportion of the visual

1 "monolithic box" through variations in wall  
2 heights, façade articulations and varied  
3 roof planes.

4 (7) New commercial and mixed-use buildings  
5 shall have large display windows on the  
6 ground floor. All street-facing, park-facing  
7 and plaza-facing structures shall have  
8 windows covering a minimum of 40% and a  
9 maximum of 80% of the ground floor of each  
10 tenant's or occupants' linear frontage and  
11 shall not exceed 30 linear feet without  
12 fenestration. Mirrored glass, obscured glass  
13 and glass block cannot be used in meeting  
14 this requirement. Display windows may be  
15 used to meet this requirement. Windows may  
16 begin at ground level, or atop a knee wall,  
17 but shall have their bottom sill no higher  
18 than 3 feet from the finished floor height,  
19 when facing the street.  
20



1  
2 **Figure 4 - Pedestrian-Scale facade with fenestration**  
3 **covering a minimum of 40% and maximum of 80%**  
4 **of occupants' linear frontage**

5 (c) Building location and street presence

6 (1) New structures shall be located no more  
7 than ten (10) feet from the front property  
8 line facing a public right of way.

9 (2) New structures shall have a maximum side  
10 yard of no more than ten (10) feet, not  
11 including driveway aisle.

12 (3) New structures shall have a minimum rear  
13 yard of 15 feet.

14 (d) Height

15 (1) Single use structures shall be limited to  
16 35 feet in height.

17 (2) Multiuse or mixed use structures may have  
18 a maximum height of 45 feet.

19 (e) Fences

20 (1) The use of barbed, razor, or concertina  
21 wire or similar fencing shall be prohibited

1 where visible from any public right-of-way  
2 or sidewalk.

3 (2) Woven metal fences are prohibited.

4 (3) Chain link fencing along the right of way  
5 shall be prohibited. Chain link fence may  
6 be used on the side (if not on a corner lot)  
7 and rear property lines, and shall be vinyl  
8 coated in black or green color.

9 (4) Fencing along the right of way shall be  
10 composed of wood, stone, brick, masonry,  
11 pre-cast concrete, cast stone, vinyl or  
12 metal (in a wrought iron style).

13 (5) Lawfully constructed fencing existing at  
14 the time of the effective date of these  
15 regulations shall meet the requirements  
16 herein within five (5) years of the  
17 effective date of this ordinance, which  
18 shall be codified as a date certain.

19 (f) Landscaping/Landscaped Buffers

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

24 (1) Uncomplimentary use buffer

25 (i) Where the Vehicular Use Area (VUA) of  
26 a non-residential property abuts a  
27 residential use, a minimum 10-foot  
28 landscaped buffer and six-foot high  
29 masonry wall, pre-cast panel, or  
30 similar shall be located between the  
31 non-residential use and the required



1 landscape buffer on the side of the  
2 non-residential use.

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

13 (2) Perimeter vehicular use area buffer

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

22 (3) Lawfully existing landscaping at the time  
23 of the effective date of these regulations  
24 shall meet the requirements herein within  
25 five (5) years of the effective date of this  
26 ordinance, which shall be codified as a date  
27 certain.

28 (g) Signage

29 Signage shall generally be consistent with  
30 Part 13 of the Zoning Code, with the following  
31 additional and superseding provisions below.

1 Where sign regulations differ from those  
2 provided in this Subpart, the more stringent  
3 regulation shall apply.

4 (1) One (1) identity freestanding sign per lot  
5 per street frontage, provided they are  
6 located no closer than 200 feet apart (as  
7 measured in the Zoning Code); size  
8 determined as follows:  
9

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

10  
11 One (1) additional identity sign shall be  
12 permitted if the parcel's road frontage  
13 equals or exceeds 500 linear feet, provided  
14 signs are located no closer than 200 feet  
15 apart (as measured in the Zoning Code).

16 (2) Pole mounted signs are prohibited.

17 (3) Billboards and/or off-site signs, as  
18 defined in Section 656.1302 Ordinance Code,

1 are prohibited unless otherwise allowed by  
2 existing agreements with the City of  
3 Jacksonville.

4 (4) Animated signs; automatic changing message  
5 devices; mobile signs; beacons, tracker  
6 lights or similar lighting components;  
7 mirror-like or reflective materials;  
8 pennants; ribbons; streamers; inflatables;  
9 wind-activated signs; and similar are  
10 prohibited.

11 (5) Lawfully existing signage at the time of  
12 the effective date of these regulations  
13 shall meet the requirements herein within  
14 five (5) years of the effective date of this  
15 ordinance, which shall be codified as a date  
16 certain.

17 (h) Parking

18 Unless otherwise superseded by state or federal  
19 statutes or regulations, parking shall be  
20 designed and provided in accordance with Part 6  
21 of the Zoning Code with the following additional  
22 and superseding provisions:

23 (1) Parking Location and Access

24 (i) Parking lots shall connect with  
25 adjoining CRA parcel development or  
26 provide for future connection if access  
27 is not currently available. A rear lane  
28 with cross parcel access easement may  
29 serve to connect multiple parcels with  
30 cross access where driveways may be

1 limited due to safety and traffic  
2 operations.

3 (ii) For developments providing more than  
4 four (4) parking spaces, the majority  
5 of parking on the site shall be located  
6 to the rear and side of the principal  
7 building.

8 (iii) If all of the required parking is  
9 provided to the rear and side and at  
10 least 25% of the total parking lot area  
11 is a pervious parking surface, as  
12 defined in Section 656.1601 Ordinance  
13 Code, with only the minimum required  
14 ADA requirements fulfilled for paved  
15 parking spaces and the driveway apron  
16 is adjacent to the street frontage, the  
17 following requirements may be reduced:

18 a. Driveway width requirement shall  
19 be reduced from 24 feet to 16 feet  
20 wide for access to rear yard  
21 parking with apron of no more than  
22 a one (1) foot additional flair at  
23 the end of pavement for a total  
24 width of 18 feet at the right of  
25 way.

26 b. The rear buffer may be reduced  
27 from ten feet to five feet when an  
28 eight-foot masonry wall, pre-cast  
29 panel, or similar is provided.

30 c. While still required in any  
31 required buffer area, landscaping

1 shall not be required in the  
2 internal landscape islands of the  
3 VUA where the minimum required  
4 parking is 25 spaces or less.

5 (iv) Unless shared driveways are  
6 constructed, each lot shall have only  
7 one driveway. Lots located at the  
8 corner of roads classified as  
9 collectors or higher may have one  
10 driveway per road frontage. Additional  
11 access points above the one permitted  
12 may be granted provided the continuous  
13 roadway frontage of the property is  
14 500-feet or greater.

15 (v) Existing non-residential and multi-  
16 family developments in place on the  
17 date of adoption of this Subpart shall  
18 be deemed non-conforming and shall be  
19 brought into compliance with this  
20 requirement under the following  
21 conditions:

22 a. When a new driveway connection  
23 permit is required for the  
24 existing development;

25 b. When a Major Renovation is  
26 undertaken, as defined in this  
27 Subpart;

28 c. When a 25% or greater increase in  
29 trip generation attributable to  
30 the existing development is  
31 documented; or

1 d. If the principal activity on the  
2 property with any non-conforming  
3 access driveway is discontinued  
4 for a consecutive period of 365  
5 days.

6 (2) Parking Requirements

7 (i) Single-use residential developments,  
8 restaurants, and/or establishments that  
9 include the sale and service of beer,  
10 wine, or liquor for on-premises  
11 consumption, shall provide 100% of  
12 required parking.

13 (ii) Uses not listed in (2)(i), above,  
14 are eligible for a reduction in the  
15 parking requirement up to 30% for a  
16 redevelopment project where on-street  
17 parking or area off-street parking is  
18 available within a 400' radius.  
19 Availability for shared parking credit  
20 towards on-site parking requirements  
21 may be established by mixed-use  
22 operating hours, staggered peak demand  
23 or agreement between properties to  
24 share parking facilities; or

25 a. Developer may provide 80% of  
26 required parking; or

27 b. Parking requirements may be  
28 reduced to 60% of the required  
29 parking for facilities that create  
30 shared driveways with neighboring  
31 properties. These reductions may

1 be applied to each parcel that  
2 participates in the combination  
3 and total reduction of the number  
4 of driveways. A further 5%  
5 reduction may be granted for a  
6 reduction of two (2) or more  
7 driveways.

8 (iii) For parking lots with more than 4  
9 spaces, additional required parking  
10 spaces may be reduced by up to 5  
11 spaces, when additional bicycle parking  
12 is provided at a 2 for 1 ratio. A  
13 minimum of 4 spaces is required;  
14 parking reduction only applicable to  
15 spaces exceeding the minimum required 4  
16 spaces. For example, where 9 vehicular  
17 parking spaces are required and an 2  
18 bicycle parking spaces are provided  
19 above the requirement, then 1 vehicular  
20 parking space may be credited, allowing  
21 for a total of 8 vehicular parking  
22 spaces instead of 9.

23 (i) Walkways and Pedestrian Connections

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

27 (1) All parking lots with more than 40 spaces  
28 located more than 90 feet from a building  
29 entrance, measured perpendicular from the  
30 parking space to the structure entrance or  
31 from each entrance when multiple entrances

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

13 (2) Pedestrian connections shall be clearly  
14 defined by at least one of the following:

15 (i) Six inch vertical curb, or

16 (ii) A paving material that differs from  
17 that of the vehicular area, including  
18 across vehicular lanes, or

19 (iii) A continuous landscape area at a  
20 minimum of two (2) feet wide on at  
21 least one side of the walkway.

22 (3) For properties with multiple tenants  
23 and/or multiple structures on site,  
24 pedestrian circulation shall be provided  
25 between tenants and/or structures through  
26 the use of a sidewalk or other suitable  
27 pedestrian connection, not less than five  
28 (5) feet wide and where applicable, shall  
29 align with and connect to that of adjacent  
30 and contiguous properties. Sidewalk paving  
31 or other pedestrian connections, where



1 applicable, must continue uninterrupted  
2 across the mouth of all curb cuts, subject  
3 to the City's Land Development Regulations.

4 (j) Screening

5 (1) Any exterior garbage receptacles,  
6 dumpsters, open storage areas or mechanical  
7 equipment must be screened from view from  
8 public rights-of-way and adjacent  
9 residential uses with 100 % opaque material  
10 that is visually similar to materials used  
11 on the nearest façade of the principal  
12 structure. Additionally, garbage  
13 receptacles, dumpsters, open storage areas  
14 and/or mechanical equipment must be a  
15 minimum 25 feet from any residential uses  
16 and shall be incorporated into the main  
17 structure as a part of new construction or  
18 Major Renovation, as defined in this  
19 Subpart.

20 (k) Lighting

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

23 (1) All sag lenses, drop lenses and convex  
24 lenses shall be prohibited.

25 (2) At least 2.0 foot-candle (f.c.) minimum  
26 maintained lighting level is recommended,  
27 while 3.0-5.0 f.c. minimum maintained level  
28 is preferred. These levels shall generally  
29 apply to all parking and pedestrian areas.  
30 However, illumination levels at all property  
31 lines shall not exceed one-half (.5) f.c.

1 when the building or parking areas are  
2 located adjacent to residential uses, and  
3 shall not exceed one (1.0) f.c. when  
4 abutting other non-residential properties.  
5 Lighting levels can be reduced after  
6 business hours/closing to 0.5 f.c. minimum  
7 maintained for burglary and vandalism  
8 resistance, if the property does not have an  
9 existing problem with criminal incidents,  
10 and the owner deems it appropriate.

11 (3) The use of cut-off fixtures with diffusers  
12 to focus the lighting where needed to  
13 minimize or eliminate light trespass is  
14 required.

15 (4) All lighting lamp sources within parking  
16 and pedestrian areas shall be metal halide,  
17 compact fluorescent or LED; LED is  
18 preferred.

19 (5) The maximum light pole height in all  
20 parking areas shall not exceed thirty feet  
21 (30' - 0"), and the maximum light pole height  
22 in all pedestrian areas shall not exceed  
23 fifteen feet (15' - 0").

24 (6) Shrubs and trees shall not interfere with  
25 security lighting or common natural  
26 surveillance observation from public streets  
27 or any buildings, including public rights-  
28 of-way.

29 (7) Illumination of exterior doors - All types  
30 of exterior doors shall be illuminated with  
31 outdoor lighting during the hours of

1 darkness to allow ready-observation of  
2 persons entering or exiting.

3 (8) Illumination address numbers - All street  
4 address or apartment/unit numbers (when  
5 existing) that are already required by  
6 existing codes shall also be illuminated  
7 during the hours of darkness.

8 (9) Illumination of recessed areas- Alcoves  
9 and other recessed areas of buildings or  
10 fences that are capable of human concealment  
11 shall be illuminated during the hours of  
12 darkness.

13 4. Additional Performance Standards

14 (a) Alcohol Distance Limitations

15 (1) Unless otherwise superseded by state or  
16 federal statutes or regulations, for  
17 permitted and permissible uses, any and all  
18 distance limitations and prohibitions found  
19 in Part 8 of the Zoning Code are waived and  
20 do not apply with regard to the distance  
21 between any and all location(s) selling  
22 and/or serving all alcoholic beverages for  
23 on-premises consumption in conjunction with  
24 a restaurant, microbrewery or brewpub, as  
25 defined in this Subpart, and the location of  
26 any and all established faith institutions  
27 or schools (inclusive of Jacksonville  
28 University). Uses subject to this standard  
29 shall not serve alcoholic beverages past  
30 midnight. For those uses that intend to

1 serve alcoholic beverages past midnight,  
2 Part 8 of the Zoning Code shall apply.

3 (2) Sale and service of all alcohol for off-  
4 premises consumption must meet the distance  
5 requirements otherwise required in the  
6 City's Zoning Code. Retail sale and service  
7 of all alcoholic beverages (license type  
8 3PS) for off-premises consumption shall be  
9 discouraged.

10 (3) All permitted and permissible alcohol  
11 related uses shall have a minimum separation  
12 between any residential use and any portion  
13 of the property used for the sale and  
14 service of alcohol, including outside sales  
15 and service locations, of 100 feet, as  
16 measured from the nearest property line of  
17 the residential use to the nearest portion  
18 of the property defined for alcohol sales,  
19 unless otherwise incorporated into a mixed  
20 use project where uses are blended on the  
21 same parcel of land.

22 (b) Drive-through window services and queuing lanes  
23 shall be placed in the side or rear yard of the  
24 parcel on which it is located. Drive-through  
25 window services and queuing lanes shall be located  
26 no closer than 50 feet to residential uses.  
27 Speaker systems shall not be aimed towards  
28 residential uses.

29 (c) Off-street parking lots. Where permitted, off-  
30 street parking lots shall be subject to the  
31 following conditions:

1 (1) There shall be no storage, sales, or  
2 service activity of any kind on these lots  
3 except where seasonal sales are permitted  
4 within the City's Zoning Code, Section  
5 656.401(gg).

6 (2) Vehicular parking on the lot shall be  
7 limited to vehicles for employee and  
8 customer parking.

9 (d) Permanent outdoor display of merchandise is  
10 prohibited.

11 B. University Commercial Character Area Standards

12 1. Boundaries: The University Commercial Character Area  
13 (the "UCCA") generally encompasses the properties on  
14 the east side and west side of University Boulevard  
15 from Playa Way to Burdette Road. Per the Overlay  
16 Character Area Map shown in Figure 2, and the enlarged  
17 UCCA Map shown in Figure 5, the UCCA is bounded to the  
18 north by Burdette Road and Lake Lucina Drive between  
19 Harvey Street and the properties immediately east of  
20 University Boulevard. The western and eastern  
21 boundaries are defined by the commercial properties  
22 immediately to the west and east of University  
23 Boulevard, generally about 1 - 2 parcels on either side  
24 of the corridor from Burdette Road to Windermere Drive,  
25 and extending to about 3 - 4 parcels deep on either  
26 side to the west and east of University Boulevard from  
27 Windermere Drive to Arlington Road. The blocks between  
28 Arlington Road and Playa Way and Bretta Street and  
29 University Boulevard are also included in this  
30 Character Area. The southern boundary is Playa Way to  
31 the west of University Boulevard and the parcels just

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north of Arlington Elementary School on the east side of University Boulevard. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.



1 2. Intent

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

17 3. Design Guidelines

18 (a) Site layout

19 (1) Retention/ detention ponds or drainage  
20 conveyance should be incorporated as an  
21 amenity into the site design wherever  
22 possible, however proposed site development  
23 or building additions should determine if  
24 stormwater storage credits are available  
25 from CRA area-wide drainage improvements  
26 prior to initiating site design.

27 (2) The fencing of ponds or conveyances should  
28 be avoided. Ponds should not be located in  
29 the front of the property unless the pond  
30 has been designed in conjunction with the  
31 natural features of the site and is



1 developed and will be maintained as a  
2 significant site amenity. Rectangular or  
3 linear shaped ponds should be avoided where  
4 visible from the street. Ponds should be  
5 planted and maintained with native  
6 vegetation as defined in Section 656.1203 of  
7 the Zoning Code. The proximity of the pond  
8 to pedestrian circulation should be  
9 considered in the design of the pond slopes.

10 (b) Building form and finish materials

11 (1) The exterior finish of new buildings, and  
12 any exterior finish alterations and/or  
13 additions to the front side, street side or  
14 any side visible from adjacent residential  
15 uses of existing buildings, shall be of  
16 brick, wood, concrete, stucco, exterior  
17 insulation and finish systems (EIFS),  
18 architectural or split-face block, or other  
19 finish materials with similar appearance and  
20 texture. Metal clad, corrugated metal,  
21 plywood, Oriented Strand Board (OSB), and  
22 exposed plain concrete block shall not be  
23 permitted as exterior finish materials on  
24 the front of or any street side of a  
25 building.

26 (2) Open bay doors and other similar large  
27 doors providing access to work areas and  
28 storage areas shall not open towards or  
29 directly face University Boulevard.

30 (3) Exterior window security bars shall be  
31 prohibited.

1 (4) All new multi-story buildings shall  
2 reflect the actual floors within the  
3 building through use of window location,  
4 façade breaks, façade setbacks, balconies,  
5 etc. Multi-story buildings that face a  
6 public street, neighborhood or other  
7 internal commercial area that can be viewed  
8 by the public shall have architectural  
9 fenestration and/or façade articulations  
10 designed at Pedestrian Scale.

11 (5) New buildings shall provide a foundation  
12 or base, typically from ground to bottom of  
13 the lower windowsills, with changes in  
14 volume or material. A clear visual division  
15 shall be maintained between the ground level  
16 floor and upper floors with either a cornice  
17 line or awning from 12 feet to 16 feet above  
18 Base Flood Elevation or grade, whichever  
19 applies to the proposed development.

20 (6) Building massing shall be designed to  
21 address Pedestrian Scale by reducing the  
22 scale and proportion of the visual  
23 "monolithic box" through variations in wall  
24 heights, façade articulations and varied  
25 roof planes.

26 (7) New commercial and mixed-use buildings  
27 shall have large display windows on the  
28 ground floor. All street-facing, park-  
29 facing, and plaza-facing structures shall  
30 have windows covering a minimum of 40% and a  
31 maximum of 80% of the ground floor of each

1 tenant's or occupants' linear frontage. and  
2 shall not exceed 30 linear feet without  
3 fenestration. Mirrored glass, obscured glass  
4 and glass block cannot be used in meeting  
5 this requirement. Display windows may be  
6 used to meet this requirement. Windows may  
7 begin at ground level, or atop a knee wall,  
8 but shall have their bottom sill no higher  
9 than 3 feet from the finished floor height,  
10 when facing the street.

11 (c) Height

12 (1) Single use structures shall be limited to  
13 35 feet in height.

14 (2) Multiuse mixed use structures may have a  
15 maximum height of 45 feet.

16 (d) Fences

17 (1) The use of barbed, razor or concertina  
18 wire or similar fencing shall be prohibited  
19 where visible from any public right-of-way  
20 or sidewalk.

21 (2) Woven metal fences are prohibited.

22 (3) Chain link fencing along the right of way  
23 shall be prohibited. Chain link fence may be  
24 used on the side (if not on a corner lot)  
25 and rear property lines, and shall be vinyl  
26 coated in black or green color.

27 (4) Fencing along the right of way shall be  
28 composed of wood, stone, brick, pre-cast  
29 concrete, masonry, cast stone, vinyl or  
30 metal (in a wrought iron style).

1 (5) Lawfully constructed fencing existing at  
2 the time of the effective date of these  
3 regulations shall meet the requirements  
4 herein within five (5) years of the  
5 effective date of this ordinance, which  
6 shall be codified as a date certain.

7 (e) Landscaping/Landscaped Buffers

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

12 (1) Uncomplimentary Use Buffer

13 (i) Where the Vehicular Use Area (VUA) of  
14 a non-residential property abuts a  
15 residential use, a minimum 10-foot  
16 landscaped buffer and six-foot high  
17 masonry wall, pre-cast panel, or  
18 similar shall be located between the  
19 non-residential use and the required  
20 landscape buffer on the side of the  
21 non-residential use.

22 (ii) Where existing structure(s) of a  
23 non-residential property abut a  
24 residential use, a minimum 5-foot  
25 landscaped buffer and six-foot high  
26 wood, stone, brick, vinyl, masonry,  
27 pre-cast panel, or similar fence or  
28 wall shall be located between the non-  
29 residential use and the required  
30 landscaped buffer on the side of the  
31 non-residential use.

1 (2) Perimeter Vehicular Use Area Buffer

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

12 (3) Lawfully existing landscaping at the time  
13 of the effective date of these regulations  
14 shall meet the requirements herein within  
15 five (5) years of the effective date of this  
16 ordinance, which shall be codified as a date  
17 certain.

18 (f) Signage

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

25 (1) One (1) identity freestanding sign per lot  
26 per street frontage, provided they are  
27 located no closer than 200 feet apart (as  
28 measured in the Zoning Code); size  
29 determined as follows:  
30

Parcel Size	Max Area per Side	Max Height
-------------	-------------------	------------

	(sq ft)	(ft)
Less than 1.5 acres	25	6
1.5 acres to 5 acres	50	6
Greater than 5 acres to 15 acres	75	15
Greater than 15 acres	200	35

One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

(2) Pole mounted signs are prohibited.

(3) Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville.

(4) Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.

(5) Lawfully existing signage at the time of the effective date of these regulations shall meet the requirements herein within

1 five (5) years of the effective date of this  
2 ordinance, which shall be codified as a date  
3 certain.

4 (g) Parking

5 Unless otherwise superseded by state or federal  
6 statutes or regulations, parking shall be  
7 designed and provided in accordance with Part 6  
8 of the Zoning Code with the following additional  
9 and superseding provisions:

10 (1) Parking Location and Access

11 (i) Parking lots shall connect with  
12 adjoining CRA parcel development or  
13 provide for future connection if access  
14 is not currently available. A rear lane  
15 with cross parcel access easement may  
16 serve to connect multiple parcels with  
17 cross access where driveways may be  
18 limited due to safety and traffic  
19 operations.

20 (ii) For developments providing more than  
21 four (4) parking spaces, the majority  
22 of parking on the site shall be located  
23 to the rear and side of the principal  
24 building.

25 (iii) If all of the required parking is  
26 provided to the rear and side and at  
27 least 25% of the total parking lot area  
28 is a stable pervious surface with only  
29 the minimum required ADA requirements  
30 fulfilled for paved parking spaces and  
31 the driveway apron is adjacent to the

1 street frontage, the following  
2 requirements may be reduced:

3 a. Driveway width requirement shall  
4 be reduced from 24 feet to 16 feet  
5 wide for access to rear yard  
6 parking with apron of no more than  
7 a one (1) foot additional flair at  
8 the end of pavement for a total  
9 width of 18 feet at the right of  
10 way.

11 b. The rear buffer may be reduced  
12 from ten feet to five feet when an  
13 eight-foot masonry wall, pre-cast  
14 panel, or similar is provided.

15 c. While still required in any  
16 required buffer area, landscaping  
17 shall not be required in the  
18 internal landscape islands of the  
19 VUA where the minimum required  
20 parking is 25 spaces or less.

21 (iv) Unless shared driveways are  
22 constructed, each lot shall have only  
23 one driveway. Lots located at the  
24 corner of roads classified as  
25 collectors or higher may have one  
26 driveway per road frontage. Additional  
27 access points above the one permitted  
28 may be granted provided the continuous  
29 roadway frontage of the property is  
30 500-feet or greater.



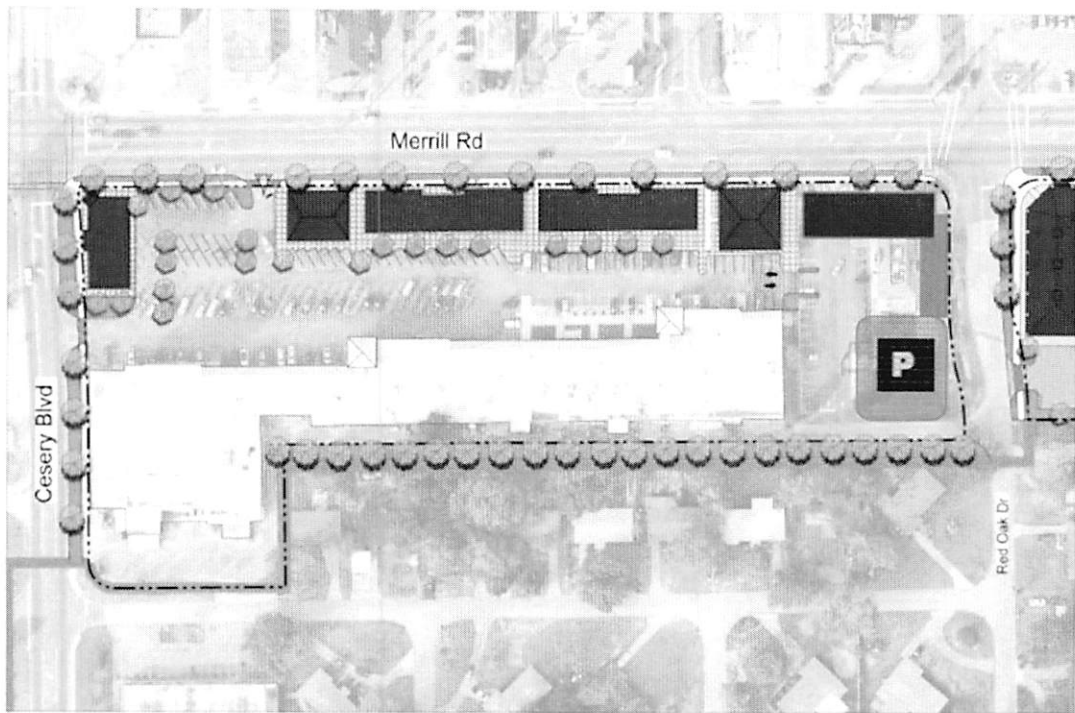
1 (v) Existing non-residential and multi-  
2 family developments in place on the  
3 date of adoption of this Subpart shall  
4 be deemed non-conforming and shall be  
5 brought into compliance with this  
6 requirement under the following  
7 conditions:

8 a. When a new driveway connection  
9 permit is required for the  
10 existing development;

11 b. When a Major Renovation is  
12 undertaken, as defined in this  
13 Subpart;

14 c. When a 25% or greater increase  
15 in trip generation attributable to  
16 the existing development is  
17 documented; or

18 d. If the principal activity on the  
19 property with any non-conforming  
20 access driveway is discontinued  
21 for a consecutive period of 365  
22 days.



1  
2 *Figure 6 - Conceptual image of parking and building street*  
3 *frontage - generally applies to most character areas.*

4  
5 (2) Parking Requirements

6 (i) Single-use residential developments,  
7 restaurants, and/or establishments that  
8 include the sale and service of beer,  
9 wine, or liquor for on-premises  
10 consumption, shall provide 100% of  
11 required parking.

12 (ii) Uses not listed in (1) are eligible  
13 for a reduction in the parking  
14 requirement up to 30% for a  
15 redevelopment project where proof of  
16 on-street parking or area off-street  
17 parking is available within a 400'  
18 radius. Availability for shared parking  
19 credit towards on-site parking  
20 requirements may be established by

1 mixed-use operating hours, staggered  
2 peak demand or agreement between  
3 properties to share parking facilities;  
4 or

5 a. Developer may provide 80 % of  
6 required parking; or

7 b. Parking requirements may be  
8 reduced to 60% of the required  
9 parking for facilities that create  
10 shared driveways with neighboring  
11 properties. These reductions may  
12 be applied to each parcel that  
13 participates in the combination  
14 and total reduction of the number  
15 of driveways. A further 5%  
16 reduction may be granted for a  
17 reduction of 2 or more driveways.

18 (iii) For parking lots with more than 4  
19 spaces, additional required parking  
20 spaces may be reduced by up to 5  
21 spaces, when additional bicycle parking  
22 is provided at a 2 for 1 ratio. A  
23 minimum of 4 spaces is required;  
24 parking reduction only applicable to  
25 spaces exceeding the minimum required 4  
26 spaces. For example, where 9 vehicular  
27 parking spaces are required and an 2  
28 bicycle parking spaces are provided  
29 above the requirement, then 1 vehicular  
30 parking space may be credited, allowing

1 for a total of 8 vehicular parking  
2 spaces instead of 9.

3 (h) Walkways and Pedestrian Connections

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

7 (1) All parking lots with more than 40 spaces  
8 located more than 90 feet from a building  
9 entrance, measured perpendicular from the  
10 parking space to the structure entrance or  
11 from each entrance when multiple entrances  
12 from on the parking lot, shall have at least  
13 one (1) sidewalk or other suitable  
14 pedestrian connection, not less than five  
15 (5) feet wide between the parking lot and  
16 the building entrance, as well as between  
17 the public right-of-way and the building  
18 entrance. The pedestrian connection(s) shall  
19 be centralized and minimize pedestrian and  
20 vehicle conflicts. This pedestrian  
21 connection shall be provided for every three  
22 (3) parking aisles, where parking exceeds 90  
23 linear feet from the building entrance

24 (2) Pedestrian Connections shall be clearly  
25 defined by at least one of the following:

26 (i) Six-inch vertical curb, or

27 (ii) A paving material that differs from  
28 that of the vehicular area, including  
29 across vehicular lanes, or

1 (iii) A continuous landscape area at a  
2 minimum of two (2) feet wide on at  
3 least one side of the walkway.

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

17 (i) Screening

18 (1) Any exterior garbage receptacles,  
19 dumpsters, open storage areas or mechanical  
20 equipment must be screened from view from  
21 public rights-of-way and adjacent  
22 residential uses with 100% opaque material  
23 that is visually similar to materials used  
24 on the nearest façade of the principal  
25 structure. Additionally, garbage  
26 receptacles, dumpsters, open storage areas  
27 and/or mechanical equipment must be a  
28 minimum 25 feet from adjacent residential  
29 uses and shall be incorporated into the main  
30 structure as a part of new construction or

1 Major Renovation, as defined in this  
2 Subpart.

3 (j) Lighting

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

6 (1) All sag lenses, drop lenses and convex  
7 lenses shall be prohibited.

8 (2) At least 2.0 foot-candle (f.c.) minimum  
9 maintained lighting level is recommended,  
10 while 3.0-5.0 f.c. minimum maintained level  
11 is preferred. These levels shall generally  
12 apply to all parking and pedestrian areas.  
13 However, illumination levels at all property  
14 lines shall not exceed one-half (.5) f.c.  
15 when the building or parking areas are  
16 located adjacent to residential uses, and  
17 shall not exceed one (1.0) f.c. when  
18 abutting other non-residential properties.  
19 Lighting levels can be reduced after  
20 business hours/closing to 0.5 f.c. minimum  
21 maintained for burglary and vandalism  
22 resistance, if the property does not have an  
23 existing problem with criminal incidents,  
24 and the owner deems it appropriate.

25 (3) The use of cut-off fixtures with diffusers  
26 to focus the lighting where needed to  
27 minimize or eliminate light trespass is  
28 required.

29 (4) All lighting lamp sources within parking  
30 and pedestrian areas shall be metal halide,

1 compact fluorescent or LED; LED is  
2 preferred.

3 (5) The maximum light pole height in all  
4 parking areas shall not exceed thirty feet  
5 (30' - 0"), and the maximum light pole height  
6 in all pedestrian areas shall not exceed  
7 fifteen feet (15'-0").

8 (6) Shrubs and trees shall not interfere with  
9 security lighting or common natural  
10 surveillance observation from public streets  
11 or any buildings, including public rights-  
12 of-way.

13 (7) Illumination of exterior doors - All types  
14 of exterior doors shall be illuminated with  
15 outdoor lighting during the hours of  
16 darkness to allow ready-observation of  
17 persons entering or exiting.

18 (8) Illumination of address numbers - All  
19 street address or apartment/unit numbers  
20 (when existing) that are already required by  
21 existing codes shall also be illuminated  
22 during the hours of darkness.

23 (9) Illumination of recessed areas - Alcoves  
24 and other recessed areas of buildings or  
25 fences that are capable of human concealment  
26 shall be illuminated during the hours of  
27 darkness.

28 4. Additional Performance Standards

29 (a) Drive-through window services and queuing lanes  
30 shall be placed in the side or rear yard of the  
31 parcel on which it is located. Drive-through

1 window services and queuing lanes shall be located  
2 no closer than 50 feet to residential uses.  
3 Speaker systems shall not be aimed towards  
4 residential uses.

5 (b) Off-street parking lots. Where permitted, off-  
6 street parking lots shall be subject to the  
7 following conditions:

8 (1) There shall be no storage, sales, or  
9 service activity of any kind on these lots.

10 (2) Vehicular parking on the lot shall be  
11 limited to vehicles for employee and  
12 customer parking.

13 (c) Permanent outdoor display of merchandise is  
14 prohibited.

15 C. Merrill Commercial Character Area

16 1. Boundaries: The Merrill Commercial Character Area  
17 (the "MCCA") generally encompasses the properties on  
18 the north side and south side of Merrill Road from  
19 Cesery Boulevard to Fort Wilderness Trail and Woolery  
20 Drive. Per the Overlay Character Area Map shown in  
21 Figure 2, and the enlarged MCCA Map shown in Figure 7,  
22 the MCCA is bounded to the north and south by the  
23 commercial properties along Merrill Road. The  
24 commercial area along this corridor typically extends  
25 approximately 1 - 2 parcels on either side of the  
26 roadway. The western boundary is Cesery Boulevard  
27 between Greenberry Lane and Glenn Rose Drive, and the  
28 eastern boundary is Fort Wilderness Trail between  
29 Merrill Road and Rocky Fort Trail and Woolery Drive  
30 from Merrill Road to one parcel south of Merrill Road.  
31 The Character Areas Map in Figure 2 shall be consulted



1  
2  
3

for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.



1           2. Intent

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

15          3. Design Guidelines

16               (a) Site layout

17                   (1) Retention/detention ponds or drainage  
18                   conveyance should be incorporated as an  
19                   amenity into the site design wherever  
20                   possible, however proposed site development  
21                   or building additions should determine if  
22                   stormwater storage credits are available  
23                   from CRA area-wide drainage improvements  
24                   prior to initiating site design.

25                   (2) The fencing of ponds or conveyances should  
26                   be avoided. Ponds should not be located in  
27                   the front of the property unless the pond  
28                   has been designed in conjunction with the  
29                   natural features of the site and is  
30                   developed and will be maintained as a  
31                   significant site amenity. Rectangular or

1 linear shaped ponds should be avoided where  
2 visible from the street. Ponds should be  
3 planted and maintained with native  
4 vegetation as defined in Section 656.1203 of  
5 the Zoning Code. The proximity of the pond  
6 to pedestrian circulation should be  
7 considered in the design of the pond slopes.

8 (b) Building form and finish materials

9 (1) The exterior finish of new buildings, and  
10 any exterior finish alterations and/or  
11 additions to the front side, street side or  
12 any side visible from adjacent residential  
13 uses of existing buildings, shall be of  
14 brick, wood, concrete, stucco, exterior  
15 insulation and finish systems (EIFS),  
16 architectural or split-face block, or other  
17 finish materials with similar appearance and  
18 texture. Metal clad, corrugated metal,  
19 plywood, Oriented Strand Board (OSB), and  
20 exposed plain concrete block shall not be  
21 permitted as exterior finish materials on  
22 the front of or any street side of a  
23 building.

24 (2) Open bay doors and other similar large  
25 doors providing access to work areas and  
26 storage areas shall not open towards or  
27 directly face Merrill Road.

28 (3) Exterior window security bars shall be  
29 prohibited.

30 (4) All new multi-story buildings shall  
31 reflect the actual floors within the

1 building through use of window location,  
2 façade breaks, façade setbacks, balconies,  
3 etc. Multi-story buildings that face a  
4 public street, neighborhood or other  
5 internal commercial area that can be viewed  
6 by the public shall have architectural  
7 fenestration and/or façade articulations  
8 designed at Pedestrian Scale.

9 (5) New buildings shall provide a foundation  
10 or base, typically from ground to bottom of  
11 the lower windowsills, with changes in  
12 volume or material. A clear visual division  
13 shall be maintained between the ground level  
14 floor and upper floors with either a cornice  
15 line or awning from 12 feet to 16 feet above  
16 Base Flood Elevation or grade, whichever  
17 applies to the proposed development.

18 (6) Building massing shall be designed to  
19 address Pedestrian Scale by reducing the  
20 scale and proportion of the visual  
21 "monolithic box" through variations in wall  
22 heights, façade articulations and varied  
23 roof planes and

24 (7) New commercial and mixed-use buildings  
25 shall have large display windows on the  
26 ground floor. All street-facing, park-facing  
27 and plaza-facing structures shall have  
28 windows covering a minimum of 40% and a  
29 maximum of 80% of the ground floor of each  
30 tenant's or occupants' linear frontage and  
31 shall not exceed 30 linear feet of

1 fenestration. Mirrored glass, obscured glass  
2 and glass block cannot be used in meeting  
3 this requirement. Display windows may be  
4 used to meet this requirement. Windows may  
5 begin at ground level, or atop a knee wall,  
6 but shall have their bottom sill no higher  
7 than 3 feet from the finished floor height,  
8 when facing the street.

9 (c) Height

10 (1) Structures shall be limited to 35 feet in  
11 height.

12 (d) Fences

13 (1) The use of barbed, razor or concertina  
14 wire or similar fencing shall be prohibited  
15 where visible from any public right-of-way  
16 or sidewalk.

17 (2) Woven metal fences are prohibited.

18 (3) Chain link fencing along the right of way  
19 shall be prohibited. Chain link fence may be  
20 used on the side (if not on a corner lot)  
21 and rear property lines, and shall be vinyl  
22 coated in black or green color.

23 (4) Fencing along the right of way shall be  
24 composed of wood, stone, brick, pre-cast  
25 concrete, masonry, cast stone, vinyl or  
26 metal (in a wrought iron style).

27 (5) Lawfully constructed fencing existing at  
28 the time of the effective date of these  
29 regulations shall meet the requirements  
30 herein within five (5) years of the

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

3 (e) Landscaping/Landscaped Buffers

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

8 (1) Uncomplimentary Use Buffer

9 (i) Where the Vehicular Use Area (VUA) of  
10 a non-residential property abuts a  
11 residential use, a minimum 10-foot  
12 landscaped buffer and six-foot high  
13 masonry wall, pre-cast panel, or  
14 similar shall be located between the  
15 non-residential use and the required  
16 landscape buffer on the side of the  
17 non-residential use.

18 (ii) Where existing structure(s) of a  
19 non-residential property abut a  
20 residential use, a minimum 5-foot  
21 landscaped buffer and six-foot high  
22 wood, stone, brick, vinyl, masonry,  
23 pre-cast panel, or similar fence or  
24 wall shall be located between the non-  
25 residential use and the required  
26 landscaped buffer on the side of the  
27 non-residential use.

28 (2) Perimeter Vehicular Use Area Buffer

29 (i) Lots fronting Merrill Road may  
30 replace the standard landscape buffer  
31 requirement with a minimum four (4)

1 foot landscape buffer along the  
2 boundary of all non-residential  
3 vehicular use areas abutting public  
4 right-of-way. No more than 25 % of the  
5 landscaped area may be grass or mulch,  
6 the balance shall be landscaped with  
7 trees, shrubs or ground covers.

8 (3) Lawfully existing landscaping at the time  
9 of the effective date of these regulations  
10 shall meet the requirements herein within  
11 five (5) years of the effective date of this  
12 ordinance, which shall be codified as a date  
13 certain.

14 (f) Signage

15 Signage shall generally be consistent with Part  
16 13 of the Zoning Code, with the following  
17 additional and superseding provisions below.  
18 Where sign regulations differ from those provided  
19 in this Subpart, the more stringent regulation  
20 shall apply.

21 (1) One (1) identity freestanding sign per lot  
22 per street frontage, provided they are  
23 located no closer than 200 feet apart (as  
24 measured in the Zoning Code); size  
25 determined as follows:  
26

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



acres		
5 acres to 15 acres	75	15
Greater than 15 acres	200	35

One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

(2) Pole mounted signs are prohibited.

(3) Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville.

(4) Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.

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

(g) Parking

1 Unless otherwise superseded by state or federal  
2 statutes or regulations, parking shall be  
3 designed and provided in accordance with Part 6  
4 of the Zoning Code with the following additional  
5 and superseding provisions:

6 (1) Parking Location and Access

7 (i) Parking lots shall connect with  
8 adjoining CRA parcel development or  
9 provide for future connection if access  
10 is not currently available. A rear lane  
11 with cross parcel access easement may  
12 serve to connect multiple parcels with  
13 cross access where driveways may be  
14 limited due to safety and traffic  
15 operations.

16 (ii) For developments providing more than  
17 four (4) parking spaces, the majority  
18 of parking on the site shall be located  
19 to the rear and side of the principal  
20 building.

21 (iii) If all of the required parking is  
22 provided to the rear and side and at  
23 least 25% of the total parking lot  
24 areas are pervious parking surfaces, as  
25 defined in Section 656.1601 Ordinance  
26 Code, with only the minimum required  
27 ADA requirements fulfilled for paved  
28 parking spaces and the driveway apron  
29 is adjacent to the street frontage, the  
30 following requirements may be reduced:

1 a. Driveway width requirement shall  
2 be reduced from 24 feet to 16 feet  
3 wide for access to rear yard  
4 parking with apron of no more than  
5 a one (1) foot additional flair at  
6 the end of pavement for a total  
7 width of 18 feet at the right of  
8 way.

9 b. The rear buffer may be reduced  
10 from ten feet to five feet when an  
11 eight-foot maximum masonry wall,  
12 pre-cast panel, or similar is  
13 provided.

14 c. While still required in any  
15 required buffer area, landscaping  
16 shall not be required in the  
17 internal landscape islands of the  
18 VUA where the minimum required  
19 parking is 25 spaces or less.

20 (iv) Unless shared driveways are  
21 constructed, each lot shall have only  
22 one driveway. Lots located as the  
23 corner of roads classified as  
24 collectors or higher may have one  
25 driveway per road frontage. Additional  
26 access points above the one permitted  
27 may be granted provided the continuous  
28 roadway frontage of the property is  
29 500-feet or greater.

30 (v) Existing non-residential and multi-  
31 family developments in place on the

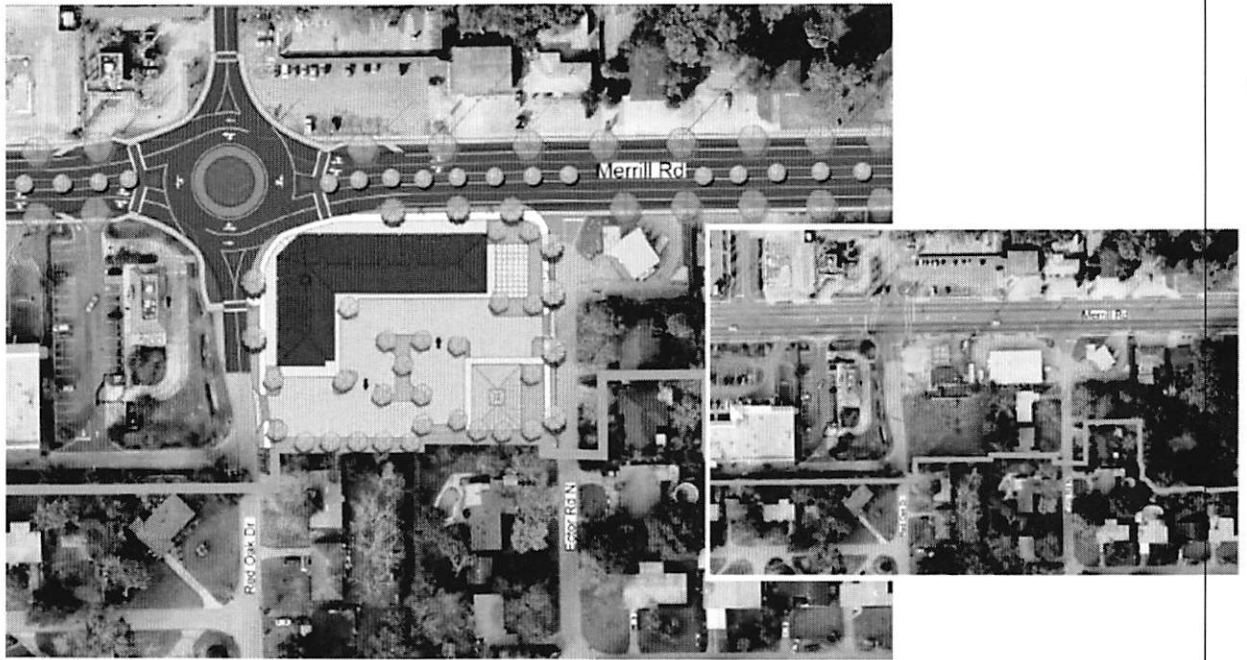
1 date of adoption of this Subpart shall  
2 be deemed non-conforming and shall be  
3 brought into compliance with this  
4 requirement under the following  
5 conditions:

6 a. When a new driveway connection  
7 permit is required for the  
8 existing development;

9 b. When a Major Renovation is  
10 undertaken, as defined in this  
11 Subpart;

12 c. When a 25% or greater increase in  
13 trip generation attributable to  
14 the existing development is  
15 documented; or

16 d. If the principal activity on the  
17 property with any non-conforming  
18 access driveway is discontinued  
19 for a consecutive period of 365  
20 days.  
21



1  
2 *Figure 8 - Conceptual before and after along Merrill Road.*

3  
4 (2) Parking Requirements

5 (i) Single-use residential developments,  
6 restaurants, and/or establishments that  
7 include the sale and service of beer,  
8 wine, or liquor for on-premises  
9 consumption, shall provide 100% of  
10 required parking.

11 (ii) Uses not in (i) are eligible for a  
12 reduction in the parking requirement up  
13 to 30% for a redevelopment project  
14 where proof of on-street parking or  
15 area off-street parking is available  
16 within a 400' radius. Availability for  
17 shared parking credit towards on-site  
18 parking requirements may be established  
19 by mixed-use operating hours, staggered  
20 peak demand or agreement between

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properties to share parking facilities;

or

(iii) Developer may provide 80 % of

required parking; or

(iv) Parking requirements may be reduced

to 60% of the required parking for

facilities that create shared driveways

with neighboring properties. These

reductions may be applied to each

parcel that participates in the

combination and total reduction of the

number of driveways. A further 5%

reduction may be granted for a

reduction of two (2) or more driveways;

or

(v) For parking lots with more than 4

spaces, additional required parking

spaces may be reduced by up to 5

spaces, when additional bicycle parking

is provided at a 2 for 1 ratio. A

minimum of 4 spaces is required;

parking reduction only applicable to

spaces exceeding the minimum required 4

spaces. For example, where 9 vehicular

parking spaces are required and an 2

bicycle parking spaces are provided

above the requirement, then 1 vehicular

parking space may be credited, allowing

for a total of 8 vehicular parking

spaces instead of 9.

(h) Walkways and Pedestrian Connections

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

4                   (1) All parking lots with more than 40 spaces  
5                   located more than 90 feet from a building  
6                   entrance, measured perpendicular from the  
7                   parking space to the structure entrance or  
8                   from each entrance when multiple entrances  
9                   front on the parking lot, shall have at  
10                   least one (1) sidewalk or other suitable  
11                   pedestrian connection, not less than five  
12                   (5) feet wide between the parking lot and  
13                   the building entrance, as well as between  
14                   the public right-of-way and the building  
15                   entrance. The pedestrian connection(s) shall  
16                   be centralized and minimize pedestrian and  
17                   vehicle conflicts. This pedestrian  
18                   connection shall be provided for every three  
19                   (3) parking aisles, where parking exceeds 90  
20                   linear feet from the building entrance.

21                   (2) Pedestrian connections shall be clearly  
22                   defined by at least one (1) of the  
23                   following:

- 24                   (i) Six-inch vertical curb, or
- 25                   (ii) A paving material that differs from  
26                   that of the vehicular area, including  
27                   across vehicular lanes, or
- 28                   (iii) A continuous landscape area at a  
29                   minimum of two (2) feet wide on at  
30                   least one side of the walkway.

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

14 (i) Screening

15 (1) Any exterior garbage receptacles,  
16 dumpsters, open storage areas or mechanical  
17 equipment must be screened from view from  
18 public rights-of-way and adjacent  
19 residential uses with 100 % opaque material  
20 that is visually similar to materials used  
21 on the nearest façade of the principal  
22 structure. Additionally, garbage  
23 receptacles, dumpsters, open storage areas  
24 and/or mechanical equipment must be a  
25 minimum 25 feet from adjacent residential  
26 uses and shall be incorporated into the main  
27 structure as a part of new construction or  
28 Major Renovation, as defined in this  
29 Subpart.

30 (j) Lighting



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

3 (1) All sag lenses, drop lenses and convex  
4 lenses shall be prohibited.

5 (2) At least 2.0 foot-candle (f.c.) minimum  
6 maintained lighting level is recommended,  
7 while 3.0-5.0 f.c. minimum maintained level  
8 is preferred. These levels shall generally  
9 apply to all parking and pedestrian areas.  
10 However, illumination levels at all property  
11 lines shall not exceed one-half (.5) f.c.  
12 when the building or parking areas are  
13 located adjacent to residential uses, and  
14 shall not exceed one (1.0) f.c. when  
15 abutting other non-residential properties.  
16 Lighting levels can be reduced after  
17 business hours/closing to 0.5 f.c. minimum  
18 maintained for burglary and vandalism  
19 resistance, if the property does not have an  
20 existing problem with criminal incidents,  
21 and the owner deems it appropriate.

22 (3) The use of cut-off fixtures with diffusers  
23 to focus the lighting where needed to  
24 minimize or eliminate light trespass is  
25 required.

26 (4) All lighting lamp sources within parking  
27 and pedestrian areas shall be metal halide,  
28 compact fluorescent or LED; LED is  
29 preferred.

30 (5) The maximum light pole height in all  
31 parking areas shall not exceed thirty feet

1 (30'- 0"), and the maximum light pole height  
2 in all pedestrian areas shall not exceed  
3 fifteen feet (15'-0").

4 (6) Shrubs and trees shall not interfere with  
5 security lighting or common natural  
6 surveillance observation from public streets  
7 or any buildings, including public rights-  
8 of-way.

9 (7) Illumination of exterior doors - All types  
10 of exterior doors shall be illuminated with  
11 outdoor lighting during the hours of  
12 darkness to allow ready-observation of  
13 persons entering or exiting.

14 (8) Illumination of address numbers - All  
15 street address or apartment/unit numbers  
16 (when existing) that are already required by  
17 existing codes shall also be illuminated  
18 during the hours of darkness.

19 (9) Illumination of recessed areas - Alcoves  
20 and other recessed areas of buildings or  
21 fences that are capable of human concealment  
22 shall be illuminated during the hours of  
23 darkness.

#### 24 4. Additional Performance Standards

25 (a) Drive-through window services and queuing lanes  
26 shall be placed in the side or rear yard of the  
27 parcel on which it is located. Drive-through  
28 window services and queuing lanes shall be  
29 located no closer than 50 feet to residential  
30 uses. Speaker systems shall not be aimed towards  
31 residential uses.

1 (b) Off-street parking lots. Where permitted, off-  
2 street parking lots shall be subject to the  
3 following conditions:

4 (1) There shall be no storage, sales, or  
5 service activity of any kind on these lots.

6 (2) Vehicular parking on the lot shall be  
7 limited to vehicles for employee and  
8 customer parking.

9 (c) Permanent outdoor display of merchandise is  
10 prohibited.

11 D. Arlington Road Character Area

12 1. Boundaries: The Arlington Road Character Area (the  
13 "ARCA") generally encompasses the properties on the  
14 north side and south side of Arlington Road from  
15 Marcheck Street to Rogero Road. Per the Overlay  
16 Character Area Map shown in Figure 2, and the enlarged  
17 ARCA Map shown in Figure 9, the ARCA is bounded to the  
18 north by Commerce Street; to the west by Marcheck  
19 Street; and to the east by Rogero Road. The southern  
20 boundary is defined by the commercial properties to  
21 the south of Arlington Road and extends approximately  
22 2 - 3 properties deep between Marcheck Street and  
23 Rogero Road. The Character Areas Map in Figure 2 shall  
24 be consulted for parcels located at the periphery of  
25 the Character Areas because the specific boundaries  
26 are established by property lines, not roadways.

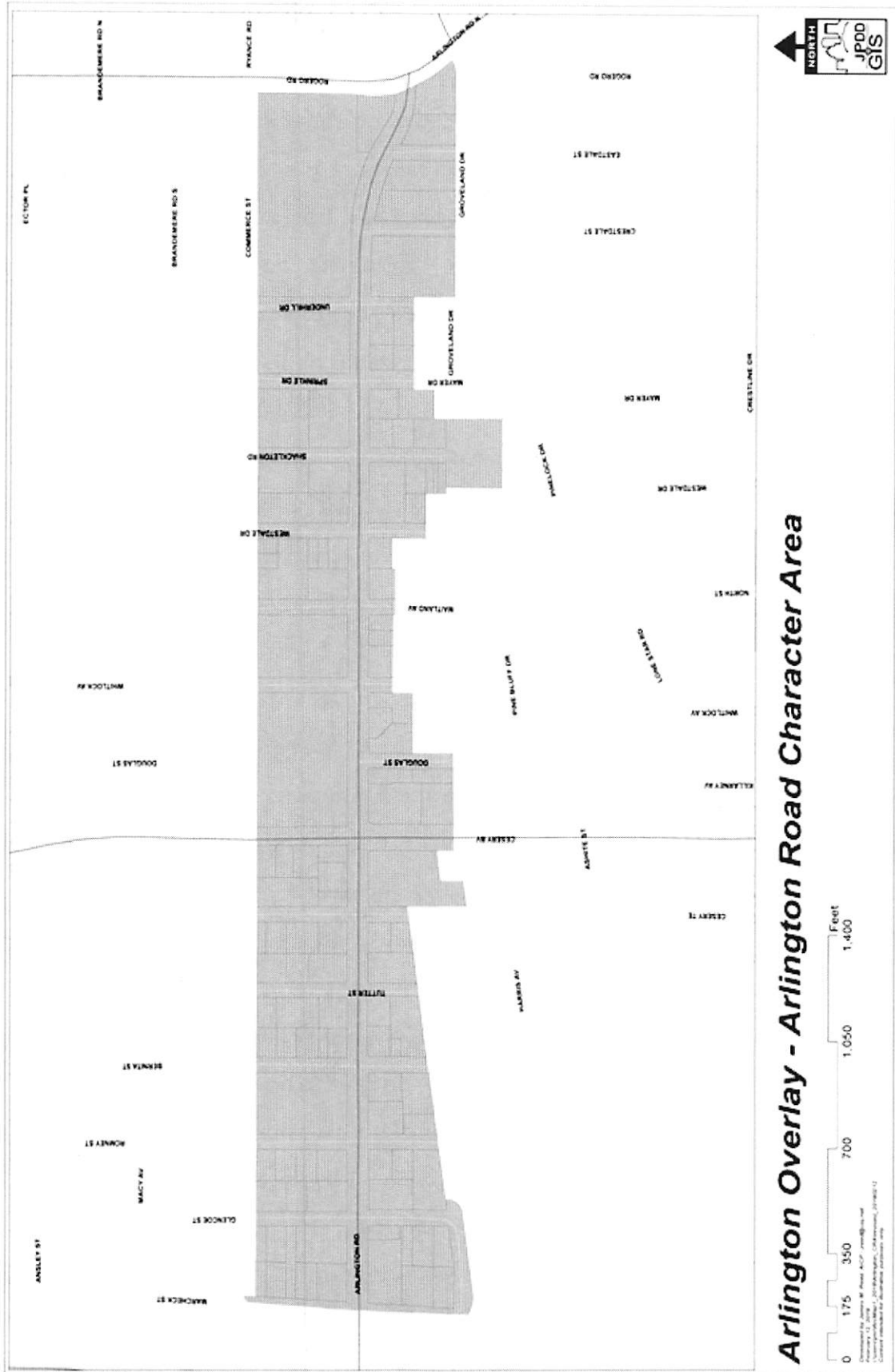


Figure 9 - Arlington Road Character Area

1           2. Intent

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

14          3. Design Guidelines

15                 (a) Site layout

16                         (1) Retention/ detention ponds or drainage  
17                                 conveyance should be incorporated as an  
18                                 amenity into the site design wherever  
19                                 possible, however proposed site development  
20                                 or building additions should determine if  
21                                 stormwater storage credits are available  
22                                 from CRA area-wide drainage improvements  
23                                 prior to initiating site design.

24                         (2) The fencing of ponds or conveyances should  
25                                 be avoided. Ponds should not be located in  
26                                 the front of the property unless the pond  
27                                 has been designed in conjunction with the  
28                                 natural features of the site and is  
29                                 developed and will be maintained as a  
30                                 significant site amenity. Rectangular or  
31                                 linear shaped ponds should be avoided where

1 visible from the street. Ponds should be  
2 planted and maintained with native  
3 vegetation as defined in Section 656.1203 of  
4 the Zoning Code. The proximity of the pond  
5 to pedestrian circulation should be  
6 considered in the design of the pond slopes.

7 (b) Building form and finish materials

8 (1) The exterior finish of new buildings, and  
9 any exterior finish alterations and/or  
10 additions to the front side, street side or  
11 any side visible from adjacent residential  
12 uses of existing buildings, shall be of  
13 brick, wood, concrete, stucco, exterior  
14 insulation and finish systems (EIFS),  
15 architectural or split-face block, or other  
16 finish materials with similar appearance and  
17 texture. Metal clad, corrugated metal,  
18 plywood, Oriented Strand Board (OSB), and  
19 exposed plain concrete block shall not be  
20 permitted as exterior finish materials on  
21 the front of or any street side of a  
22 building.

23 (2) Open bay doors and other similar large  
24 doors providing access to work areas and  
25 storage areas shall not open towards or  
26 directly face Arlington Road.

27 (3) Exterior window security bars shall be  
28 prohibited.

29 (4) All new multi-story buildings shall  
30 reflect the actual floors within the  
31 building through use of window location,

1 façade breaks, façade setbacks, balconies,  
2 etc. Multi-story buildings that face a  
3 public street, neighborhood or other  
4 internal commercial area that can be viewed  
5 by the public shall have architectural  
6 fenestration and/or façade articulations  
7 designed at Pedestrian Scale.

8 (5) New buildings shall provide a foundation  
9 or base, typically from ground to bottom of  
10 the lower windowsills, with changes in  
11 volume or material. A clear visual division  
12 shall be maintained between the ground level  
13 floor and upper floors with either a cornice  
14 line or awning from 12 feet to 16 feet above  
15 Base Flood Elevation or grade, whichever  
16 applies to the proposed development.

17 (6) Building massing shall be designed to  
18 address Pedestrian Scale by reducing the  
19 scale and proportion of the visual  
20 "monolithic box" through variations in wall  
21 heights, façade articulations and varied  
22 roof planes and

23 (7) New commercial and mixed-use buildings  
24 shall have large display windows on the  
25 ground floor. All street-facing, park-facing  
26 and plaza-facing structures shall have  
27 windows covering a minimum of 40% and a  
28 maximum of 80% of the ground floor of each  
29 tenant's or occupants' linear frontage and  
30 shall not exceed 30 linear feet without  
31 fenestration. Mirrored glass, obscured glass

1 and glass block cannot be used in meeting  
2 this requirement. Display windows may be  
3 used to meet the requirement. Windows may  
4 begin at ground level, or atop a knee wall,  
5 but shall have their bottom sill no higher  
6 than 3 feet from the finished floor height,  
7 when facing the street.

8 (c) Height

9 (1) Structures shall be limited to 35 feet in  
10 height.

11 (d) Fences

12 (1) The use of barbed, razor or concertina  
13 wire or similar fencing shall be prohibited  
14 where visible from any public right-of-way  
15 or sidewalk.

16 (2) Woven metal fences are prohibited.

17 (3) Chain fencing along the right of way shall  
18 be prohibited. Chain link fence may be used  
19 on the side (if not on a corner lot) and  
20 rear property lines, and shall be vinyl  
21 coated in black or green color.

22 (4) Fencing along the right of way shall be  
23 composed of wood, stone, brick, pre-cast  
24 concrete, masonry, cast stone, vinyl or  
25 metal (in a wrought iron style).

26 (5) Lawfully constructed fencing existing at  
27 the time of the effective date of these  
28 regulations shall meet the requirements  
29 herein within five (5) years of the  
30 effective date of this ordinance, which  
31 shall be codified as a date certain.



1 (e) Landscaping/Landscaped Buffers

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

6 (1) Uncomplimentary Use Buffer

7 (i) Where the Vehicular Use Area (VUA) of  
8 a non-residential property abuts a  
9 residential use, a minimum 10-foot  
10 landscaped buffer and six-foot high  
11 masonry wall, pre-cast panel, or  
12 similar shall be located between the  
13 non-residential use and the required  
14 landscape buffer on the side of the  
15 non-residential use.

16 (ii) Where existing structure(s) of a  
17 non-residential property abut a  
18 residential use, a minimum 5-foot  
19 landscaped buffer and six-foot high  
20 wood, stone, brick, vinyl, masonry,  
21 pre-cast panel, or similar fence or  
22 wall shall be located between the non-  
23 residential use and the required  
24 landscaped buffer on the side of the  
25 non-residential use.

26 (2) Perimeter Vehicular Use Area Buffer

27 (i) Lots fronting Arlington Road may  
28 replace the standard landscape buffer  
29 requirement with a minimum four (4)  
30 foot landscape buffer along the  
31 boundary of all non-residential

1 vehicular use areas abutting public  
2 right-of-way. No more than 25 % of the  
3 landscaped area may be grass or mulch,  
4 the balance shall be landscaped with  
5 trees, shrubs or ground covers.

6 (3) Lawfully existing landscaping at the time  
7 of the effective date of these regulations  
8 shall meet the requirements herein within  
9 five (5) years of the effective date of this  
10 ordinance, which shall be codified as a date  
11 certain.

12 (f) Signage

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

19 (1) One (1) identity freestanding sign per lot  
20 per street frontage, provided they are  
21 located no closer than 200 feet apart (as  
22 measured in the Zoning Code); size  
23 determined as follows:  
24

Parcel Size	Max Area per Side (sq ft)	Max Height (ft)
Less than 1.5 acres	25	5
1.5 acres to 5 acres	50	5

5 acres to 15 acres	75	10
Greater than 15 acres	100	15

One (1) additional identity sign shall be permitted if the parcel's road frontage equals or exceeds 500 linear feet, provided signs are located no closer than 200 feet apart (as measured in the Zoning Code).

(2) Pole mounted signs are prohibited.

(3) Billboards and/or off-site signs, as defined in Section 656.1302 Ordinance Code, are prohibited unless otherwise allowed by existing agreements with the City of Jacksonville.

(4) Animated signs; automatic changing message devices; mobile signs; beacons, tracker lights or similar lighting components; mirror-like or reflective materials; pennants; ribbons; streamers; inflatables; wind-activated signs; and similar are prohibited.

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

(g) Parking

1 Unless otherwise superseded by state or federal  
2 statutes or regulations, parking shall be  
3 designed and provided in accordance with Part 6  
4 of the Zoning Code with the following additional  
5 and superseding provisions:

6 (1) Parking Location and Access

7 (i) Parking Lots shall connect with  
8 adjoining CRA parcel development or  
9 provide for future connection if access  
10 is not currently available. A rear lane  
11 with cross parcel access easement may  
12 serve to connect multiple parcels with  
13 cross access where driveways may be  
14 limited due to safety and traffic  
15 operations.

16 (ii) For developments providing more than  
17 four (4) parking spaces, the majority  
18 of parking on the site shall be located  
19 to the rear and side of the principal  
20 building.

21 (iii) If all of the required parking is  
22 provided to the rear and side and at  
23 least 25% of the total parking lot  
24 areas are pervious parking surfaces, as  
25 defined in Section 656.1601 Ordinance  
26 Code, with only the minimum required  
27 ADA requirements fulfilled for paved  
28 parking spaces and the driveway apron  
29 is adjacent to the street frontage, the  
30 following requirements may be reduced:

1 a. Driveway width requirement shall  
2 be reduced from 24 feet to 16 feet  
3 wide for access to rear yard  
4 parking.

5 b. The rear may be reduced from ten  
6 feet to five feet when an eight-  
7 foot high maximum masonry wall,  
8 pre-cast panel, or similar is  
9 provided.

10 c. While still required in any  
11 required buffer area, landscaping  
12 shall not be required in the  
13 internal landscape islands of the  
14 VUA where the minimum required  
15 parking is 25 spaces or less.

16 (iv) Unless shared driveways are  
17 constructed, each lot shall have only  
18 one driveway. Lots located at the  
19 corner of roads classified as  
20 collectors or higher may have one  
21 driveway per road frontage. Additional  
22 access points above the one permitted  
23 may be granted provided the continuous  
24 roadway frontage of the property is  
25 600-feet or greater.

26 (v) Existing non-residential and multi-  
27 family developments in place on the  
28 date of adoption of this Subpart shall  
29 be deemed non-conforming and shall be  
30 brought into compliance with this

1 requirement under the following  
2 conditions:

3 a. When a new driveway connection  
4 permit is required for the  
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6 b. When a Major Renovation is  
7 undertaken, as defined in this  
8 Subpart;

9 c. When a 25% or greater increase in  
10 trip generation attributable to  
11 the existing development is  
12 documented; or

13 d. If the principal activity on the  
14 property with any non-conforming  
15 access driveway is discontinued  
16 for a consecutive period of 365  
17 days.

18 (2) Parking Requirements

19 (i) Single-use residential developments,  
20 restaurants, and/or establishments that  
21 include the sale and service of beer,  
22 wine, or liquor for on-premises  
23 consumption, shall provide 100% of  
24 required parking.

25 (ii) Uses not listed in (i) are eligible  
26 for a reduction in the parking  
27 requirement up to 30% for a  
28 redevelopment project where proof of  
29 on-street parking or area off-street  
30 parking is available within a 400'  
31 radius. Availability for shared parking

1 credit towards on-site parking  
2 requirements may be established by  
3 mixed-use operating hours, staggered  
4 peak demand or agreement between  
5 properties to share parking facilities;  
6 or

7 a. Developer may provide 80 % of  
8 required parking; or

9 b. Parking requirements may be  
10 reduced to 60% of the required  
11 parking for facilities that create  
12 shared driveways with neighboring  
13 properties. These reductions may  
14 be applied to each parcel that  
15 participates in the combination  
16 and total reduction of the number  
17 of driveways. A further 5%  
18 reduction may be granted for a  
19 reduction of two (2) or more  
20 driveways.

21 (iii) For parking lots with more than 4  
22 spaces, additional required parking  
23 spaces may be reduced by up to 5  
24 spaces, when additional bicycle parking  
25 is provided at a 2 for 1 ratio. A  
26 minimum of 4 spaces is required;  
27 parking reduction only applicable to  
28 spaces exceeding the minimum required 4  
29 spaces. For example, where 9 vehicular  
30 parking spaces are required and an 2  
31 bicycle parking spaces are provided

1 above the requirement, then 1 vehicular  
2 parking space may be credited, allowing  
3 for a total of 8 vehicular parking  
4 spaces instead of 9.

5 (h) Walkways and Pedestrian Connections

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

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10 located more than 90 feet from a building  
11 entrance, measured perpendicular from the  
12 parking space to the structure entrance or  
13 from each entrance when multiple entrances  
14 front on the parking lot, shall have at  
15 least one (1) sidewalk or other suitable  
16 pedestrian connection, not less than five  
17 (5) feet wide between the parking lot and  
18 the building entrance, as well as between  
19 the public right-of-way and the building  
20 entrance. The pedestrian connection(s) shall  
21 be centralized and minimize pedestrian and  
22 vehicle conflicts. This pedestrian  
23 connection shall be provided for every three  
24 (3) parking aisles, where parking exceeds 90  
25 linear feet from the building entrance.

26 (2) Pedestrian connections shall be clearly  
27 defined by at least two of the following:

28 (i) Six-inch vertical curb, or

29 (ii) A paving material that differs from  
30 that of the vehicular area, including  
31 across vehicular lanes, or



1 (iii) A continuous landscape area at a  
2 minimum of two (2) feet wide on at  
3 least one side of the walkway.

4 (3) For properties with multiple tenants  
5 and/or multiple structures on site,  
6 pedestrian circulation shall be provided  
7 between tenants and/or structures through  
8 the use of a sidewalk or other suitable  
9 pedestrian connection, not less than five  
10 (5) feet wide and where applicable, shall  
11 align with and connect to that of adjacent  
12 and contiguous properties. Sidewalk paving  
13 or other pedestrian connections, where  
14 applicable, must continue uninterrupted  
15 across the mouth of all curb cuts, subject  
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19 dumpsters, open storage areas or mechanical  
20 equipment must be screened from view from  
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25 structure. Additionally, garbage  
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18 abutting other non-residential properties.  
19 Lighting levels can be reduced after  
20 business hours/closing to 0.5 f.c. minimum  
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23 existing problem with criminal incidents,  
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26 to focus the lighting where needed to  
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30 and pedestrian areas shall be metal halide,

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2 preferred.

3 (5) The maximum light pole height in all  
4 parking areas shall not exceed thirty feet  
5 (30'- 0"), and the maximum light pole height  
6 in all pedestrian areas shall not exceed  
7 fifteen feet (15'-0").

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9 security lighting or common natural  
10 surveillance observation from public streets  
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18 (8) Illumination of address numbers - All  
19 street address or apartment/unit numbers  
20 (when existing) that are already required by  
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23 (9) Illumination of recessed areas - Alcoves  
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26 shall be illuminated during the hours of  
27 darkness.

28 4. Additional Performance Standards

29 (a) Drive-through window services and queuing lanes  
30 shall be placed in the side or rear yard of the  
31 parcel on which it is located. Drive-through

1 window services and queuing lanes shall be located  
2 no closer than 50 feet to residential uses.  
3 Speaker systems shall not be aimed towards  
4 residential uses.

5 (b) Off-street parking lots. Where permitted, off-  
6 street parking lots shall be subject to the  
7 following conditions:

8 (1) There shall be no storage, sales, or  
9 service activity of any kind on these lots.

10 (2) Vehicular parking on the lot shall be  
11 limited to vehicles for employee and  
12 customer parking.

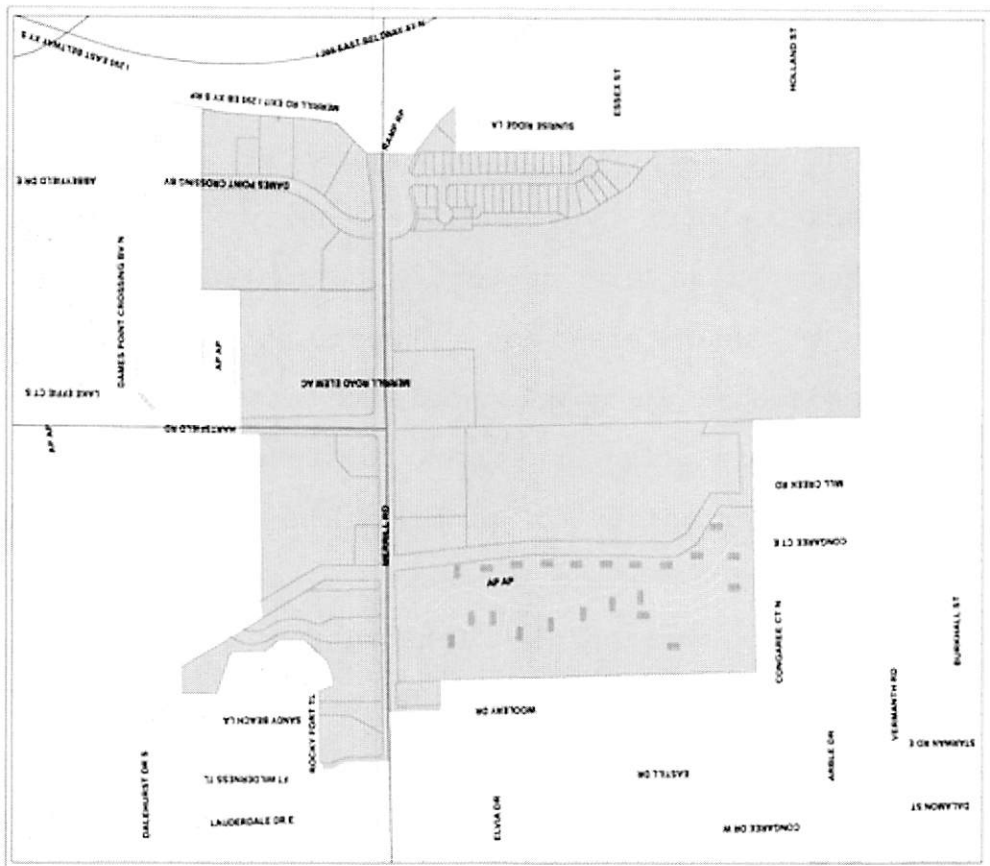
13 (c) Permanent outdoor display of merchandise is  
14 prohibited.

15 E. Catalyst Character Areas

16 1. Boundaries: These Catalyst Character Areas (CCAs) are  
17 found in two (2) locations. Per the Overlay Character  
18 Area Map shown in Figure 2, and the enlarged CCAs Map  
19 shown in Figure 10, one CCA is located to the east and  
20 west of University Boulevard on the north side of the  
21 Arlington Expressway. This area is bounded to the north  
22 by Playa Way and Harris Avenue; to the west by Arco  
23 Drive; to the south by the Arlington Expressway; and to  
24 the east by Cesery Boulevard. The other CCA is located  
25 north and south of Merrill Road on the west side of I-  
26 295 and the Southside Connector. This area is bounded  
27 to the north by the commercial properties on the north  
28 side of Merrill Road between Fort Wilderness Trail and  
29 I-295; to the west by Fort Wilderness Trail and Woolery  
30 Drive; to the south by the apartments and commercial  
31 properties on the south side of Merrill Road between

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Woolery Drive and Salt Lake Drive; and to the west by Salt Lake Drive and I-295. The Character Areas Map in Figure 2 shall be consulted for parcels located at the periphery of the Character Areas because the specific boundaries are established by property lines, not roadways.



**Arlington Overlay - Catalyst Character Areas**

0 260 520 1,040 1,560 2,080 Feet

Prepared by: W. Peter ACOP, paco@cityofarlington.com  
 January 12, 2011  
 Content not to scale. All dimensions, colors, and symbols are subject to change without notice.

1  
2  
3

Figure 10 - Catalyst Character Areas

1           2. Intent

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

16          3. Design Guidelines

17               (a) Site layout and Massing

18                   (1) Retention/ detention ponds or drainage  
19                   conveyance should be incorporated as an  
20                   amenity into the site design wherever  
21                   possible.       Additionally, proposed site  
22                   development or building additions should  
23                   determine if stormwater storage credits are  
24                   available from CRA area-wide drainage  
25                   improvements prior to initiating site  
26                   design.

27                   (2) Aggregated water features should be  
28                   incorporated into Public Spaces when  
29                   possible.

30                   (3) Multiple parcel development should seek to  
31                   create plazas or squares for enhancement of

1 the public environment, rather than  
2 fractured small strips of green space.

3 (4) The fencing of ponds or conveyances should  
4 be avoided. Ponds should not be located in  
5 the front of the property unless the pond  
6 has been designed in conjunction with the  
7 natural features of the site and is  
8 developed and will be maintained as a  
9 significant site amenity. Rectangular or  
10 linear shaped ponds should be avoided where  
11 visible from the street. Ponds should be  
12 planted and maintained with native  
13 vegetation, as defined in Section 656.1203  
14 of the Zoning Code. The proximity of the  
15 pond to pedestrian circulation should be  
16 considered in the design of the pond slopes.  
17 Designated and maintained walkways around  
18 ponds are encouraged.

19 (5) Buildings shall be 'massed' against the  
20 primary arterial or collector roadways to  
21 create a "street wall" effect.

22 (i) Buildings shall form a consistent,  
23 distinct edge, spatially delineating  
24 the public street through maximum  
25 building setbacks that vary by no more  
26 than five (5) feet from those of the  
27 adjacent building.

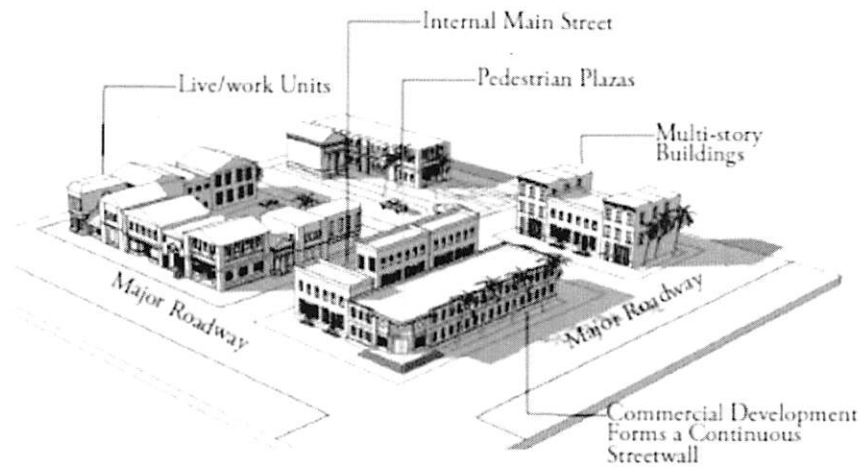
28 (ii) No more than 40% of parcel frontage  
29 shall be open to parking, stormwater or  
30 internal green space.



1 (iii) Building placement shall be  
2 designed to screen mass parking areas  
3 from primary the main corridor. The  
4 structure shall be set no more than 30  
5 feet from the street, on parcels larger  
6 than 0.25 of an acre.

7 (iv) The creation of internal urban  
8 blocks, arranged to create a primary  
9 "Main Street," or internal street grid  
10 pattern shall be a focus of the urban  
11 site designs that exceed 90,000 square  
12 feet. Building placement and massing  
13 shall be designed to reinforce this  
14 development pattern.

15 (v) Internal circulation patterns shall  
16 be designed with the pedestrian in mind  
17 and shall feature elements such as bump  
18 outs, marked cross walks, parallel  
19 parking along internal circulation  
20 lanes and landscape buffers between  
21 sidewalks and internal circulation  
22 lanes of at least 5 feet in width,  
23 otherwise meeting the VUA area  
24 buffering requirements in Part 12 of  
25 the Zoning Code.



1  
2 *Figure 11 - Conceptual image of site layout and massing in*  
3 *Catalyst Character Area.*

4  
5 (b) Building form and finish materials

6 (1) The exterior finish of new buildings, and  
7 any exterior finish alterations and/or  
8 additions to the front side, street side or  
9 any side visible from adjacent residential  
10 uses of existing buildings, shall be of  
11 brick, wood, concrete, stucco, exterior  
12 insulation and finish systems (EIFS),  
13 architectural or split-face block, or other  
14 finish materials with similar appearance and  
15 texture. Metal clad, corrugated metal,  
16 plywood, Oriented Strand Board (OSB), and  
17 exposed plain concrete block shall not be  
18 permitted as exterior finish materials on  
19 the front of or any street side of a  
20 building.

21 (2) Open bay doors and other similar large  
22 doors providing access to work areas and  
23 storage areas shall not open towards or  
24 directly face the directly accessed roadway.

1 (3) Exterior window security bars shall be  
2 prohibited

3 (4) All new multi-story buildings shall  
4 reflect the actual floors within the  
5 building through use of window location,  
6 façade breaks, façade setbacks, balconies,  
7 etc. Multi-story buildings that face a  
8 public street, neighborhood or other  
9 internal commercial area that can be viewed  
10 by the public shall have architectural  
11 fenestration and/or façade articulations  
12 designed at Pedestrian Scale.

13 (5) New buildings shall provide a foundation  
14 or base, typically from ground to bottom of  
15 the lower windowsills, with changes in  
16 volume or material. A clear visual division  
17 shall be maintained between the ground level  
18 floor and upper floors with either a cornice  
19 line or awning from 12 feet to 16 feet above  
20 Base Flood Elevation or grade, whichever  
21 applies to the proposed development.

22 (6) Building massing shall be designed to  
23 address Pedestrian Scale by reducing the  
24 scale and proportion of the visual  
25 "monolithic box" through variations in wall  
26 heights, façade articulations and varied  
27 roof planes.

28 (7) New commercial and mixed-use buildings  
29 shall have large display windows on the  
30 ground floor. All street-facing, park-  
31 facing, and plaza-facing structures shall

1 have windows covering a minimum of 40% and a  
2 maximum of 80% of the ground floor of each  
3 tenant's or occupants' linear frontage and  
4 shall not exceed 30 linear feet without  
5 fenestration. Mirrored glass, obscured glass  
6 and glass block cannot be used in meeting  
7 this requirement. Display windows may be  
8 used to meet this requirement. Windows may  
9 begin at ground level, or atop a knee wall,  
10 but shall have their bottom sill no higher  
11 than 3 feet from the finished floor height,  
12 when facing the street.

13 (c) Building location and street presence

14 (1) New structures shall be located no more  
15 than 10 feet from the front property line  
16 facing a public right of way.

17 (2) New structures shall have a side setback  
18 of no more than 10 feet.

19 (3) New structures shall a minimum rear  
20 setback of 15 feet, and required screening  
21 and landscaping may be located within the  
22 rear setback.

23 (d) Height

24 (1) Single use structures shall be limited to  
25 35 feet in height.

26 (2) Multiuse or mixed use structures may have  
27 a maximum height of 45 feet; provided,  
28 however, that height may be unlimited where  
29 all required yards are increased by one foot  
30 for each foot of building height or fraction  
31 thereof in excess of 45 feet.

1 (e) Fences

2 (1) The use of barbed, razor or concertina  
3 wire or similar fencing shall be prohibited  
4 where visible from any public right-of-way  
5 or sidewalk.

6 (2) Woven metal fences are prohibited.

7 (3) Chain link fencing along the right of way  
8 shall be prohibited. Chain link fence may  
9 be used on the side (if not on a corner lot)  
10 and rear property lines, and shall be vinyl  
11 coated in black or green color.

12 (4) Fencing along the right of way shall be  
13 composed of wood, stone, brick, masonry,  
14 pre-cast concrete, cast stone, vinyl or  
15 metal (in a wrought iron style).

16 (5) Lawfully constructed fencing existing at  
17 the time of the effective date of these  
18 regulations shall meet the requirements  
19 herein within five (5) years of the  
20 effective date of this ordinance, which  
21 shall be codified as a date certain.

22 (f) Landscaping/Landscaped Buffers

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

27 (1) Uncomplimentary Use Buffer

28 (i) Where the Vehicular Use Area (VUA) of  
29 a non-residential property abuts a  
30 residential use, a minimum 10-foot  
31 landscaped buffer and six-foot high

1 masonry wall, pre-cast panel, or  
2 similar shall be located between the  
3 non-residential use and the required  
4 landscape buffer on the side of the  
5 non-residential use.

6 (ii) Where existing structure(s) of a  
7 non-residential property abut a  
8 residential use, a minimum 5-foot  
9 landscaped buffer and six-foot high  
10 wood, stone, brick, vinyl, masonry,  
11 pre-cast panel, or similar fence or  
12 wall shall be located between the non-  
13 residential use and the required  
14 landscaped buffer on the side of the  
15 non-residential use.

16 (2) Perimeter Vehicular Use Area Buffer

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

25 (3) Lawfully existing landscaping at the time  
26 of the effective date of these regulations  
27 shall meet the requirements herein within  
28 five (5) years of the effective date of this  
29 ordinance, which shall be codified as a date  
30 certain.

31 (g) Signage

1 Signage shall generally be consistent with Part  
2 13 of the Zoning Code, with the following  
3 additional and superseding provisions below.  
4 Where sign regulations differ from those provided  
5 in this Subpart, the more stringent regulation  
6 shall apply.

7 (1) One (1) identity freestanding sign per lot  
8 per street frontage, provided they are  
9 located no closer than 200 feet apart (as  
10 measured in the Zoning Code); size  
11 determined as follows:  
12

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

13 One (1) additional identity sign shall be  
14 permitted if the parcel's road frontage  
15 equals or exceeds 500 linear feet, provided  
16 signs are located no closer than 200 feet  
17 apart (as measured in the Zoning Code).

18 (2) Pole mounted signs are prohibited.

1 (3) Billboards and/or off-site signs, as  
2 defined in Section 656.1302 Ordinance Code,  
3 are prohibited unless otherwise allowed by  
4 existing agreements with the City of  
5 Jacksonville.

6 (4) Animated signs; automatic changing message  
7 devices; mobile signs; beacons, tracker  
8 lights or similar lighting components;  
9 mirror-like or reflective materials;  
10 pennants; ribbons; streamers; inflatables;  
11 wind-activated signs; and similar are  
12 prohibited.

13 (5) Signs located in commercial and industrial  
14 zoning districts and are located no more  
15 than 660 feet from the centerline of an  
16 interstate highway or expressway shall be  
17 limited to a height of 65 feet.

18 (6) Lawfully existing signage at the time of  
19 the effective date of these regulations  
20 shall meet the requirements herein within  
21 five (5) years of the effective date of this  
22 ordinance, which shall be codified as a date  
23 certain.

24 (h) Parking

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

30 (1) The shared parking shall be internal to  
31 the project or parcel, but may include



1 adjacent parcels if there is shared access  
2 and internal circulation. Shared parking  
3 can be used for up to 40% of the required  
4 parking spaces for commercial uses on site.

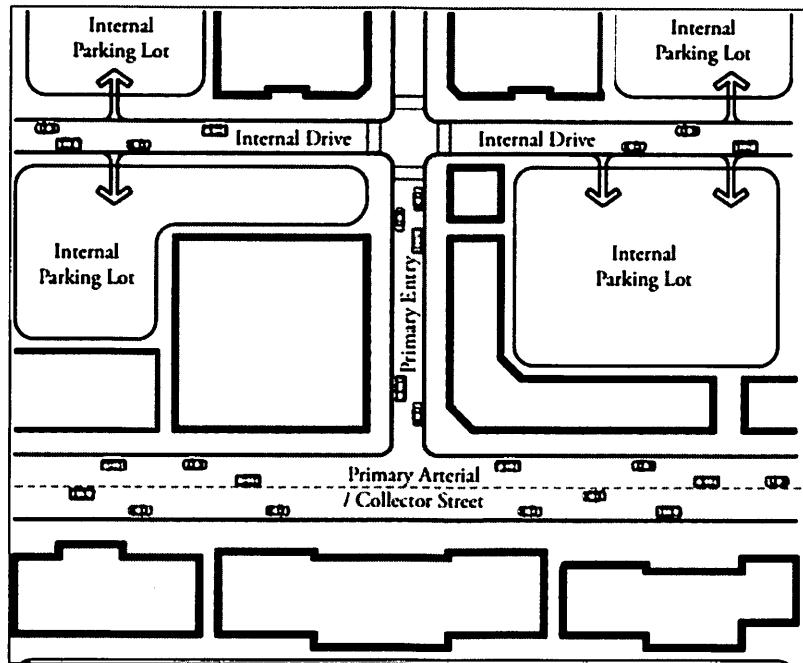
5 (2) On-street parking, where available, may be  
6 credited towards off street parking  
7 requirements. On-street parking will be  
8 credited only for those spaces in front of  
9 and adjacent to the site, on the same side  
10 of the street.

11 (3) No parking shall be placed between the  
12 street and the primary façade of any  
13 structure.

14 (i) Access lanes both one and two-way, up  
15 to 24 feet in width may be placed  
16 between the street and the primary  
17 structure, provided a raised pedestrian  
18 crosswalk is provided from the public  
19 sidewalk to the internal sidewalk  
20 system, 5 feet in width, at an interval  
21 of one for every 200 feet of internal  
22 roadway along the public right of way.

23 (4) Internal circulation patterns shall be  
24 designed with the pedestrian in mind and  
25 shall feature elements such as bump outs,  
26 marked cross walks, parallel parking along  
27 internal circulation lanes and landscape  
28 buffers between sidewalks and internal  
29 circulation lanes of at least 4 feet in  
30 width, otherwise meeting the VUA area

1 buffering requirements in Part 12 of the  
2 Zoning Code.  
3



4  
5 *Figure 12 - Conceptual image of parking and building locations*  
6 *for Catalyst Character Area.*

7  
8 (5) Reduction in required parking. Up to a 20%  
9 reduction in required parking for all  
10 commercial uses may be achieved provided a  
11 prorated amount of bicycle parking and  
12 amenities are provided. An internal bicycle  
13 circulation and infrastructure plan must be  
14 submitted to the City of Jacksonville  
15 Bicycle and Pedestrian Coordinator for  
16 review. This plan shall include:

- 17 (i) Parking for double the number of  
18 bicycles as vehicle parking spaces  
19 reduced.

1 (ii) Bicycle parking shall include  
2 covered or shaded bike racks and  
3 external water fountains.

4 (iii) Bicycle racks shall be located  
5 adjacent to primary structures and not  
6 in remote areas of the parking lots.

7 (iv) Designated improved travel paths or  
8 sidewalks between the main street and  
9 the provided on-site bicycle parking.

10 (v) Proper directional signage directing  
11 bicyclists to designated bike parking.

12 (vi) Appropriate internal vehicle signage  
13 denoting bicycle safety. Signage plan  
14 shall be provided as part of the  
15 bicycle infrastructure plan for review.

16 (i) Walkways and Pedestrian Connections

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

23 (1) Parking lots shall be designed to allow  
24 pedestrians to move safely from their  
25 vehicle to the building. On lots with 40  
26 parking spaces or less, this may be achieved  
27 by providing a three (3) foot sidewalk or  
28 path at the perimeter of the lot. On lots  
29 with greater than 40 spaces, corridors  
30 within the parking area shall channel  
31 pedestrians from the car to the perimeter of

1 the lot or to the building. Corridors are  
2 delineated by a paving material that differs  
3 from that of the vehicular area and are  
4 landscaped.

5 (i) Parking lots containing more than 40  
6 parking spaces shall have clearly  
7 defined pedestrian connections provided  
8 between a public right-of-way and  
9 building entrances, as well as parking  
10 lots and building entrances;

11 (ii) Pedestrian walkways shall be  
12 landscaped with additional shade or  
13 ornamental trees equal to an average of  
14 one shade tree per 50 linear feet of  
15 walkway, unless the walkway is adjacent  
16 to, or included within, an existing  
17 compliant buffer or frontage planting.  
18 Walkways shall not be less than five  
19 (5) feet.

20 (iii) Pedestrian connections shall be  
21 clearly defined by at least one of the  
22 following:

23 a. Six-inch vertical curb, or

24 b. A continuous landscape area at a  
25 minimum of three (3) feet wide on  
26 at least one side of the walkway.

27 (2) For properties with multiple tenants  
28 and/or multiple structures on site,  
29 pedestrian circulation shall be provided  
30 between tenants and/or structures through  
31 the use of a sidewalk or other suitable

1 pedestrian connection, not less than five  
2 (5) feet wide and where applicable, shall  
3 align with and connect to that of adjacent  
4 and contiguous properties. Sidewalk paving  
5 or other pedestrian connections, where  
6 applicable, must continue uninterrupted  
7 across the mouth of all curb cuts, subject  
8 to the City's Land Development Regulations.

9 (j) Screening

10 (1) Any exterior garbage receptacles,  
11 dumpsters, open storage areas or mechanical  
12 equipment must be screened from view from  
13 public rights-of-way and adjacent  
14 residential uses property with 100 % opaque  
15 material that is visually similar to  
16 materials used on the nearest façade of the  
17 principal structure. Additionally, garbage  
18 receptacles, dumpsters, open storage areas  
19 and/or mechanical equipment must be a  
20 minimum 25 feet from adjacent residential  
21 uses and shall be incorporated into the main  
22 structure as a part of new construction or  
23 Major Renovation, as defined in this  
24 Subpart.

25 (k) Lighting

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

28 (1) All sag lenses, drop lenses and convex  
29 lenses shall be prohibited.

30 (2) At least 2.0 foot-candle (f.c.) minimum  
31 maintained lighting level is recommended,

1 while 3.0-4.0 f.c. minimum maintained level  
2 is preferred. These levels shall generally  
3 apply to all parking and pedestrian areas.  
4 However, illumination levels at all property  
5 lines shall not exceed one-half (.5) f.c.  
6 when the building or parking areas are  
7 located adjacent to residential uses, and  
8 shall not exceed one (1.0) f.c. when  
9 abutting other non-residential properties.  
10 Lighting levels can be reduced after  
11 business hours/closing to 0.5 f.c. minimum  
12 maintained for burglary and vandalism  
13 resistance, if the property does not have an  
14 existing problem with criminal incidents,  
15 and the owner deems it appropriate.

16 (3) The use of cut-off fixtures with diffusers  
17 to focus the lighting where needed to  
18 minimize or eliminate light trespass is  
19 required.

20 (4) All lighting lamp sources within parking  
21 and pedestrian areas shall be metal halide,  
22 compact fluorescent or LED; LED is  
23 preferred.

24 (5) The maximum light pole height in all  
25 parking areas shall not exceed thirty feet  
26 (30' - 0"), and the maximum light pole height  
27 in all pedestrian areas shall not exceed  
28 fifteen feet (15'-0").

29 (6) Shrubs and trees shall not interfere with  
30 security lighting or common natural  
31 surveillance observation from public streets

1 or any buildings, including public rights-  
2 of-way.

3 (7) Illumination of exterior doors - All types  
4 of exterior doors shall be illuminated with  
5 outdoor lighting during the hours of  
6 darkness to allow ready-observation of  
7 persons entering or exiting.

8 (8) Illumination of address numbers - All  
9 street address or apartment/unit numbers  
10 (when existing) that are already required by  
11 existing codes shall also be illuminated  
12 during the hours of darkness.

13 (9) Illumination of recessed areas - Alcoves  
14 and other recessed areas of buildings or  
15 fences that are capable of human concealment  
16 shall be illuminated during the hours of  
17 darkness.

18 4. Additional Performance Standards

19 (a) Alcohol Distance Limitations

20 (1) Unless otherwise superseded by state or  
21 federal statutes or regulations, for  
22 permitted and permissible uses, any and all  
23 distance limitations and prohibitions found  
24 in Part 8 of the Zoning Code are waived and  
25 do not apply with regard to the distance  
26 between any and all location(s) selling  
27 and/or serving all alcoholic beverages for  
28 on-premises consumption in conjunction with  
29 a restaurant, microbrewery or brewpub, as  
30 defined in this Subpart, and the location of  
31 any and all established faith institutions

1 or schools (inclusive of Jacksonville  
2 University). Uses subject to this standard  
3 shall not serve alcoholic beverages past  
4 midnight. For those uses that intend to  
5 serve alcoholic beverages past midnight,  
6 Part 8 of the Zoning Code shall apply.

7 (2) Sale and service of all alcohol for off  
8 premise consumption must meet the distance  
9 requirements otherwise required in the  
10 City's Zoning Code. Retail sale and service  
11 of all alcoholic beverages (license type  
12 3PS) for off-premises consumption shall be  
13 discouraged.

14 (3) All permitted alcohol related uses shall  
15 have a minimum separation between any  
16 residential uses and any portion of the  
17 property used for the sale and service of  
18 alcohol, including outside sales and service  
19 locations of 100 feet, as measured from the  
20 nearest property line of the residential use  
21 to the nearest portion of the property  
22 defined for alcohol sales, unless otherwise  
23 incorporated into a mixed use project where  
24 uses are blended on the same parcel of land.

25 (b) Drive-through window services and queuing lanes  
26 shall be placed in the side or rear yard of the  
27 parcel on which it is located. Drive-through  
28 window services and queuing lanes shall be located  
29 no closer than 50 feet to adjacent residential  
30 uses. Speaker systems shall not be aimed towards  
31 adjacent residential uses.



1 (c) Off-street parking lots. Where permitted, off-  
2 street parking lots shall be subject to the  
3 following conditions:

4 (1) There shall be no storage, sales, or  
5 service activity of any kind on these lots  
6 except where seasonal sales are permitted  
7 within the City's Zoning Code, Section  
8 656.401(gg).

9 (2) Vehicular parking on the lot shall be  
10 limited to vehicles for employee and  
11 customer parking.

12 (d) Outdoor display of merchandise. Where not a  
13 permitted use in the underlying Zoning District,  
14 outdoor display of merchandise shall be restricted  
15 to merchandise typically used and stored outdoors  
16 and shall be permissible by a Zoning Exception.  
17 Such merchandise may include outdoor landscape  
18 structures (garden sheds, arbors, gazebos, etc),  
19 plant materials, agricultural products, lawn  
20 maintenance equipment, and outdoor furniture.

21 (1) Merchandise shall not be placed on the  
22 public sidewalk or within the right-of-way.

23 **Section 3. Adopting the Renew Arlington Zoning Overlay**  
24 **Maps and providing for publication.** The Council hereby adopts the  
25 Renew Arlington Zoning Overlay maps as depicted in **Exhibit 1**  
26 **attached hereto** and directs the Planning and Development Department  
27 and the Office of Economic Development to publish the Renew  
28 Arlington Zoning Overlay Area maps in high resolution on the City  
29 of Jacksonville webpages for the Zoning Atlas, and the Community  
30 Redevelopment Agencies, with a copy of this Ordinance, as enacted.  
31 Also, Legislative Services is directed to transmit these high

1 resolution maps to Municode for color publication in the  
2 codification of this ordinance as the maps labeled "Figure 2: Renew  
3 Arlington Zoning Overlay-Character Areas Map," "Figure 3 -  
4 University Village Character Area," "Figure 5 - University  
5 Commercial Character Area," "Figure 7 - Merrill Commercial  
6 Character Area," "Figure 9 - Arlington Road Character Area," and  
7 "Figure 10 - Catalyst Character Areas," in Sec. 656.399.62  
8 (Character Areas).

9       **Section 4.       Effective Date.** This ordinance shall become  
10 effective upon signature by the Mayor or upon becoming effective  
11 without the Mayor's signature.

12  
13 Form Approved:

14  
15           /s/ Susan C. Grandin          

16 Office of General Counsel

17 Legislation Prepared By: Susan C. Grandin

18 GC-#1272345-v3-Arlington\_Overlay.doc  
19  
20