

## ORDINANCE NO. O-14-2019

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CITY CODE SECTION 117, ARTICLE 9, DIVISION 4, 117-540 "PERMITTED USES" TO ALLOW FOR PROFESSIONAL AND STORAGE BUILDINGS IN THE GATEWAY CORRIDOR NEIGHBORHOOD ZONING DISTRICT; AND ADDING SECTION 117-543 ADDING ARCHITECTURAL REQUIREMENTS FOR THE GATEWAY CORRIDOR NEIGHBORHOOD ZONING DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

**WHEREAS**, the City desires to amend City Code Section 117-540 to allow for professional and storage buildings as a permitted use in the Gateway Corridor Neighborhood Zoning District

**WHEREAS**, the City desires to add City Code Section 117-543 to include Architectural Requirements for development in the Gateway Corridor Neighborhood Zoning District; and

**WHEREAS**, such proposed change is in the public interest.

**NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:**

**Section 1.** City Code Section 117, Sec. 117-540 entitled "Permitted Uses" is hereby amended to read as follows:

Sec. 117-540. - Permitted uses.

The following and any determined similarly like or type uses not specifically described below are permitted uses in the gateway corridor neighborhood zoning category. All uses must be in a totally enclosed building ~~and no more than 20 percent of floor space devoted to storage:~~

- (1) Professional and storage offices;
- (2) Retail and repair establishments limited to the following: antique shops, art galleries or studios, art supplies, barbershops and beauty shops, book and stationery shops, cameras and photographic supplies, cigar or smoke shops, lock shops, convenience stores (not including gas pumps), drapery shops, financial institutions without drive-through facilities, florist shops, funeral homes, gift shops, gun sales and repair, hobby and craft shops, interior decorating, jewelry stores, leather shops, locksmiths, luggage shops, museums, office and/or business machines, office and/or business supplies, newsstands, opticians, paint and wallpaper stores, professional offices, shoe repair stores, tailor and/or dressmaker shops, watch repair and pawn shops;
- (3) Restaurants without drive-through facilities;
- (4) Retail outlets for the sale of food, drugs, including medical marijuana treatment center dispensing facilities, sundries and notions;

- (5) Single-family detached dwelling units;
- (6) Single-family attached dwellings, up to four units;
- (7) Churches;
- (8) Pre-school and child care centers; and
- (9) Home occupations.

**Section 2.** City Code Section 117, Sec. 117-543 entitled “Architectural Requirements” is hereby added to read as follows:

Sec. 117-543. – Architectural Requirements

- (1) Architectural review shall be required for:
  - a. All new buildings
  - b. Any building expansion greater than 40% of the square footage of the existing building.
  - c. The following uses are exempt from this section:
    - (1) Single-family residential dwellings;
    - (2) Churches
  
- (2) Required materials include (but are not limited to):
  - a. Front, side and rear elevations of all proposed structures.
  - b. Types of building material to be used in construction for the primary building or buildings:
    - 1. Prohibited exterior materials shall include all corrugated metal or ribbed steel panel pre-fabricated structures.

Acceptable Metal Structures



Unacceptable Metal Structures



2. Façade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, black or fluorescent colors shall be prohibited. Building trim and accented design elements may feature brighter colors including primary colors.

Unacceptable Color



- (3) All building elevations that front on a street shall be considered primary facades. Corner or through lots shall have multiple primary facades.



- (4) Each primary façade shall have a building entry located on that façade.

- (5) Each primary façade shall have a minimum of 20% transparency requirement, which is measured as the ratio of window area to the total façade area.



- (6) All glass on a building's base shall be clear and non-reflective, except in a case that translucent windows are provided to acquire LEED certification or in the case of non-commercial uses.

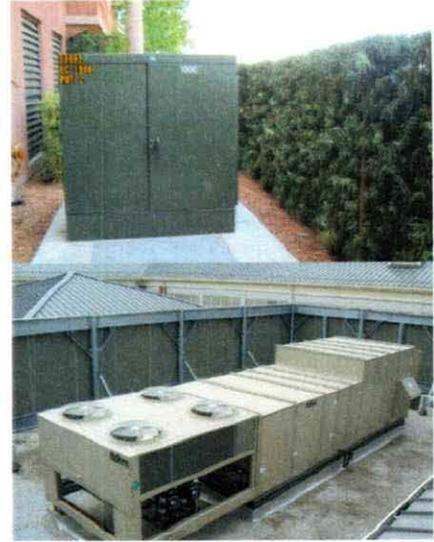
- (7) Roofs

a. Roofs shall have a pitch between 5:12 and 12:12.

- (8) b. Flat roofs or roofs with a pitch below 5:12 shall include a parapet wall above a roof facing any public frontage. The parapet wall shall be a minimum of 24 inches high (measured above the roof).

(8) Utilitarian Functions

Items such as delivery and loading operations, HVAC equipment, trash compacting and collection, backflow preventers, meters and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping. The visual and acoustic impacts of these functions along with all ground mounted mechanical, electrical and communications equipment shall be out of view from adjacent properties and public streets, and screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.



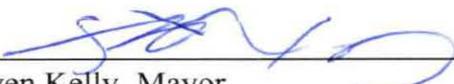
**Section 3. Conflicts.** If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

**Section 4. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

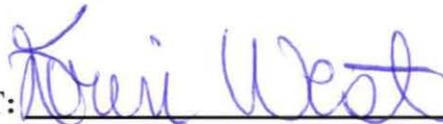
**Section 5. Effective Date.** Upon its adoption by the City Council, this ordinance shall become effective upon passage.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE  
FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS,  
FLORIDA, ON THIS 15<sup>TH</sup> DAY OF OCTOBER, 2019.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

By:   
Steven Kelly, Mayor

**ATTEST:**



Erin West, City Clerk

**APPROVED AS TO FORM:**

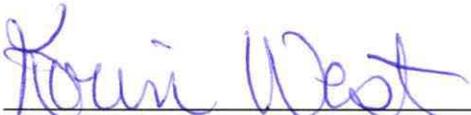
  
L. J. Arnold III, City Attorney

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF  
THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 5<sup>th</sup> DAY OF  
NOVEMBER, 2019.**

**CITY OF GREEN COVE SPRINGS,  
FLORIDA**

  
\_\_\_\_\_  
Steven R. Kelley, Mayor

ATTEST:

  
\_\_\_\_\_  
Erin West, City Clerk

APPROVED AS TO

FORM:

  
\_\_\_\_\_  
L. J. Arnold, III, City Attorney