

## ORDINANCE NO. 2021-03

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES RELATED TO THE EDGEWOOD CENTRAL DISTRICT TO AMEND DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, AMEND PROVISIONS RELATED TO EXPANSION OF BUILDINGS AND TO PROVIDE AMENDED REGULATIONS FOR DEVELOPMENT WITHIN THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the City finds it appropriate to modify and clarify certain development and design requirements within the Edgewood Central District to adapt to evolving market conditions, demand, and needs of the community; and

**WHEREAS**, the City finds it appropriate to incorporate certain incentives and other strategies to encourage redevelopment within the Edgewood Central District, particularly on smaller parcels; and

**WHEREAS**, the City finds it necessary to adopt provisions related to adaptive reuse and expansion to ensure the achievement of the goals of the Edgewood Central District; and

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

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

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

**SECTION TWO.** Chapter 134, "Zoning," Sections 166 through 173 are amended as provided in Exhibit "A," attached hereto and incorporated herein.

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

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

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

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

PASSED ON FIRST READING THIS 15<sup>th</sup> DAY OF **June**, 2021.

PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF **July**, 2021.

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

  
Richard A. Horn, Council President

ATTEST:

  
Bea Meeks, City Clerk

## EXHIBIT "A"

### DIVISION 12. - EDGEWOOD CENTRAL DISTRICT<sup>[2]</sup>

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#### Sec. 134-468. - Site design.

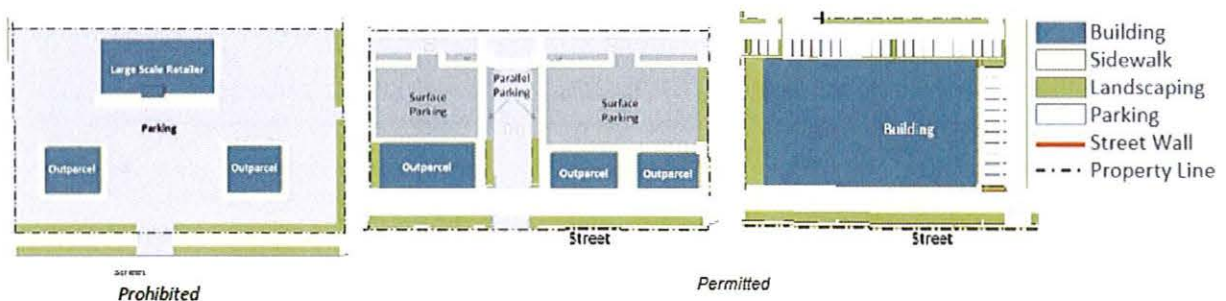
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- (e) *Maximum allowed floor area ratio and density.* The city council finds that the Edgewood Central District promotes a mixed-use development pattern along SR 527, a "principal arterial." Therefore, ~~properties with a commercial future land use designation that have frontage along SR 527 shall not exceed a maximum floor area ratio of 1.0 F.A.R. for non-residential uses and a maximum density of 25 dwelling units per acre for residential uses. The maximum floor area ratio and density for all other properties in the district shall be determined by the property's future land use designation for such properties.~~
- (f) *Minimum percentage of lot width occupied by building at the build line.* Buildings located within the road view area shall meet the following building façade width to lot width ratio.

Lot Width	Minimum % of Lot Width Occupied by Building Façade
<125-130	50
125 130 - 174.9	60
≥175	70

For the purpose of this standard, the following features shall be included in the calculation of building façade width:

- (1) Uncovered recessed courtyards between portions of the building, provided that the width of such courtyards shall not be more than 50 percent of the total building frontage and that the courtyard is paved and enhanced with landscaping;
- (2) Restaurant outdoor seating areas, provided that such seating areas are less than 30 percent of the actual building frontage;
- (3) Pedestrian access ways to rear parking areas, provided such pedestrian access ways are located between buildings and not adjacent to driveways; and
- (4) A gallery-type of building with the use of columns to create a covered arcade beneath the upper stories above the arcade provided a minimum 13-foot ground clearance in the arcade is provided.
- (5) Full height wall recesses up to four feet in depth and a maximum of 40 feet in length.



(g) *Building placement.*

(1) *Building placement applicable to all development:*

- a. *Minimum rear yard/rear building setback width and use.* Buildings shall be setback a minimum of 20 feet from the rear property line. Where EC District is adjacent to property with a low density residential future land use designation, a seven-foot high opaque brick wall, of colors normally found in manufactured fired brick, shall be constructed five feet from ~~on~~ the property line ~~between the property with adjacent to~~ a low density residential future land use designation and ECD zoned property; the wall setback is intended to provide space for maintenance and footers. The wall in proximity to any street or driveway intersection shall be designed to avoid a traffic safety hazard. In addition to the wall, ~~year-round~~ broadleaf evergreen shade trees shall be planted within a planting area at least eight feet in depth from the wall at a rate where, at maturity, the canopies provide full screening, but in no case less than one tree/40 35 linear feet. Such trees shall be a minimum of ten feet tall, with a minimum two-inch caliper. Broadleaf evergreen understory trees, planted 15' on center, 10' in height with 5' spread at planting can be an alternative to the shade trees. A hedge may be substituted for the tree requirement, upon approval of city council, if the intended screening coverage can be provided.
- b. *Minimum side yard/building setback width and use.*
  1. The minimum side building setback is zero unless adjacent to property with a low density residential future land use designation or abutting a side street or natural surface water body. If zero setback is used, a plan for side building maintenance shall be presented with the development application and roof slopes shall be away from the zero setback property line to avoid a negative impact to the abutting property.
  2. The minimum side building setback for properties abutting property with a low density residential future land use designation shall be 25 feet. Where EC District is adjacent to property with a low density residential future land use designation, a seven-foot high opaque brick wall, of colors normally found in manufactured fired brick, shall be constructed on the property line between the property with a low density residential future land use designation and EC zoned property. The wall in proximity to any street or driveway intersection shall be designed to avoid a traffic safety hazard. In addition to the wall, ~~year-round~~ broadleaf evergreen shade trees shall be planted within a planting area at least eight feet in depth from the wall at a rate where, at maturity, the canopies provide full screening, but in no case less than one tree/40 35 linear feet. A hedge may be substituted for the tree requirement, upon approval of city council, if the intended screening coverage can be provided.
  3. On lots abutting SR 527, Holden, Hoffner, or Gatlin Avenue, development within the side yard shall conform to the road view site standards and the standards of the People Space. ~~Tree/Furnishings/Sign areas.~~ Abutting other side

streets, the minimum building setback shall be 25 feet and shall conform to the city's code for building perimeter landscaping.

4. Buildings shall be setback from every natural surface water body a minimum of 50 feet, measured from the normal high water elevation.

(2) *Building placement in the road view area:*

- a. The front elevation of all buildings located within the road view area shall be built at a build-to line, the build line, located 25 feet from the front property line.
- b. Provided that buildings consistent with the provisions of this division are constructed within the road view area, such buildings may extend into the rear area of the property and separate buildings complying with all other site standards and regulations may be constructed in the rear area of the property.

(3) *Rear building alternative.* Site plan approval may be granted for development where all buildings are located outside of the road view area only when the followings standards are met:

- a. Lot depth must permit the buildings to be located entirely outside of the road view area and meet all required setbacks.
- b. The site plan application must show how the proposed development pattern satisfies the intent and purposes of the Edgewood Central District.
- c. Conformance with the standards of the People Space Tree/Furnishings/Sign area must be met.

(h) ~~Tree/Furnishings/Sign area~~ People Space.

- (1) ~~Tree/Furnishings/Sign area~~ The People Space is defined as the area shall be located along the front property line of the property and extending 25 feet inward toward the build line and the area within the adjacent road right-of-way that includes the public sidewalk and the minimum six (6) feet of pervious area adjacent to the curb as identified as the Pedestrian Zone in Section 134-470(f)(1).
- (2) Trees shall be provided in the People Space Tree/Furnishings/Sign area according to the following standards; provided, however, alternative species may be approved during the site plan review process when the proposed species of tree can fulfill the intended design intent, and at the same time achieve full growth and form. Alternating more than two species is strongly discouraged as it will detract from the goal of a recognizable, cohesive development pattern:

a. *Tree choice:*

Street Trees	Characteristics	Minimum Requirements
Highrise Live Oak Quercus virginiana***	Once established, Live Oak will thrive in almost any location including narrow spaces and sidewalk to street applications. Once established a live oak will grow about 2—4 feet and 1 inch of caliper per	Minimum 5" caliper (16—18 foot tall) per Florida Grades and Standards. Florida Grade #1

	year.	
	Semi-evergreen	
	Mature Height: 30—40'	
	Mature Spread: 16-25'	

b. *Tree location:*

<b>Street Tree Standards (as measured to center of tree)</b>	
On-center spacing*	35 feet
Offset from Sidewalk	Minimum 2'-6"
Offset from front property line	12.5 feet**
Offset (Horizontal) from Overhead Wires Utility Pole (as measured from the center of the pole)	Minimum 12.5'-0"***
Offset from road intersections and driveways	Consistent with current Florida Green Book Standard (generally 75' from center of intersection stop bar in both directions)
Offset from Underground Utilities	10'-0"
Offset from Light Poles	15'-0"
Offset from Driveways, Fire Hydrants	10'-0"
<p>* Staff has the ability to modify on-center spacing <u>and location</u> to allow conformance with the remaining spacing standards, <u>tree growth characteristics, visibility of primary entrances, and signage.</u></p> <p>** Staff has the ability to approve tree locations closer to the property line for existing, established trees that meet the intent of the trees in the <u>People Space Tree/Furnishing/Sign area.</u></p> <p>***May be modified upon recommendation of City's landscape architect and approval of City Council.</p>	

- (3) ~~Trees shall be planted in a shallow (no greater than a 6:1 slope and maximum 18 inches in depth) pervious swale (no pervious pavers) comprising at least 100 square feet per tree, that will ensure the capture of rain water and runoff in order to promote deep root growth.~~
- (43) Tree limbs must be maintained to hang no lower than 14.5 feet above any public street, alleyway, driveway, and no less than 8.5 feet over sidewalks. Trees shall be pruned to achieve this standard for street and sidewalk clearance in accordance with ANSI A300 Part I, most recent addition, Standard Pruning Practices. Pruning of the lower limbs of the trees shall be done under the direct supervision of an ISA Certified Arborist to ensure

the intended configuration of limbs and branches for aesthetic look and structural integrity.

- ~~(54)~~ In addition to street trees, sidewalks and street furnishings, including, but not limited to, seating, lighting, light poles, and bike racks, may be allowed within the People Space Tree/Furnishings/Sign area subject to site plan approval.
- ~~(65)~~ All sidewalks in the People Space Tree/Furnishings/Sign area shall be ADA compliant and a minimum width of eight feet of which ~~at least six feet of width is maintained for a continuous pedestrian access route~~ free of obstructions.
- ~~(76)~~ Where sidewalks are not located contiguous to the building façade, building perimeter landscaping shall be provided in accordance with the following standards:

  - a. Have a minimum depth from the building of six feet.
  - b. Shall contain at least a double row of shrubs, preferably of different species, planted parallel to the building. The shrubs shall be at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months, and spaced to achieve a continuous hedge at maturity. The hedge height shall be maintained to not obstruct the full window view.
  - c. Small/understory trees shall be planted at a rate of one tree/20 feet, or portion thereof, of the length of the landscaped area as measured along the building façade. Spacing of the trees shall be at the discretion of the owner, such that the trees may be aggregated to provide maximum aesthetic value. The required trees may be credited toward meeting the blank wall requirement if applicable.
- ~~(87)~~ All street furnishings shall be permanently fixed ~~to~~ on concrete slabs or to the ground in landscaped areas through mechanical fasteners or through the use of concrete footings.
- ~~(98)~~ Unless specifically approved through the site plan review process, all street furnishing shall have a black finish.
- ~~(109)~~ Details for all furnishings, including specifications, installation, colors and material shall be provided as part of the site plan review process.
- ~~(104)~~ Any unpaved area in the People Space Tree/Furnishings/Sign area shall, at a minimum, be planted with a low-maintenance, drought-tolerant ground cover and/or turf. Both turf and groundcover shall be full sun and shade tolerant.
- ~~(112)~~ Ground signs shall be allowed to be placed within the People Space Tree/Furnishings/Sign area provided such signs comply with all other provisions of the city Code.
- ~~(123)~~ The following improvements shall also be allowed within the People Space Tree/Furnishings/Sign area:

  - a. Building-mounted and/or cantilevered architectural building elements such as awnings and canopies meeting the following requirements:
    - 1. Hung 13 to 15 feet above the adjacent sidewalk grade;
    - 2. Extending two to eight feet from the wall;
    - 3. A clear height distance of at least 80 inches, as required by accessibility standards.

- b. Bay windows with a maximum width of eight feet not extending greater than 18 inches from the building wall;
- c. Articulated wall projections of a minimum depth of eight inches and maximum depth of 1.5 feet and maximum width of four feet in length; and
- d. Attached signs, as provided in chapter 122 of this Code of Ordinances.

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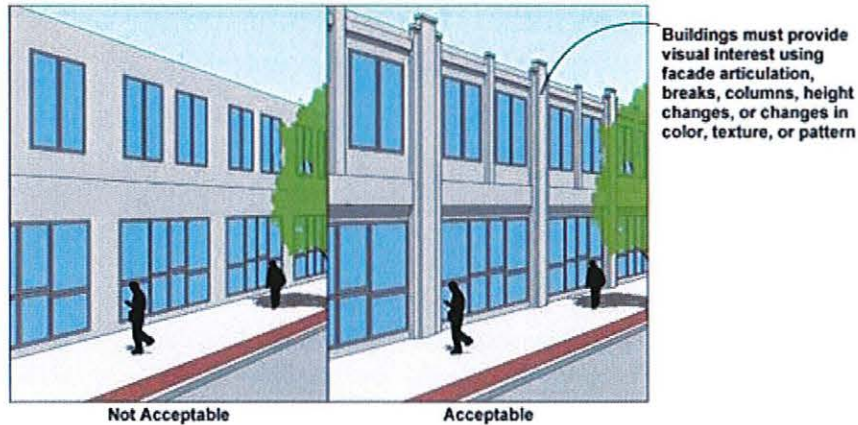
**Sec. 134-469. - Building design.**

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

(1) *Design of buildings within the road view portion of the site.*

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





2. A full height material change; e.g., stucco to brick with varying roof heights (paint color is not considered a material change).
  3. Full height wall recesses of up to four feet in depth, and maximum 40 feet in length with varying roof height.
  4. Non-continuous cantilevered window treatments no more than 40 feet wide, occupying 50—70 percent of the building's length, placed 13—15 feet above the adjacent sidewalk grade, with a minimum eight feet clear height.
  5. Uncovered recessed courtyards between portions of the building, provided that the width of such courtyards shall not be more than 50 percent of the total building frontage and that the courtyard is paved and enhanced with landscaping.
  6. Windows on the stories above the ground level floor shall match the vertical and horizontal character of ground level windows.
- d. *Building height:*
1. Minimum building height: The minimum building height shall be 20 feet as measured to highest point on a pitched roof or to the top of the required three-dimensional cornice on flat (less than 3:12 pitch) or parapet roofs. 70% of the front façade of the air conditioned portion of a buildings shall be a minimum of 17 feet in height as measured from the entrance sidewalk grade to the top of the roof structure, including parapets and the required three-dimensional cornice on all flat (less than 3:12 pitch) or parapet roof portions. The remaining 30% of the front façade of the air conditioned portion shall be a minimum of 20 feet in height as measured from the entrance sidewalk grade to the top of the roof structure, including the required three-dimensional cornice on all flat (less than 3:12 pitch) or parapet roof portions. For sloped roofs ( $\geq 3:12$ ) the minimum height shall be measured to the top of the roof where it intersects the exterior side of the exterior façade wall.
- For multi-story buildings, except for stand-alone residential uses, the finished first floor shall be a minimum of 13 feet in height and at least eight feet in height for every story above the first.

42. *Maximum building height shall be as follows:*
- i. *Outside an activity node:* four stories/55 feet unless within 100 feet of property with a low density residential future land use designation, then three stories/45 feet.
  - ii. *Inside an activity node:* six stories/75 feet; provided however, within 100 feet of property with a low density residential future land use designation, the building shall be designed and scaled for compatibility with adjacent single-family homes, taking into consideration shadows, privacy, and visual quality. Methods for achieving compatibility include ground screening, upper story building step-back, and building design.
23. *Façade vertical variation:* A building height greater than 20 feet, regardless of the number of stories, shall include a three-dimensional horizontal change at least 12 inches in height across at least 75 percent of the building, placed between 13 to 15 feet above ground to ensure a human scale, e.g., a material or texture change, or a building offset (building step back or step forward). The use of banding (continuous horizontal stripes) across large areas of the façade is prohibited. An alternative to this standard is a building-mounted and/or cantilevered architectural building elements such as awnings and canopies meeting the following requirements:
- i. Hung 13 to 15 feet above the adjacent sidewalk grade.
  - ii. Extending two to eight feet from the wall.
  - iii. A clear height distance of at least 80 inches, as required by accessibility standards.
  - iv. Occupying a total of 50—70 percent of the length of the building façade.
- e. *Decorative elements:* Decorative architectural appendages, embellishments and other architectural features are required. Subject to site plan approval, such architectural appendages, embellishments and other architectural features may extend up to eight feet beyond the maximum building height provided such appendages are no more than 50 percent of the building roof length and are compatible with adjacent development. Such appendages and architectural embellishments shall be strategically located to draw customers to the primary entrance of the building and or highlight pedestrian passages between buildings.
- f. *Roof lines:* Roof lines shall be varied with a minimum change in height of at least five feet at least every 80 linear feet in building length. A three-dimensional cornice, at least 2.5 feet in height or as needed to conceal mechanical equipment (whichever is taller), shall be used along all flat (less than 3:12 pitch) or parapet roof portions. Sloped building roofs shall have a minimum two-foot overhang and include a gutter/downspout system. This roof overhang is allowed to extend into the People Space Tree/Furnishings/Sign area.

g. *Blank wall design:* Blank walls facing a street that are ten feet in length or greater shall incorporate one or more of the following design treatments so as to eliminate blank walls more than ten feet in length:

1. *Design treatment 1:* Evergreen vine wall (trellis or wire/vine system) of at least five feet in width, contained within a three feet minimum width planting bed in front of the wall, at least 13 feet high, placed every ten feet on center along length of the blank wall surface, with each bed irrigated and planted with climbing vines sufficient to cover the trellis within three years;
2. *Design treatment 2:* Small trees of at least 16 feet in height at maturity, planted at a rate of one tree for each 15 feet (or part thereof) of blank wall (minimum one tree), with tree height of at least five feet at planting, planted at least three feet away from the wall, within a planting bed of at least six feet in width; plus, a hedge of plants the length of the wall that creates a depth of at least five feet and maintained at a height at least three feet in height;
3. *Design treatment 3:* Variety or decorative masonry pattern of at least two types of materials, color, texture, or architectural feature (such as accents and relief elements), of which the contiguous surface length equals at least 50 percent of the blank wall surface area; and
4. *Design treatment 4:* Wall signage of at least six feet in length and four feet in height, limited by total sign area allowed by city Code.

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

h. *Exterior building colors:* Day-glow colors, highly reflective colors, and similar colors are not permitted.

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#### **Sec. 134-470. - Other design standards.**

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

- (1) Stormwater management shall be incorporated into the overall design of the project so as to be a creative feature/amenity of the development or incorporated into the landscape irrigation system.
- (2) Except if designed as an exfiltration system, stormwater management shall only be located behind the build line in the road view portion of the site or, if approved during site plan review, where aesthetically incorporated into the People Space Tree/Furnishings/Sign area.

- (3) Pond edges in the road view area shall be sloped so as to avoid the necessity of fencing. Outside the road view area, where slopes require fencing, only black, ornamental fencing will be allowed.
  - (4) The use of innovative stormwater management methods is encouraged such as green roofs, bioretention areas such as the use of deep gardens and planters, infiltration, permeable paving in parking stalls, cisterns incorporated into the building architecture with the water reused for landscaping. Use of pervious pavers/pavement as part of the stormwater management system requires maintenance of the pervious pavers/pavement by the owner for continued viability and effectiveness over the life cycle of the development. An operation and maintenance guide to include a specific maintenance schedule shall be provided by the design professional engineer at the time of permitting of the pervious pavers/pavement. The owner shall engage a professional engineer to inspect and certify to the city on an annual basis that the constructed pervious pavers/pavement is being properly maintained and is functioning as per the approved design of the stormwater management system.
  - (5) At a minimum, the stormwater management system shall comply with St. Johns River Water Management Standards.
- (b) *Loading/service areas/mechanical equipment.*
- (1) A trash/waste collection area shall be totally screened by masonry walls with an opaque low maintenance gate constructed of and finished with materials and colors which are similar to the materials and colors utilized in the principal building on site. In no case shall the trash collection area be located within 50 feet of a single-family residential lot, nor located forward of the rear façade of a road view building. To the extent possible, the trash collection area, shall be incorporated into the primary building design.
  - (2) Loading areas, satellite dishes, truck parking, and other service support equipment shall be designed so that they cannot be seen from the street and any adjacent single-family properties. Masonry screen walls with landscaping material at the base of the wall may be utilized where necessary to screen such equipment or areas.
  - (3) Mechanical equipment on buildings shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features.
- (c) *Fences.*
- (1) With the exception of decorative railings for outdoor cafes, fences shall not be allowed in the road view area of the property. Decorative railings for cafes shall not exceed three feet in height.
  - (2) Fences shall not create a barrier to cross access easements nor the connection of cross access easements to public roads.
  - (3) Maximum height of fences anywhere in the district shall be 48 inches.
  - (4) Chain link fencing must be black vinyl-coated and shall not be visible from a public right-of-way.

(d) *Corner sight clearance.* Intersection/corner sight clearance shall be consistent with requirements of the current Florida Greenbook.

(e) *Utility installation.*

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

(f) Exterior Lighting

(1) Exterior lighting plan.

- a. An exterior lighting plan shall be part of the site plan application submittal and shall demonstrate that outdoor areas are safe, secure and comfortable for human activities, particularly in parking areas, all building entrances, and other areas of special security concern. The plan shall be prepared by a professional engineer, landscape architect or professional architect registered in Florida and prepared in a scale that is easily legible and shall include a photometric plan for the exterior lighting coverage; and pole, fixture, and lamp technical specifications. The plan shall demonstrate that adequate and appropriate light levels will be provided for each site condition, providing for consistent levels of illumination and avoiding pockets of very high or low levels of illumination. The minimum foot candle where pedestrians will be present is 2.
- b. The exterior lighting plan shall be coordinated with the required parking area landscape plans and shall demonstrate no conflicts between the proposed lighting and landscaping will exist. Except for bollard type lights, light poles shall be set a minimum distance of 17.5 feet from trees.

(2) Use of Decorative Lighting: All light fixtures/luminaires shall be decorative in nature and match or complement the architecture of the building. Decorative elements include, but are not limited to, accented bases, posts, finials, or lamps. The same type poles and fixtures should be used throughout the site. Decorative lighting fixtures mounted directly on

structures may be allowed when utilized for walkways or plazas near buildings provided the level of illumination is of relatively low-intensity.

(3) Height. The height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) shall be pedestrian in scale, a maximum height of 16 feet. Height shall be measured from the finished grade to the top of the light fixture. Deviation for heights of fixtures will be considered on a case by case basis where it is shown not to be detrimental to the purpose and intent of this division.

(4) Lighting of landscaping. Illumination of landscaping, if used, shall utilize diffused or muted lighting, avoid glare, and minimize light trespass beyond landscaping onto neighboring properties, streets, or the night sky.

(5) Prohibited Lighting. Except as otherwise provided in this section, light strings or light strips, including LED strings or strips, visible from a public right-of-way, whether located on the interior or exterior of a structure are prohibited.

Each property subject to this provision shall be allowed to display light strings or light strips, including LED strings or strips, that frame or border windows of the property and which are visible from a public right-of-way one time per calendar year for a period of up to 30 days; provided, that such light strings or light strips do not flash, blink, change colors, or involve any motion or simulated motion and do not cause any glare that would interfere with the vision of drivers or pedestrians. Prior to displaying any such light strings or light strips, the owner or tenant of the property shall notify the city on a form to be provided by the city of the first and last date the lights strings or light strips shall be displayed and illuminated.

String lighting shall be allowed in outdoor seating areas of restaurants/bars.

(6) Time controls. To reduce overall energy consumption and eliminate unneeded lighting, exterior lighting installations shall include timers, dimmers, sensors, and/or photocell controllers that turn the lights off during daylight hours or when lighting is not needed.

(7) Avoid off-site nuisance. Lights for area lighting of outdoor areas shall not be located, operated, or maintained in any manner such that problems of a general nuisance nature are created on adjacent properties or such that traffic hazards result by reason of such illumination or glare. Exterior lighting should be arranged to reflect light away from adjoining properties thus maximizing illumination on the property on which it originates and minimizing illumination pervading other areas. Light heads for building-mounted fixtures, parking lots and display area light fixtures shall be full-cutoff as defined by the Illuminating Engineering Society of North America (IESNA), shall be directed straight-down, and shall not have bulbs or reflectors that project below the bottom rim of the fixture.

(8) Violation. Any person found in violation of this section should be notified and said person shall be allowed 15 days to shield, adjust, alter, or remove the lighting such that the negative effect on adjoining areas is eliminated.

(g) Signage. Signage shall be consistent with Chapter 122, with the exception that the maximum total copy area per parcel for nonresidential shall be 1.5 square feet for each linear foot of

building frontage or 100 square feet, whichever is less. Additional copy area for parcels abutting multiple rights-of-way, shall be allowed consistent with Section 122-13(b)(2).

**Sec. 134-471 Access/Parking Design.**

~~- (f) Access/parking design.~~

**(1) Sidewalks**

- a. A goal of the ECD is to make Edgewood more pedestrian oriented. To this end, a minimum 14-foot pedestrian zone shall be provided adjacent to the back of curbs of SR 527, Hoffner, Holden, and Gatlin Avenues. The pedestrian zone shall include an unobstructed eight-foot wide, straight (not curvilinear) sidewalk separated from the curb by at least a six-foot wide grassed strip, as measure from the back (lot side) of curb. Connection to the sidewalk on the adjacent property shall be provided in a manner acceptable to the City's engineer.
- b. Where the existing right-of-way from the back of curb to the property line is less than 14 feet wide or where existing utility poles, mature trees, or other permanent structures, prohibit the ability to provide an eight feet unobstructed sidewalk width within the right-of-way, the owner shall dedicate an urban services easement to provide a pedestrian zone of sufficient width to accommodate the minimum six feet grassed strip and the eight feet wide unobstructed sidewalk width. a total of 14 feet for urban services and sidewalk from the back of curb. Where the existing right-of-way (back of curb to property line) is wider than 14 feet, the sidewalk shall be placed adjacent to the property line.
- c. The sidewalks shall be built to FDOT standards.
- d. Modifications to the placement of the sidewalk and ~~park~~ grassed strip may be required by FDOT and/or the city engineer; however, in no case shall the pedestrian zone be the less than 14 feet from back-of-curb be provided. Deviation in the required location and width of the sidewalk may be altered through the site development review process due to the existence of mature shade trees on-site.
- e. A minimum 6 feet wide sidewalk shall be constructed to directly connect the public sidewalk to the building's primary entrance. A minimum 6 feet wide sidewalk shall also be constructed to connect the building's primary entrance to the parking areas. In other locations, pedestrian access shall be consistent with section 134-141 of the city Code. Where sidewalk width requirements differ, the ECD standard shall apply. ~~Pedestrian connections from the parking areas to the public building entrance shall be provided.~~
- f. Where a pedestrian must cross an on-site vehicular travel path for continuous pedestrian travel, retroreflective crosswalk markings or textures shall be installed to increase pedestrian safety.

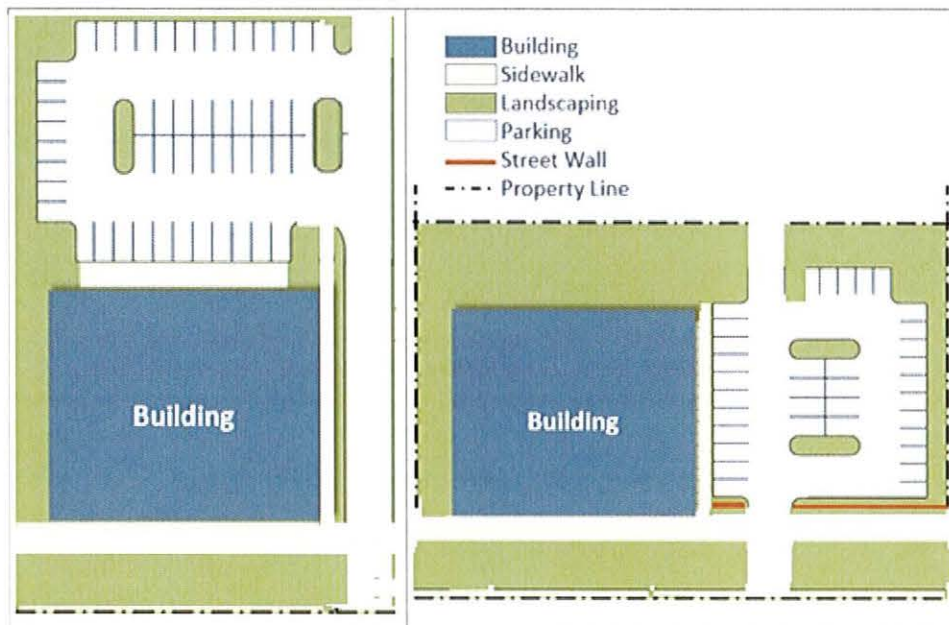
**(2) Vehicular Driveways/Surface Parking Lots**

- a. Direct vehicular ingress and egress connections will be prohibited along S.R. 527 when the city determines that adequate access can be provided from another location,



including a side street or an existing available shared driveway/cross access easement.

- (3) b. Driveways shall be designed with the pedestrian in mind, incorporating connectivity with the People Space by use of landscaping and, where feasible, sidewalks connected to the public sidewalk along one or both sides of the driveway. ~~This includes provision of at least a six-foot sidewalk and a minimum four-foot wide tree zone, between the sidewalk and driveway, on both sides of a driveway connected to a public right-of-way for at least the length from the public sidewalk to the parking area to give the appearance of a roadway. Lots less than 90 feet in width shall only be required to have a sidewalk on one side of the driveway in order to accommodate the "minimum percentage of lot width occupied by building façade" standard; however, the four-foot wide tree zones shall be required on both sides of the driveways for these lots less than 90 feet.~~
- (4) c. Concrete curb and gutter shall be constructed along the edge of driveways. Parking lot perimeters and parking row landscaping breaks shall be constructed with concrete curbing. Bumper stops will be required in addition to the curbing where necessary to protect landscaping, pedestrian walkways and buildings.
- (5) d. The preferred location for surface parking lots is behind all buildings located in the road view area in order to maximize the building's road frontage and pedestrian interest along the road corridor. Parking lots are allowed to be located on the side of a building, subject to the standards set forth in subsection 134-470(f)(6), provided the minimum building frontage percentage is maintained.



- (6) a. e. If a parking lot is provided on the side of a building, the vehicular area shall be screened from the road by a street wall, which is intended to screen the vehicle use



area and ensure that lights from parked vehicles do not shine into the right-of-way or adjacent pedestrian way. The street wall shall meet the following criteria.

1. Height: The street wall shall be ~~four feet~~ three feet in height above grade of the parking lot.
2. Location: The street wall shall be placed at the build line. Location of street walls in proximity to intersections of roads and driveways shall meet the standards outlined in the most current FDOT Florida Green Book.
3. Construction Materials: Street walls shall be constructed of materials that complement the finish and or accent materials on the primary building. Chain link, wood, uniblock concrete, or ~~and~~ PVC materials for street walls shall be prohibited as is a stucco wall without brick or cultured stone accent columns.
- b. —4. Landscaping: The street wall shall be placed at the build line and landscaped with at least one row of shrubs planted parallel to the wall. The shrubs shall be at least 24 inches high at planting of a species capable of growing to 36 inches in height within 18 months and spaced to achieve a continuous hedge at maturity. In addition to the hedge requirement, small/understory trees shall be planted at a rate of one tree/20 feet, or portion thereof, of the wall. The ~~minimum~~ maximum height that the hedge shall be maintained is 36 inches, with the maximum equal to the height of the wall. An alternative design for a continuous mass planting parallel to the wall that combines a mix of required trees and understory trees, shrubs, accent plants and groundcover may be approved by City Council upon recommendation by the City's Landscape Architect.
5. Use of Columns: If the street wall exceeds 40 feet in length, columns will be required to be incorporated into the wall at a maximum of 20 feet on center. Regardless of wall length, columns shall anchor ends of the wall including at each side of a sidewalk break.
- e. If columns are used as part of the street wall, the maximum height of the columns shall be four feet nine inches. Columns shall be 24" square, either brick or cultured stone sided, with 2" cast concrete or cast stone cap. The maximum height of the columns shall be ~~four feet nine~~ 42 inches.
- d. h. At least ten percent of the interior of parking lots shall be landscaped in accordance with Code Section 114, except a maximum of fourteen (14) continuous parking spaces shall be permitted without a landscape break. The landscape break shall be a minimum of fifteen (15) feet in width with the length equal to the adjacent parking space, and include one broadleaf evergreen shade tree of an acceptable species. Landscape breaks that are head-to-head shall require two shade trees. The shade tree shall be a minimum of 14 feet in height with a two and a half (2.5) inch caliper at planting. All required trees shall be maintained at a height of 13 feet from ground to canopy. A landscape island meeting the same requirements shall be provided at ends of parking rows. In addition to the tree, the tree area shall be planted with a full sun/shade tolerant turf grass or groundcover.

An alternative to the landscape breaks internal to the parking rows is a 20 feet wide strip in between rows of (head to head) parking. Broadleaf evergreen, shade trees, a minimum caliper of two and half inches and minimum 14 feet in height at planting are to be planted at 35 feet on centered intervals. The remaining tree lawn area shall be planted with a full sun/shade tolerant turf grass or groundcover. The parking along the 20 feet wide strip shall not be limited to a maximum of spaces without a landscape break, but shall be anchored at both ends by a landscape island meeting the above requirements.

- (7) i. Inclusion of the People Space Tree/Furnishings/Sign area is required between the surface parking and State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden Avenue right-of-way. All surface parking lots along other rights-of-way shall be landscaped consistent with city Code standards; however the street wall meeting the above standards shall still be required where parking fronts these rights-of-way. All surface parking lots shall meet the interior landscape requirements of the city Code unless specifically stated otherwise herein.

(3) (8) Parking Structures

- a. Parking structures shall reflect the character, scale and massing of the principal structures they serve and shall not be located within 100 feet from any property with a low density residential future land use designation without a liner building containing businesses and/or residential uses, or a façade designed to resemble a building conforming to the building design standards of the district on the sides facing the residential area or a street used to enter into a single-family residential neighborhood. The liner buildings or a façade designed to resemble a building conforming to the building design standards of the district shall also be required if the parking structure fronts State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden Avenue. The minimum liner building depth shall be 35 feet. Where located along the State Road 527, Gatlin Avenue, Hoffner Avenue, or Holden Avenue frontage, the People Space Tree/Furnishings/Sign area shall be provided. Along other rights-of-way, the parking structure shall be landscaped consistent with city Code standards, whether or not a liner building is used; however, the ground level shall include, at a minimum, the equivalent of a street wall and landscaping as is required for surface parking lots.
- b. In addition to the required liner buildings, where a parking structure will be within 100 feet of a property with a low density residential future land use designation, a seven-foot high opaque brick wall of colors normally found in manufactured fired brick shall be constructed on the property line and one broadleaf evergreen, shade tree shall be planted along the wall at 50-foot on center intervals. The chosen species of such trees shall be capable of reaching a minimum mature height of 50 feet, with a minimum mature spread of 40 feet. The minimum specifications at installation shall be 16—18 feet in height or four-inch caliper at planting. All internal elements such

as plumbing pipes, fans, ducts and lighting, shall be screened from view from the street. Ramping shall be internalized. Exposed spandrels shall be prohibited.

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

~~(4)~~(9) Shared Parking. When any land or building accommodates two or more categories of uses (e.g., residential and commercial), the minimum total number of required parking spaces for each use may be reduced through shared parking as allowed by section 134-607. Reduction in required parking spaces also may be approved if one of the following is met:

- a. A parking study is submitted as part of the site plan approval process justifying the requested reduction and accepted by city council. This could include provision rideshare/transportation network company drop-off zones. Drop-off zones shall not interfere with transit stops and any designated freight loading zones curbside.
- b. Developments within a one-quarter mile from a transit stop, as measured from the building to the transit stop along the most direct pedestrian path/sidewalk (which would include a crosswalk if across a road), are eligible for the following:
  - 1. The minimum number of parking spaces may be reduced by up to five percent for sites where the closest portion of the building on the requested parcel is no more than a one-fourth of a mile (1,320 linear feet) from a bus stop as measured along the public sidewalk from the bus stop to the primary entrance to the building.
  - 2. The minimum number of parking spaces may be reduced by up to 20 percent for sites in which the closest portion of the building on the requested parcel is no more than a one-fourth of a mile (1,320 linear feet) radius from a commuter rail or bus transfer station as measured along the public sidewalk from the bus stop to the primary entrance to the building.

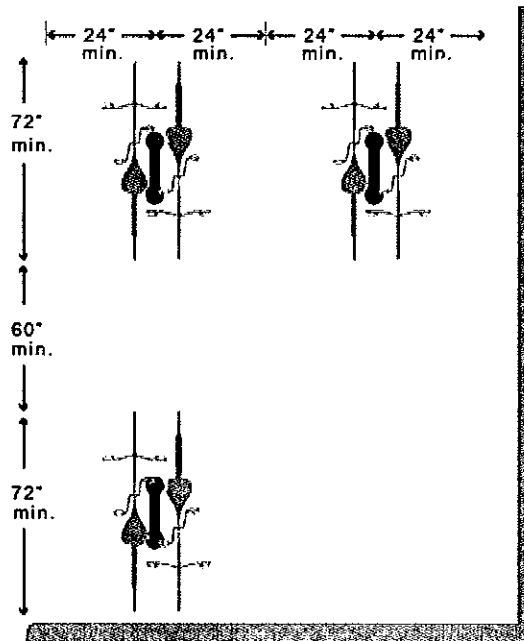
~~(5)~~(4) On Street Parking. On-street parking along newly created streets within the district or driveways that are directly connected to a public road may be allowed through the site development process. Only parallel on-street parking may be allowed. Angled or perpendicular parking adjacent to a public street or entrance driveway shall not be allowed. ~~Broadleaf~~ eEvergreen, large stature shade trees will be required to separate the parallel spaces into sets of no more than four. On-street parking, if provided, may be counted toward meeting minimum parking requirements. On-street accessibility parking shall be constructed consistent with the public right-of-way accessibility guidelines (PROWAG).

~~(6)~~ (14) Bicycle Parking. Bicycle parking shall be provided on-site consistent with the following standards:

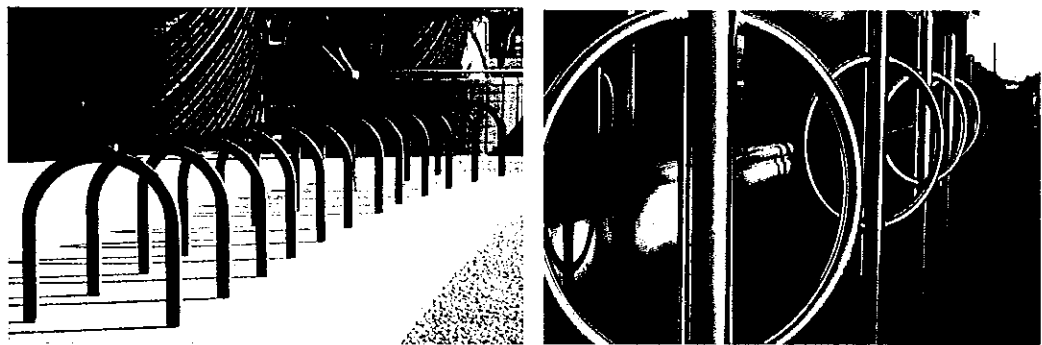
- a. *Required number of bicycle parking spaces:*

1. For developments that require up to ten vehicular parking spaces, two bicycle parking spaces shall be required.
  2. For developments that require ten or more vehicular parking spaces, two bicycle parking spaces shall be required, plus one additional bicycle parking space for each ten vehicular parking spaces above ten; provided that no more than eight bicycle parking spaces are required for any one tax parcel.
- b. *Bicycle parking space design:*
1. All bicycle parking spaces shall comply with the following standards:
    - i. Minimum aisle width: If more than one row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of 60 inches in an aisle in each row to allow for access and maneuvering between the rows of parked bicycles.
    - ii. Minimum vertical clearance: 72 inches.
    - iii. Accessible to users without climbing or descending stairs.
    - iv. Separated from vehicle parking spaces by physical barriers, such as curbs, wheel stops, bollards or other similar features, to protect bicycles from damage.
    - v. Consistent with the design, color and character of the buildings, street furniture and other features on the building site, but clearly discernible as bicycle parking.
  2. All standard bicycle racks shall comply with the following standards:
    - i. Bicycle racks shall be an inverted "U"/hoop rack, campus rack, or similar device that accommodates two bicycle parking spaces per rack and enables users to lock the frame and both wheels with a cable and U-type locks.
    - ii. Minimum tube diameter: 1.9 inches.
    - iii. Maximum rack height: 36 inches.
    - iv. Minimum depth for each row of parked bicycles: 72 inches.
    - v. Minimum horizontal rows separation between racks: ~~horizontal rows~~: 30 48 inches on center to allow enough room for two bicycles to be secured to each rack element.
    - vi. Minimum aisle separation between rows of parked bicycles: 60 inches.

## Bike Parking Dimensional Standards



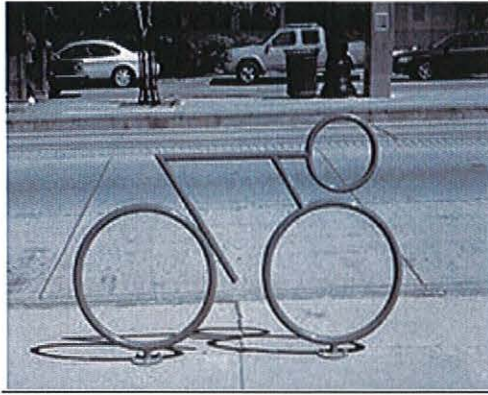
- vii. Designed to accommodate two bicycle parking spaces per rack.
- viii. Powder-coated, or other weather-proof surface, as approved through site plan review process.
- ix. Enable users to lock the frame and both wheels.
- x. Anchored so as not be easily removed.



Images: Examples of Standard Bicycle Rack Designs

3. Alternative bicycle rack design. Alternative bicycle parking rack designs may be approved, in compliance with the following standards:
  - i. Size: Accepts multiple bicycle frame sizes and styles.
  - ii. Compatibility: Accommodates the use of cable and U-type locks.
  - iii. Function: Supports a bicycle frame at two points above the wheel hubs.
  - iv. Purpose: Allows the frame and at least one wheel of the bicycle to be locked to the rack.
  - v. Scale: Visible to pedestrians and the visually impaired, but consistent with the scale of the bicycle locked to the device.

- vi. Durability: Maintenance-free or fabricated from materials that weather in an aesthetically pleasing manner.
- vii. Simplicity: Easy to understand and operate, with no moving parts.
- viii. Operation: Usable without lifting the bicycle onto the device.



*Example Alternative Bike Rack Design*

- 4. Bicycle lockers shall comply with the following minimum standards:
  - i. Height: 49 inches.
  - ii. Width: 30 inches.
  - iii. Length: 74 inches.
  - iv. Capacity: Accommodates one bicycle per locker.
  - v. Durability: Maintenance-free or fabricated from materials that weather in an aesthetically pleasing manner.

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**Sec. ~~134-471~~. 134-472- Use specific design standards.**

**(a) *Car/automotive washing and detailing.***

- (1) All washing, waxing, and detailing of automobiles shall be within an enclosed building, with the exception of tunnel entrance and exit doors. Detail bays are prohibited.
- (2) Tunnel entrance/exits shall not face SR 527, Holden Avenue, Gatlin Avenue, or Hoffner Avenue.
- (3) Vacuuming and drying of automobiles may be outside the building but shall not encroach upon any landscape buffer, setback for the principal structure, or the People Space Tree/Furnishings/Sign\_area and shall only be located on paved areas. Vacuuming equipment or other equipment may only be located on the side or rear of the subject property.
- (4) Vacuum stations and related equipment shall be completely screened from all streets or property with a low density residential future land use designation. To screen from a street, a wall may be used if such wall meets the façade standards in the building design section of this district. A seven-foot high opaque brick wall of colors normally found in manufactured fired brick shall be utilized along the rear or side property line to screen the use from property with a low density residential future land use designation.
- (5) There shall be no outside storage, nor outside display of goods offered for sale.

- (6) Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site.
  - (7) Before a permit will be issued, the property owner shall sign an affidavit documenting that the property owner understands conditions of operation.
  - (8) When the business is closed, all portable equipment on the site shall be stored within a fully enclosed structure.
  - (9) Any customer vehicles stored overnight shall meet the following standards:
    - a. Shall be either within a completely enclosed building or parked within a designated parking space on a parking lot located behind the line created by the rear of the road view building. If only the rear portion of the lot is developed, the vehicles may be parked within a designated parking space within the parking area for that portion of the site (i.e., behind the street wall, and a minimum of 100 feet from the front property line).
    - b. No vehicle parked overnight on the property shall be visible from the public right-of-way unless such vehicle is either:
      - 1. *FHWA Class 2—Passenger cars.* All sedans, coupes, and station wagons manufactured primarily for the purpose of carrying passengers; or
      - 2. *FHWA Class 3—Other two-axle, four-tire single unit vehicles.* All two-axle, four tire vehicles, other than passenger cars. Included in this classification are pickups, panels, and vans. Campers, motor homes, ambulances, hearses, carryalls, and minibuses are not included in this class of vehicle.
    - c. Any wrecked or inoperable vehicle shall not be stored/parked overnight, regardless of location.
  - (10) In addition to standard commercial site plan requirements, the proposed site plan must be designed and demonstrate effective ingress/egress to the site, adequate stacking for five vehicles per queuing/stacking lane, realistic turning radiuses, and the accommodation of a by-pass lane(s). The site plan shall also include the proposed architectural building rendering. These plans will include the exterior elevations and landscaping, and location for any proposed outside activities.
- (b) *Drive-up windows/facilities.*
- (1) Drive-up windows shall be designed on the rear of the building.
  - (2) The drive-up aisle shall not be located between the building and SR 527, Gatlin Avenue, Holden Avenue, or Hoffner Avenue.
  - (3) The building façade facing SR 527, Hoffner Avenue, Gatlin Avenue, or Holden Avenue whether such elevation functions as the side or rear of the building, shall be architecturally designed to avoid a "back of building" appearance.
  - (4) Drive-up aisles shall have adequate on-site queuing distance to accommodate six cars (120 feet) before the first stopping point (e.g., order window, teller window, atm machine).

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**Sec. 134-4723. - Development bonuses.**

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

(1) *Creation of an activity node.* Activity nodes shall be allowed an increase in the maximum impervious surface area ratio to 90 percent. Activity nodes shall be allowed an increase in the maximum building height to 75 feet/six stories. In order to achieve the activity node bonuses the following design standards must be met:

- a. Development sites must be at least 7.5 acres in size.
- b. Buildings shall be designed with the pedestrian in mind reflected by, but not limited to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and emphasis on active first floor uses oriented to the street. Both residential and nonresidential uses are included. Building entryways and walkways will incorporate awnings and/or recessed entrances to provide weather protection for pedestrians. Such development will include unique architectural features and a comprehensive sign plan that promotes a cohesive design for the activity node. In addition, public amenities will be incorporated into the development to include public art, useable public gathering areas with seating and shade structures, water sculptures, fountains, or similar public amenities that are accessible to the public.
- c. Parking shall be located behind buildings or in parking structures consistent with all applicable regulations. On-street parallel parking is allowed; on-street angled parking shall not be allowed.
- d. Should on-street parking include provision of accessible parking spaces, such shall be consistent with the public right-of-way accessibility guidelines (PROWAG).
- e. Include a park/urban plaza meeting the following criteria:
  1. The minimum area shall comprise at least one-half (0.5) of an acre and the maximum shall be two acres.
  2. The area is spatially defined by building frontages and at least 150 feet of frontage on a two-lane street; incorporation of the lake frontage is strongly encouraged.
  3. Building facades facing the plaza shall have at least 70 percent of their first floor's primary façade in transparent windows and/or public entrances and incorporate a People Space ~~Tree/Furnishings/Sign~~ area as described in this district.
  4. The area will consist of paved surfaces with planters and landscaped area consisting of paths, lawns, and shade trees, seating, and other furnishings, all formally arranged, and shall include a water feature/fountain as a focal point.
  5. The urban plaza or park shall be privately-owned and maintained, but open to the public. The applicant shall also be required to prepare a management plan for the maintenance and ownership of the site.



6. Demonstration of compatibility with adjacent uses.
  7. Request for development approval must include elevations and colored renderings with materials identified in addition to development site plan.
- (2) *Road connectivity improvement.* Implementation of improved public road connectivity within the city, particularly the connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development rights to other areas of the site at 1:1 land area ratio based on the maximum density/intensity allowed in the comprehensive plan (~~currently 25 residential units per acre and 1.0 floor area ratio for non-residential uses~~). This bonus also includes a potential reduction in the People Space Tree/Furnishings/Sign area width along the new road if the intent to create an active pedestrian storefront zone is met. ~~Two scenarios were presented by the MPO study, with "the grid" being the preferred option; however, other designs will be considered.~~ Cross access easements are not eligible for this bonus.
- (3) *Consolidation of access points/use of joint driveways on major roads.*
- a. Minimizing the number of driveway connections along the corridor is not only important for efficient through-traffic movements, but will improve pedestrian safety. Minimizing the number of driveways reduces the number of potential pedestrian/driver conflicts. Thus, the goal along the road corridor is consolidation of driveways.
  - b. The use of a joint use/shared driveway by locating the driveway on a shared property line and a non-exclusive ingress/egress access easement recorded in Orange County official public records will be eligible for an impervious surface area bonus equal to the impervious surface of the shared driveway.
- (4) Other private/public partnerships such as provision of corridor-wide stormwater management, aesthetic improvements, and public parking initiatives.

**Sec. 134-4734. - Pre-existing uses and structures.**

- (a) *Generally.* Legally conforming uses and structures that exist on a property shall continue to be considered legally conforming notwithstanding the rezoning of such property to the Edgewood Central District. A property on which a legally conforming use or structure existed immediately prior to the rezoning of such property to the Edgewood Central District (hereafter, a "property") shall continue to be governed by the standards applicable to the zoning district that applied to the property immediately before the rezoning, except as may be provided herein.
- (b) *Change in use.*
- (1) *Consistency with ECD Permitted Uses Required.* For any change in principal use that occurs on the property, the proposed new principal use shall be consistent with section 134-467 (Permitted uses within the Edgewood Central District) unless the following four conditions are met:
- (i) the proposed new principal use was not prohibited by the zoning district that applied to the property immediately before the rezoning but is prohibited in this Edgewood Central District;

- (ii) the proposed new principal use is included in and consistent with the list of principal uses set forth below;
  - (iii) the proposed new principal use is consistent with all regulations in existence immediately before the rezoning, including parking, loading, and vehicular maneuvering; and
  - (iv) any company and fleet vehicle parking on the property, or, in the case of a multi-tenant property, any company and fleet vehicle parking associated with the space that is the subject of the change in use, complies with the company and fleet vehicle parking standards of subsection 134-471(e). In such event, the proposed change of use shall be permitted and considered legally conforming even if it is not consistent with section 134-467.
- (1) Heating and air conditioning sales and service.
  - (2) Storage and wholesale distribution warehouse, where not adjacent to a residential zoning district or property with a residential future land use designation, including those across a right-of-way. Provided, however, a change in principal use to this category shall comply with the following standards:
    - a. All loading bays on the property, or, in the event of a multi-tenant building, all loading bays associated with the space that is the subject of the proposed change in use, that are within 100 feet from the front property line shall face away from SR 527;
    - b. The property shall be brought into compliance with the Tree/ Furnishings/ Sign/ Pedestrian Area standards as set forth in subsection 134-468(h);
    - c. If the building associated with the change is located within one hundred feet from the front property line, then the front of such building shall be brought into compliance with the first floor façade transparency requirement as set forth in subsection 134-469(1)b and with the blank wall design standards as set forth in subsection 134-469(1)g, subject to any applicable credit as set forth in subsection 134-468(h)(7)c.; and
    - d. All parking for the property, or, in the event of a multi-tenant building, all parking associated with the space that is the subject of the proposed change in use, that is located within 100 feet from the front property line shall be configured so as to be located on the side or rear of the property only. If such parking is located on the side of the property, it must be screened from the road by a street wall that meets the standards set forth in subsection 134-470(f)(6).
  - (3) Cabinet makers, rug and carpet cleaning, upholstering, electrical, roofing and plumbing shops.
  - (4) Mechanical garage, including personal vehicle body shop and painting (no fuel services provided). For avoidance of doubt, automotive repair and services are included in this category to the extent the specific proposed use was included as a principal permitted use on the property prior to rezoning to the Edgewood

Central District. Provided, however, a change in principal use to mechanical garage shall comply with the following standards:

- a. All garage bays on the property, or, in the event of a multi-tenant building, all garage bays associated with the space that is the subject of the proposed change in use, that are within 100 feet from the front property line shall face away from SR 527;
  - b. The property shall be brought into compliance with the People Space Tree/Furnishings/Sign\_area standards as set forth in subsection 134-468(h);
  - c. If the building associated with the change is located within one hundred feet from the front property line, then the front of such building, shall be brought into compliance with the first-floor façade transparency requirement as set forth in subsection 134-469(1)b and with the blank wall design standards as set forth in subsection 134-469(1)g, subject to any applicable credit as set forth in subsection 134-468(h)(7)c.; and
  - d. All parking for the property, or, in the event of a multi-tenant building, all parking associated with the space that is the subject of the proposed change in use, that is located within 100 feet from the front property line shall be configured so as to be located on the side or rear of the property only. If such parking is located on the side of the property, it must be screened from the road by a street wall that meets the standards set forth in subsection 134-470(f)(6).
- (5) Miniwarehouses, provided, however, a change in principal use to miniwarehouses shall comply with the following standards:
- a. All storage units shall be located within a completely enclosed building with sole access to the units through the interior of the building;
  - b. The property shall be brought into compliance with the People Space Tree/Furnishings/Sign\_area standards as set forth in subsection 134-468(h);
  - c. If the building associated with the change is located within 100 feet from the front property line, then the front of such building shall be brought into compliance with the design of buildings within the road view portion of the site standards as set forth in subsection 134-469(1);
  - d. No vehicular building access shall face a road right-of-way;
  - e. No outside storage shall be allowed; and
  - f. Such change of use to miniwarehouses shall only be allowed upon the approval of the city council after a recommendation by the planning and zoning board and a hearing in which the city council considers the character of the area in which the proposed use is to be located, its consistency with the comprehensive plan, its compatibility with surrounding uses and development, and its effect on the value of surrounding lands. Notice of such review shall be provided in the same manner as required for special exceptions as provided in section 134-105.

(2) Incentive for Adaptive Reuse.

a. Eligibility for Approval Consideration

1. Existing Use is one of the following

- Machine shops
- Mechanical garage, including personal vehicle body shop and painting
- Vehicle Services
- Warehouses

2. 100% of the building(s) on site will be occupied by one or more of the following targeted uses

- Café
- Restaurant
- Distillery or brewery with tasting rooms
- Bar serving food
- Specialty food retail market

3. Provision of aesthetically designed outdoor seating

b. Application Submittals:

1. Site Plan submitted in accordance with Code Section 134-135(b), unless specific code requirements are waived by staff in writing. In addition to Code requirements, the site plan shall demonstrate the following:

- A. Solid Waste Management/Dumpster is provided and not located forward of the imaginary line extended from the building's façade facing a road. All dumpsters are set on a paved permanent surface of sufficient depth and size to accommodate the type of dumpster and screened on three sides by a solid opaque six – eight high enclosure constructed of brick, concrete, concrete block or other decorative masonry, and is consistent with the architectural character of the principal building or structure. The open end of the enclosure shall have a 100 percent solid opaque gate of other materials, other than wood that are not readily degradable due to sunlight, moisture, or wind, and with self-closing hinges. Dumpsters shall not be located within 50 feet of a residential zoned property unless waived by City Council.
- B. Cross access is provided to adjacent non-residential zoned property if possible, as determined by the City Engineer.
- C. Concealment and/or screening of mechanical equipment and appurtenances, unless approved by Council.
- D. Bike parking is provided consistent with Code Section 134-470.
- E. Fences/Walls comply with the following.
  - 1. With the exception of decorative railings for outdoor cafes, fences are not allowed forward of the building on any street side. Decorative railings for cafes will not exceed three feet in height.
  - 2. Fences/walls shall not create a barrier to cross access easements.

3. Maximum height of fences/wall will be 48 inches, except along the property lines shared with a residential lot, where the fence/wall can be a maximum of eight (8) feet in height.
4. Chain link fencing, when allowed, must be black vinyl-coated and not be visible from a road public right-of-way.
2. Façade Improvement Plan, submitted with the Site Plan, showing renderings, including colors, of all building sides that face a public right-of-way
3. Landscape Plan providing landscaping to the maximum extent feasible. Landscaping will be weighted equally with the provision of onsite parking particularly on the street sides of the property; i.e., landscaping along the street side is preferred.
4. Parking Reduction Plan, if requested, to consist of the following.
  - A. Justification: An applicant may request deviation of on-site parking requirements. The allowable reduction shall be based on a quantitative analysis demonstrating that the use(s) will be adequately served by the proposed parking; such analysis could include, but not necessarily be limited to,
    1. Projected demand for short term parking spaces, e.g. for delivery or take-out, ride-share, and use of autonomous vehicles,
    2. A description of other characteristics of the proposal or measures being undertaken that could result in reduced parking demand such as employer sponsored shuttles, employer required carpooling, or access to public transit, and,
    3. A description how the reduction in parking will not increase the demand for parking spaces upon private properties in the immediate vicinity of the proposed use, unless approved as shared parking in accordance with Code.

In all cases, at least 50% of the standard parking quantity shall be provided onsite, including all of the required accessible Americans with Disabilities Act parking spaces.
  - B. Parking Layout: A site plan showing the following.
    1. The accessible Americans with Disabilities Act parking spaces required based on the standard (non-reduced) required number of parking spaces per Division 5 of Chapter 134 of the City Code.
    2. Parking designed in compliance with all applicable development standards unless. Deviation for total number of parking spaces in a row without a landscaped break may be approved if consistency with current standard is impractical, as determined by City Council.
    3. Location of short term parking spaces identified
  - C. Affidavit for Public Safety and Welfare: An affidavit from the property owner/leasee shall be provided stating that the City Police Department has

the authority to tow vehicles that are not in an approved parking space and pose a threat to the public health, safety and welfare, or are on land set aside for landscaping on the approved site plan.

5. Signage plan, submitted with the site plan. Ground signs shall be prohibited unless the People Space can be provided. Unless approved by City Council, wall signage shall be limited to one wall sign on each building side facing a road with such each sign limited to 32 square feet.

- (c) *Expansion of existing buildings.* For purposes of this subsection 134-473(c), an "expansion" shall mean an increase in building square footage of ~~one or more~~ physically connected to an existing buildings on a property; and the "historical adjusted square footage" ~~on a property of a building~~ shall mean the total square footage of ~~all~~ a buildings that existed on a property at the time it was rezoned to Edgewood Central District minus the total of ~~all~~ building square footage, if any, removed from the ~~property~~ building following its rezoning to Edgewood Central District pursuant to an intentional demolition as provided in subsection 134-473(e), calculated at the time of a proposed expansion. A building's square footage is defined as the air-conditioned area under the roof of a building enclosed by four walls and served by all of the following services: water, sewage disposal, and electricity. The area does not include the area beyond the structural supports of said building. Accessory structures, attached or detached, are not included in the building's square footage.

An expansion of an existing building onsite shall cause the property to be governed by the standards set forth in this Edgewood Central District unless the following conditions are met, in which case the property shall continue to be governed by the standards applicable to the zoning district that applied to the property immediately before the rezoning:

- (1) An expansion shall be subject to city site plan approval;
- (2) An expansion shall be allowed on a property so long as all company and fleet vehicle parking on the property complies with the company and fleet vehicle parking standards of subsection 134-471(e) ~~and,;~~
- (3) ~~If the size of a proposed expansion, when combined with all other expansions that have occurred on the property after it was rezoned to Edgewood Central District, exceeds ten percent of the historical adjusted square footage on the property, then such expansion shall only be allowed if the property complies with subsection (c)(2) above and with the People Space Tree/Furnishings/Sign area standards as set forth in subsection 134-468(h) as well as provision of a sidewalk from the public sidewalk to the primary entrance that is at least six (6) feet wide;~~
- (4) If the size of a proposed expansion, when combined with all other expansions that have occurred ~~on the property~~ to that building after it was rezoned to Edgewood Central District, exceeds 20 percent of the that building's historical adjusted square footage ~~on the property~~, then such expansion shall only be allowed if the property complies with subsections (c)(2) and (3) above, and the following is met.
  - a. All parking is configured so as to be located on the side either 1) behind the imaginary line extended from the front façade of the building and a street wall, that

- meets the standards set forth in subsection 134-470(f)(6), including landscaping, is provided on the edge of the vehicular use area or 2) behind the imaginary line extended from the rear of the building with landscaping screening the parking area from views from the road/sidewalk. property only and, if on the side of the property, screened from the road by a street wall that meets the standards set forth in subsection 134-470(f)(6). Drive aisles may be retained between the People Space and the building if City Council finds no practical alternative exists for onsite vehicular circulation; however, any remaining parking or drive aisle shall be screened from the street/sidewalk view with the use of street wall designed in accordance with Section 134-470(f), with the wall placed two feet from the drive aisle, including the width of a vertical curb, on the building side of the People Space, but not within the required buffer width, thus retaining the full width of the People Space.
- b. Access management improvements shall be made, retrofitting existing driveway connections to modern commercial access standards (e.g., narrowing the width, elimination of a continuous drop curb, and elimination of multiple curb cuts), with the former driveway connections, aprons, and curbing removed and incorporated into the People Space.
  - c. Concrete curbing shall be provided where any changes are made to existing or new pavement (e.g., saw cutting existing pavement to provide the tree, furnishing, sign area or narrowing of an existing or creation of new driveways/drive aisles).
  - d. bicycle parking is provided consistent with subsection 134-470(f)(11);
- (5) If the size of a proposed expansion, when combined with all other expansions that have occurred on the property to that building after it was rezoned to Edgewood Central District, exceeds 30 percent, but is less than 40% or 1,000 square feet, whichever is more, of the that building's historical adjusted square footage on the property, then such expansion shall be only be allowed if the property complies with subsections (c)(2), (3) and (4) above and all buildings located within 100 feet of the front property line comply with the following
- a. the building design standards of Section 134-469 with the first floor façade transparency requirement as set forth in subsection 134-469(1)b, the minimum building façade width to lot width ratio as set forth in subsection 134-468(f), and the blank wall design standards as set forth in subsection 134-469(1)g; subject to any applicable credit as set forth in subsection 134-468(h)(7)c;
  - b. either of the two following options:
    - 1) the minimum building façade-width-to-lot-width ratio as set forth in subsection 134-468(f), or
    - 2) the majority of the expansion is toward the State Road 527 frontage; and
  - c. utility lines such as electric, telephone, cable TV, fiber optics and other utilities are placed underground, with existing utility service poles that are no longer utilized removed.

- (6) If the size of a proposed expansion, when combined with all other expansions that have occurred on the property after it was rezoned to Edgewood Central District, exceeds 40 percent of the historical adjusted square footage on the property, then such proposed expansion shall be prohibited.
- (d) *Election.* The owner of a property may elect at any time in writing to have its property be governed by the standards set forth in this Edgewood Central District in lieu of the standards applicable to the zoning district that applied to the property immediately before the rezoning. To be effective, such election must be in writing, signed by the owner of the property, properly notarized and addressed to the city planner.
- (e) *Demolition.* Demolition of more than 50 percent of the total building square footage on a property caused by the intentional act or agreement of the owner shall cause the property to be governed by the standards set forth in this Edgewood Central District. Building square footage removed by such demolition shall be considered in the calculation of historical adjusted square footage as provided in subsection 134-473(c).
- (f) *Replacement of destroyed buildings.* Repair or reconstruction of buildings damaged or destroyed by any act not caused by the intentional act or agreement of the owner shall not cause the property to be governed by this Edgewood Central District; provided that such repair or reconstruction occurs within the same building footprint that existed as of the date of rezoning or any expansion of such building footprint meets the standards of subsection (c), above, related to expansion of existing buildings.
- (g) *Construction of new buildings.* If a new building is constructed on the property, then such new building shall be governed by the standards set forth in the Edgewood Central District.

**Sec. 134-4745. - Waivers.**

- (a) The city council may authorize waivers from the minimum standards set forth in this division when it finds, based upon substantial competent evidence presented to it, that strict application of such standards would create an illogical, impossible, impractical or unreasonable result on a landowner or other petitioner with the consent of the owner (hereinafter, the "applicant") or to save a historic or specimen tree. This waiver procedure is not available for purposes of changing a use that is otherwise prohibited (or limited to a special exception) herein to one that is permitted (or no longer limited to a special exception).