

## Comprehensive Plan

### Urban Mixed Use (UMU) Future Land Use

Insert info here

#### Land Development Code:

##### 2.01.10 Urban Mixed Use (MU-2) *(renumbering of all zoning categories which follow)*

The MU-2 district is intended for redevelopment of the City's gateways by allowing a combination of residential, office, housing, and general commercial activities in a vibrant urban setting. MU-2 district encourages high- intensity activity centers, compact, energy efficient, mixed-use commercial and residential development which promotes pedestrian-level activity. This district provides for integrated or stand-alone commercial retail, offices, housing, and civic uses. Convenient access to transit opportunities, innovative housing options, and pedestrian-oriented design are key considerations in the redevelopment of these areas. Uses allowable within the MU-2 district recognize the desire to maintain higher intensity commercial development while integrating residential allowances to fulfill market demand for live/work housing needs and to provide commercial services easily accessible to residents within the area.

4.01.00 DENSITY AND HOUSING STANDARDS

4.01.01 Density and Housing Types

Table 4.01.01. Density and Housing Types in Base Zoning Districts.

Zoning District	Maximum Gross Density (dwelling units per acre)	Permissible Housing Types
RE	1.0	Single-family detached
R1-G	4.0	Single-family detached
R-1	4.0	Single-family detached
RLM	6.0	Single-family detached
R-2	8.0	Single-family detached Duplex structures Triplex structures Townhouses
R-3	10.0	Single-family detached Duplex structures Triplex structures Townhouses Multi-family structures with 4 or more units
OT-1	10.0	Single-family detached
OT-2	10.0	Single-family detached
MU-1	8.0	Single-family detached Duplex structures Triplex structures Townhouses <i>Mixed Use (in progress)</i>
<u>MU-2</u>	<u>10.0</u> <i>*Footnote: 8<sup>th</sup> Street Small Area Overlay = 18.0</i>	<u>Single-family detached</u> <u>Duplex structures</u> <u>Triplex structures</u> <u>Townhouses</u> <u>Multi-family Structures</u> <u>Mixed Use</u>
C-1		Prohibited
C-2		Prohibited
C-3	8.0	Single-family detached Multi-family structures or mixed use
I-1		Not permitted as a principal use <sup>1</sup>
I-A		Not permitted as a principal use <sup>1</sup>
I-W		Not permitted as a principal use <sup>1</sup>
W-1	2.0 with bonus potential to 4.0	Single-family within mixed use
PI-1		Not permitted as a principal use <sup>1</sup>
CON		Not permitted as a principal use <sup>1</sup>
REC		Prohibited

**Table 4.02.01(J). Design Standards for Lots**

Zoning District	Minimum Lot Width (ft.)	Maximum Impervious Surface Ratio for Lots (%)	Maximum Floor Area Ratio for Lots (%) (Note 1)
RE	100	75	50
R1-G	75	75	50
R-1	50 or 75 Note 2	75	50
RLM	50	75	50
R-2	50 Note 4	75	50
R-3	50	75	50
OT-1	46.5	Note 7	50
OT-2	46.5	Note 7	50
MU-1	50	75	50
<b>MU-2</b>	<b>50</b>	<b>75</b> <b>Note 3</b>	<b>200</b>
C-1	50	75	50 Note 6
C-2	50	75	50
C-3	25	75 Note 3	200
I-1	75	75	50
I-A	75	75	50
I-W	75	75	75
W-1	25	75	75
PI-1	50	75 Note 5	50
CON	NA	5	NA
REC	NA	75	NA

- Notes:
1. For RE, R-1, R-2, R-3, OT-1, and OT-2, the FAR standard applies to any permissible commercial uses.
  2. The minimum lot width for lots platted prior to the effective date of this LDC is fifty (50) feet. The minimum lot width for lots platted on or after the effective date of this LDC is seventy-five (75) feet.
  3. The maximum impervious surface ratio within the “Central Business District” **and Urban Mixed Use** land use **categories**, as depicted on the Future Land Use Map, may be 1.00 where the application is for redevelopment of a lot that is developed with 100% impervious surface. Where the application is for new development of a vacant lot, the maximum impervious surface on the lot may be 100% where stormwater facilities are available and have sufficient capacity to accept the runoff from the lot.
  - Do we want this to apply in all MU-2 or just the 8<sup>th</sup> Street Overlay?**
  4. Development is permissible on lots which were platted before the effective date of this LDC and have a minimum width of twenty-five (25) feet.
  5. Proposed development on lots within the “Recreation” land use, as depicted on the Future Land Use Map shall not exceed 0.25 impervious surface ratio.
  6. Lots located within 800 feet of the Mean High Water Mark of the Atlantic Ocean shall be permitted a maximum FAR of 1.50, as long as the FAR for all General Commercial lots in the City, combined, does not exceed an overall FAR of 0.50.
  7. Refer to Section 4.02.07 of this Chapter for maximum lot coverage.

Table 4.02.03(E). Standards for Building Heights and Setbacks

Zoning District	Maximum Building Height (ft.) <sup>1</sup>	Minimum Setback			
		Front (ft.)	Side <sup>2</sup>	Rear (ft.)	Corner Lot (side abutting street) (ft.) <sup>3</sup>
RE	35	25	10% of lot width	25	15
R1-G	35	25	10% of lot width	25, 50 feet for fairway lots	15
R-1	35	25	10% of lot width	25	15
RLM	35	25	10% of lot width	25	15
R-2	35	25	10% of lot width	20	15
R-3	45	25	10% of lot width	20	15
OT-1	35	See specific standards in Section 8.01.01.02.			
OT-2	35	See specific standards in Section 8.01.01.02.			
MU-1	35	None	None	10	10
<u>MU-2<sup>6</sup></u>	<u>45</u>	<u>None</u>	<u>None</u>	<u>10</u>	<u>10</u>
C-1	45	None	None <sup>4</sup>	10	10
C-2	45	None	None	None	None
C-3	45	None	None	None	None
I-1	45 <sup>5</sup>	None	None	None	None
I-A	45	None	None	None	None
I-W	35	None	None	None	None
W-1	See specific standards in Section 4.03.03.				
PI-1	45	25	10	10	10
CON	25	None	None	None	None
REC	25	None	None	None	None

1. A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.
2. Each side yard setback shall be increased by one-half (1/2) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.
3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.
4. Where access is provided from an alley or public street to the rear of the principal building, no side yard setback is required. Where such access is not available, one (1) side yard shall be a minimum of ten (10) feet. Any other side yard shall have a minimum side yard setback of zero (0) feet.
5. Rayonier and Smurfit Stone are exempt from the height regulation for Mill operations.
6. See Section 4.03.03 for setback standards in the 8<sup>th</sup> Street Small Area Overlay.

Landscape Requirements NEW SECTION 4.05.06 (Non-Residential **and Mixed Use** Development)

- A. Minimum Landscaped Area (current policy 4.05.04 (D))  
At least 20% of the total gross land area of a development shall be landscaped except within the Central Business District (CBD)/ C-3 zoned properties **and the Urban Mixed Use (UMU)/ MU-2 zoned** properties where a minimum of 10% of the total gross land area shall be landscaped. Minimum landscaped areas requirements may be achieved through use of planters and roof top gardens or plantings within stormwater improvements in all zoning districts.
- B. Six (6) foot setback with easements for pedestrian/landscape improvements

Section 4.03.03 Standards for Development in the 8<sup>th</sup> Street Small Area Overlay

A. Purpose

It is the purpose of the 8<sup>th</sup> Street Small Area overlay district to provide flexible land use and design while retaining to the City the authority to establish limitations and regulations thereon for the benefit of the public health, welfare, and safety. The 8<sup>th</sup> Street Small Area overlay district is intended to promote the 8<sup>th</sup> Street corridor and adjacent areas as a thriving gateway to the historic downtown of Fernandina Beach through economical and efficient land use, an improved level of amenities, residential density through a variety of housing types, and a better compact, urban environment.

B. The 8<sup>th</sup> Street Small Area Overlay is depicted on the following map:





2.03.02 Table of Land Uses

Table 2.03.02. Table of Land Uses

P – Permissible  S – Permissible Subject to Supplemental Standards  Blank-Prohibited  Land Uses:	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-2	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
	Adult Entertainment														S					
Airports and Heliports														P	P					
Animal Hospital or Veterinary Clinic										P		P	P	P	P					
Asphalt or Concrete Plant														S	S					
Automobile Sales, New and Used										S		P		P	P					
Automobile Repair, Garage, Body Shop										S		P		P	P					
Automotive Rental Agencies										S		P		P	P	P	P			
Bakery Plant										S				P	P					
Bed and Breakfast Inns						S		S	S	S			S							
Book and Stationery Stores								P	P	P	P	P	P	P	P		P			
Bottling Plants														P	P					
Bulk Storage Yards														P	P	P				
Bus Terminals and Taxi Stations												P		P	P					
Business Colleges; Commercial, Trade, Vocational, and Arts Schools										P		P	P	P	P				P	
Business Services such as Copying, Mailing, or Printing										P	S	P	S	P	P					
Cemeteries	S	S	S	S	S	S	S	S	S										P	
Clubs, Public or Private; Community and Recreation Centers			S	S	S	S			S	P	P	P	P	P	P		P	P		
Commercial Fishing Facilities																P	P			
Construction, Sales, and/or Maintenance of Boats and Ships; Marine Supply														P	P	P	P			

	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-2	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC	
<b>P – Permissible</b>																					
<b>S – Permissible Subject to Supplemental Standards</b>																					
<b>Blank-Prohibited</b>																					
Craft Distillery, Small Scale Brewery or Winery									S	P	S	S	S	P	P	P					
Day Care Center									S	P	S	P	P						P		
Distribution, Packing, and Shipping														P	P	P	P				
Dog Dining – Outdoors Only								S	S	S	S	S	S	S	S	S	S				
Drug Store or Pharmacy									P	P	P	P	S	P	P		P				
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Financial Institutions, Banks, and Credit Unions								P	P	P		P	P	P	P						
Freight and Moving Establishments														P	P						
Funeral Home and Mortuary									P			P		P	P						
Gasoline Station, with or without a Convenience Store										S	P	P		P	P	P					
Golf Course		P												P	P				P		P
Grocery Store								P	P	P		P	P	P	P		P				
Group Homes	S	S	S	S	S	S			S	S			S								
Government and Civic Buildings, including Library and Museum									P	P			P						P		
Health Clubs and Gyms										P		P	P	P	P						
Hospital																			S		
Junk and Salvage Yards																					
Laundry and Dry Cleaning, On-Site, including Self-Service Laundry										S		P		P	P						
Laundry and Dry Cleaning, Pick-Up Only								P	P	S	P	P									
Light Indoor Manufacturing Uses, including Packaging and Fabricating														P	P						
Liquor Store, Lounge, and Bar (without									S		S	P	S	P	P		P				



	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-2	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC	
<b>P – Permissible</b>																					
<b>S – Permissible Subject to Supplemental Standards</b>																					
<b>Blank-Prohibited</b>																					
drive-through window)										P											
Lodging Accommodations										S	S	P	P		S						
Lumber and Building Supply												S		P	S	P					
Manufacturing and Heavy Industry														P	P						
Marina													S			S	S	S			
Marine recreation, such as kayak or boat rentals, sailing schools, etc.										P						P	P				
Marine research and educational facilities										P						P	P				
Medical and Dental Clinics										P	P	P		P	P			P			
Mini-storage or Self-storage Facility												S		P	P						
Music, Dancing, Photography, or Art Studios								P	P	P		P	P	P	P		P	P			
Outside Sales										S	S	S		S	S		S				
Parking Lots and Parking Garages										P		P	P	P	P	P		P			
Parks, Public		P								P						P	P	P			P
Parks, Private or with Stadium Style Lighting										S						S		S			S
Personal Services, such as beauty/barber shops, tattoo parlor, massage or acupuncture therapy									P	P	P	P	P	P	P		P				
Picnic Areas, Trails, and Nature Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Piers, Docks, and Wharves														P		P	P				P
Professional Offices								P	P	P	P	P	P	P	P		P				
Public Recreation Buildings		P	P	P	P	P				P						P	P	P			P
Radio, Television, and Telecommunication Towers														S	S	S		S			
Recreation, Outdoor Amusements, such as												S	S			S	S	S			S

<b>P – Permissible</b>  <b>S – Permissible Subject to Supplemental Standards</b>  <b>Blank-Prohibited</b>	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-2	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
	Miniature Golf or Fishing Piers, Excluding Amusement Parks and Drive-in Theaters										S									
Recreation, Indoor Facilities, such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks										S	S	S	S					S		S
Railroad Facilities														P		P	P			
Religious Facilities	S		S	S	S	S	S	S	S	P	P	P								
Research and Experimental Laboratories														P	P	P				
Residential Uses:																				
Single-Family	P		P	P	P	P	P	P	P	P			P				P			
Two- and Three-Family					P	P			P	P			P							
Four- or More Family						P				S			P							
Group Residential (see Note 3)						S			S	S			S							
Resort Rental			Note 1		Note 1	P														
Restaurant, With or Without Drive-Through Window									P	P	P	P	P	P	P	P	P			
Retail Stores								P	P	P	P	P	P	P	P		P			
Schools, Elementary, Junior, or Senior High	S	S	S	S	S	S			S	P									P	
Scooter and Moped Rentals										P	S	P	S							
Seasonal Sales *Note 4									P	P	P	P	P	P	P	P	P			
Small Equipment or Appliance Repair Shops										P		P	P	P	P					
Specialty Food Stores, such as Bakeries or Ethnic Grocers								P	P	P	P	P	P	P	P		P			
Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or								P	P	P	P	P	P	P	P		P			

	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-2	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC	
<b>P – Permissible</b>																					
<b>S – Permissible Subject to Supplemental Standards</b>																					
<b>Blank-Prohibited</b>																					
Stationers																					
Terminals for Freight or Passengers, By Ship														P		P	P				
Theaters, Movie or Performing Arts									P	P		P	P	P	P		P				
Trades and Repair Services such as Electrical, Heating, and Air, Mechanical, Painting, and Plumbing										P		S		P	P						
Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants										S			P	P	P	P	P	P			
Warehouse, not Including Mini-Storage														P	P	P					
Welding or Sheet Metal Works														P	P						
Wholesale Establishments														P	P						

- Notes:
1. Resort rentals in R-1 or R-2 zoning districts that existed prior to the effective date of Ordinance 2000-28 (October 3, 2000) may continue a legal non-conforming status as long as the resort rental permit has not expired for a period of greater than 180 days.
  2. Properties that have obtained the WMU Future Land Use category are subject to the permitted uses in the W-1 column. Residential units are permitted above non-residential uses. Stand alone residential uses are prohibited.
  3. Group Residential uses in existence prior to the adoption of Ordinance 2007-22 may continue a legal non-conforming status as long as a Group Residential Permit is applied for and maintained in accordance with the terms of the Ordinance. Existing uses shall not be subject to the Supplemental Standards in Section 6.02.24.
  4. Seasonal Sales are subject to the provisions of LDC Section 5.02.02 and a temporary use permit is required according to the procedures set forth in Chapter 11.

2.03.03 Table of Accessory Uses

(See Section 5.01.01 for standards pertaining to accessory uses.)

Table 2.03.03 lists permissible accessory uses in each zoning district. The letter "P" indicates that the identified use is permissible as an accessory use, but not as a principal use. Principal uses are identified in Table 2.03.02.

Table 2.03.03. Table of Accessory Uses

<b>P – Permissible Accessory Use</b>  <b>S – Permissible Subject to Supplemental Standards</b>  <b>Blank – Prohibited</b>	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-2	C-1	C-2	C-3	I-1	I-A	I-W	W-1	PI-1	CON	REC
	<b>Accessory Land Uses:</b>																			
Home Occupation	P	P	P	P	P	P	P	P	P	P										
Accessory Dwelling – Detached Building	P	P	P	P	P	P	P	P	P	P										
Agricultural Support Buildings	P																			
Cremation Facility *Note 2									S			S		S	S					
Detached Garage or Carport	P	P	P	P	P	P	P	P	P	P										
Docks and Other Waterfront Structures	P	P	P	P	P	P	P	P	P					P		P	P	P	P	P
Dumpsters						P			P	P	P	P	P	P	P	P	P	P		P
Fences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outside Storage – Agricultural Equipment and Materials	P													P	P	P				
Outside Storage – Equipment, Machinery, and Materials												P		P	P	P				
Satellite Dish Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Storage Buildings, Sheds, Utility Buildings, and Greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P		P			P		P

Notes: 1. As to the Rayonier and Smurfit Stone properties, permitted yard storage shall include process by-products and new or used process parts for use in or sale of by the mill".

2. Cremation Facilities shall be subject to the supplemental standards provided in Section 6.02.26

**Supplemental Standards for:**

- Automobile Repair
- Automobile Sales, New and Used
- Automotive Rental Agencies
- Gasoline Stations
- Laundry and Dry Cleaning, On-Site Including Self-Service Laundry
- Laundry and Dry Cleaning, Pick Up Only
- Utility Facilities, such as Electric Substations, Water and Wastewater Treatment Plants

For Discussion Only