

6

Chapter 6

SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS

Page

6.00.00	GENERALLY	6-3
6.01.00	TELECOMMUNICATIONS FACILITIES	6-3
6.01.01	Generally	6-3
6.01.02	Collocation of Antennas Required	6-3
6.01.03	Permissible Locations for Telecommunications Towers and Antennas	6-3
6.01.04	Supplemental Standards for Telecommunications Towers and Antennas	6-3
6.01.05	Design Requirements for Telecommunications Towers	6-4
6.01.06	Design Requirements for Antennas Installed on Existing Structures	6-6
6.01.07	Design Requirements for Accessory Equipment Buildings	6-6
6.02.00	SUPPLEMENTAL STANDARDS FOR SPECIFIC USES	6-7
6.02.01	Generally	6-7
6.02.02	Adult Entertainment Establishments	6-7
6.02.03	Asphalt or Concrete Plants	6-8
6.02.04	Auto Sales, New or Used	6-8
6.02.05	Automobile Repair, Garage or Body Shop	6-8
6.02.06	Bed and Breakfast Inns	6-9
6.02.07	Business Services	6-9
6.02.08	Cemeteries	6-9
6.02.09	Clubs, Lodges, Community Centers, and Public Recreation Buildings	6-10
6.02.10	Craft Distillery or Small-scale Wineries and Breweries	6-11
6.02.11	Cremation Facilities	6-11
6.02.12	Day Care Centers	6-11
6.02.13	Dining with Dogs- Outdoors Only	6-12
6.02.14	Drug Store or Pharmacy	6-14
6.02.15	Gasoline Stations	6-14
6.02.16	Group Homes	6-14
6.02.17	Group Residential	6-15
6.02.18	Hospitals	6-16
6.02.19	Liquor Stores, Lounges, and Bars	6-16
6.02.20	Lodging Accommodations	6-17
6.02.21	Lumber and Building Supply	6-17
6.02.22	Marinas	6-17
6.02.23	Mini-storage or Self-storage Facilities	6-18
6.02.24	Outside Sales Facilities	6-20
6.02.25	Parks and Picnic Areas	6-21
6.02.26	Recreation, Indoor Facilities	6-21
6.02.27	Recreation, Outdoor Amusements	6-21
6.02.28	Religious Uses and Facilities	6-22
6.02.29	Schools	6-24
6.02.30	Scooter and Moped Rentals	6-24
6.02.31	Trades and Repair Services	6-25
6.02.32	Triplex and Multi-family Uses in the Central Business District (C-3)	6-25
6.03.00	COMMERCE PARKS	6-27
6.03.01	Generally	6-27

FERNANDINA BEACH LAND DEVELOPMENT CODE

6.03.02	Permissible and Prohibited Uses Within Commerce Parks	6-27
6.03.03	Design Standards	6-28
6.03.04	Performance Standards	6-29

FERNANDINA BEACH LAND DEVELOPMENT CODE
SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS CHAPTER 6

6.04.00	COMMERCIAL DEVELOPMENT	6-30
6.04.01	Standards for Large Scale Commercial Development	6-30
6.04.02	Standards for Vacant Commercial Buildings	6-32

List of Tables		Page
Table 6.02.03(B).	Standards for Asphalt or Concrete Plants	6-8
Table 6.02.06(C).	Standards for Cemeteries	6-10
Table 6.02.07(C).	Standards for Clubs, Lodges, Community Centers, and Public Recreation Buildings	6-10
Table 6.02.08(B).	Standards for Craft Distillery, Small Scale Wineries or Breweries	6-11
Table 6.02.10(B).	Standards for Day Care Centers	6-12
Table 6.02.15(B).	Standards for Hospitals	6-16
Table 6.02.16(D).	Standards for Liquor Stores, Lounges, and Bars	6-16
Table 6.02.20(F).	Standards for Self-storage or Mini-storage Facilities.	6-19
Table 6.02.10(G).	Standards for Outdoor Storage with Mini-storage Facilities	6-19
Table 6.02.20(H).	Traffic Circulation Standards for Mini-storage Facilities	6-19
Table 6.02.21(E).	Standards for Outside Sales Facilities	6-20
Table 6.02.22(D).	Standards for Private Parks and Picnic Areas	6-21
Table 6.02.23(B).	Standards for Indoor Facilities	6-21
Table 6.02.24(E).	Standards for Outdoor Amusements.	6-22
Table 6.02.26(B).	Standards for Public and Private Academic Schools	6-24
Table 6.02.28(B).	Standards for Trades and Repair Services	6-25
Table 6.03.03(D).	Setbacks and Yard Standards for Commerce Parks	6-28

6.00.00 GENERALLY

- A. This chapter sets forth standards for special situations, including standards for telecommunications facilities, commerce parks, and large scale commercial development, as well as specific uses that are only permissible subject to supplemental standards.
- B. Where there is a conflict between a standard applicable to the zoning district in which the use is located or an applicable overlay district and the supplemental standards set forth below, the more restrictive standard shall apply.

6.01.00 TELECOMMUNICATIONS FACILITIES

6.01.01 Generally

- A. It is the intent of the City to allow telecommunications towers or antennas in compliance with State and federal regulations. It is further the intent of the City to protect the public health, safety, and welfare through regulating the placement and design of permissible telecommunications towers and antennas. The purpose of regulations in this section is to:
 - 1. Accommodate the growing need and demand for wireless communication services;
 - 2. Provide for the appropriate location of wireless communication facilities within the City;
 - 3. Minimize visual impacts of telecommunications towers through site design requirements, location requirements, and innovative camouflage techniques, in accordance with acceptable engineering and planning principles; and
 - 4. Allow telecommunications towers that meet State, federal, and local requirements for location, site design, and appearance.
- B. All telecommunications towers and antennas proposed to locate in the City shall be subject to the regulations in this section.

6.01.02 Collocation of Antennas Required

Telecommunications towers proposed within the City shall provide for collocation consistent with State and federal regulations.

6.01.03 Permissible Locations for Telecommunications Towers and Antennas

- A. Telecommunications towers are permissible on lots in the following zoning districts, subject to the standards set forth in Section 6.01.00: I-1, I-A, I-W, and PI-1.
- B. Antennas are permissible on lawfully established telecommunications towers, located as set forth in Section 6.01.03(A) above, and on other existing structures in any zoning district except RE, R-1, RLM, and R-2.

6.01.04 Supplemental Standards for Telecommunications Towers and Antennas

- A. All telecommunications towers and antennas shall be maintained in good condition and in accordance with all standards in this section. No additions, changes, or modifications shall be made except in conformity with the standards of Section 6.01.00.
- B. At all times, each telecommunications tower shall be insured for liability in an amount of not less than \$5,000,000.00.
- C. In the event that a telecommunications tower or antenna is abandoned, the owner of the telecommunications tower or antenna shall restore the property to its condition prior to the installation of the tower or antenna. Restoration shall be completed not later than six (6) months after abandonment.
- D. Towers shall be located and designed to ensure minimal aesthetic impact. Aesthetic impact shall take into consideration, but not be limited to, the amount of the tower

structure that can be viewed from surrounding residential zoning districts, designated scenic roadways, and historic districts listed or eligible to be listed in the National Register of Historic Places. Consideration shall also include the distance to any residential zoning district, any design factors that mitigate negative aesthetic impact, landscaping or intervening visual buffers, existing character of surrounding area, or other visual options proposed by the applicant.

- E. Towers shall be located and designed to ensure compatibility. Compatibility determinations shall take into consideration the degree to which the tower structure is designed and located to be compatible with the nature and character of other land uses and/or with the environment of the surrounding neighborhood.
- F. Towers supporting only ham/CB/TV antennas that are less than seventy (70) feet in height or with a setback greater than 100 percent of the structure height shall be exempt from Section 6.01.00, provided that the tower meets applicable building codes and manufacturers' specifications and instructions.
- G. Towers supporting only ham/CB/TV antennas that are seventy (70) feet or more in height are exempt from the design requirements set forth in Section 6.01.05 and the requirements regarding collocation of antennas set forth in Section 6.01.02.

6.01.05 Design Requirements for Telecommunications Towers

The following site design and appearance regulations apply to telecommunications towers that are installed on the ground. Where the provisions of the underlying zoning district differ from the following provisions, the following provisions shall apply:

- A. All telecommunications towers shall be located in a manner that minimizes the effect on environmentally sensitive lands that are regulated in Chapter 3 of this LDC.
- B. A new telecommunications tower shall be permissible only if the applicant demonstrates that collocation is not available for the antennas to be placed on the new tower.
- C. A telecommunications tower may be located on a lot containing another principal use, provided that the minimum lot area is sufficient for both the principal use and the telecommunications tower. The minimum lot area for a telecommunications tower shall be sufficient to accommodate the tower, supporting equipment, required landscaping, and required setbacks.
- D. Setbacks required by this section shall be measured from the center of the base of the tower to the property line of the parcel on which it is located.
- E. Telecommunications towers shall be setback from property zoned RE, R1-G, R-1, RLM, R-2, R-3, OT-1, OT-2, and MU-1 as set forth below:
 1. One and one-half (1½) times the height of a monopole tower; or
 2. Two and one-half (2½) times the height for any other type of tower.
- F. Telecommunications towers shall not be artificially lighted except to assure safety as required by the Federal Aviation Administration.
- G. No advertising shall be allowed on a telecommunication tower.
- H. Structural design
 1. Telecommunications towers shall be designed to accommodate collocation of antennas. The number of antennas to be collocated shall be included in the design specifications.
 2. Telecommunications towers shall include one (1) emergency generator of sufficient size to accommodate the needs of all collocated antennas. The application for the tower shall include documentation to ensure that future collocated antennas shall be required to use the existing generator.
 3. Telecommunications towers shall be constructed in accordance with the standards in the latest edition of the following publications:

- a. Construction standards for telecommunications towers, published by the Electronic Industries Association.
 - b. "Minimum Design Load for Buildings and Structures," published by the American Society of Civil Engineers.
 - c. "Guide to the Use of Wind Load Provisions," published by the American Society of Civil Engineers.
 - d. Florida Building Code.
4. A fence, not to exceed eight (8) feet in height, shall be installed to enclose the tower base. The fence shall be installed to accommodate landscaping located outside the fence. The fence may be wooden, masonry, or vinyl. Wooden or masonry fences shall be painted to blend with the surrounding environment. Vinyl fences shall be of a color to blend with the surrounding environment. The finished side of the fence shall face outward.
- I. One (1) parking space shall be provided to serve the tower site.
- J. Landscaping requirements for the entire parcel on which the tower site is located:
1. Existing vegetation shall be retained to the maximum extent possible, except for exotic invasive vegetation. Exotic invasive vegetation shall be removed and replaced with landscape materials that comply with the specifications set forth in Section 4.05.03.
 2. Telecommunications towers shall be required to provide landscaping outside the fence enclosing the tower.
 3. All plant materials shall be evergreen and shall comply with the landscape materials standards set forth in Section 4.05.03. Existing permissible on-site vegetation may be counted toward meeting the minimum requirements for vegetation.
 4. The following plants shall be installed:
 - a. One (1) tree per twenty-five (25) linear feet of fencing. Trees shall be evenly spaced and shall alternate canopy trees and understory trees.
 - b. A double-staggered row of shrubs shall be planted to provide a continuous hedge.
- K. The telecommunications tower shall be designed and painted to resemble natural objects, such as trees that are typical of the surrounding area.
- L. A sign, measuring no more than thirty (30) inches wide by twenty-four (24) inches high, identifying the primary party responsible for the operation and maintenance of the facility, the address and telephone number of that party, and, if appropriate, the FCC/FAA registration number of the structure, shall be permanently attached to the fence or wall. The only additional signage that may be permanently attached to the fence or wall shall be security or safety signs.
- M. Mobile or immobile equipment not used in direct support of the wireless facility shall not be stored or parked on the site, except when necessary during repair to antennas, related equipment, or the tower.
- N. A temporary or mobile telecommunications tower may be used by a provider in any zoning district for the purpose of providing temporary wireless service to allow for modification, replacement, and/or repairs to a permanent facility, or as necessary to aid in post disaster relief efforts. A temporary permit is required. The permit shall specify the time period and other conditions applicable to the temporary placement of the tower.

6.01.06 Design Requirements for Antennas Installed on Existing Structures

The following site design and appearance regulations apply to all antennas that are installed on existing buildings or structures. Where the provisions of the underlying zoning district differ from the following provisions, the following provisions shall apply:

- A. The maximum height shall meet the standards set forth in Section 6.01.06(A)(1) through (3) below. The measurement of height shall include the existing building or structure, any structure to support the antennas, and the antennas. Height shall be measured from the finished grade of the building or structure on which the antennas are located to the uppermost point of the building or structures, support structure, or antenna.
 - 1. Antennas may be located on existing structures with a height of thirty (30) feet or greater, so long as the antennas do not extend more than fifteen (15) feet above the highest point of the existing structure;
 - 2. Antennas may be located on existing structures with a height of less than thirty (30) feet, so long as the antennas do not extend more than five (5) feet above the highest point of the existing structure; and
 - 3. Notwithstanding Sections 6.01.06(A)(1) and (2) above, antennas shall not be located on dwellings in RE, R-1, and R-2 zoning districts.
- B. Antennas attached to, or supported by, an existing building or structure shall not impose any undue stress on the building or structure.
- C. Structures to support antennas on existing buildings shall be constructed in accordance with the standards in the latest edition of the following publications:
 - 1. Construction standards for telecommunications towers, published by the Electronic Industries Association;
 - 2. "Minimum Design Load for Buildings and Structures," published by the American Society of Civil Engineers;
 - 3. "Guide to the Use of Wind Load Provisions," published by the American Society of Civil Engineers; and
 - 4. Florida Building Code.
- D. The structure and antenna shall be screened with architectural elements or integrated into architectural elements on the building or structure. Examples of appropriate stealth techniques to accomplish the required screening or integration include elements such as chimneys, spires, steeples, or cupolas. Screening or other elements may be proposed, so long as the result is an integration of the antenna and any supporting structure into the existing building design features.
- E. No advertising shall be allowed on an antenna.

6.01.07 Design Requirements for Accessory Equipment Buildings

Accessory equipment buildings used in conjunction with the operation and maintenance of telecommunications towers or antennas shall be permitted, subject to the following requirements:

- A. The building shall not exceed 750 square feet of gross floor area.
- B. The ground constructed or mounted building:
 - 1. Shall not exceed twenty (20) feet in height;
 - 2. Shall comply with the setback standards for accessory structures for the zoning district in which the building is located; and
 - 3. Shall comply with landscaping standards set forth in Section 4.05.00.
- C. The building shall be located as close as reasonably possible to the support structure for the antenna.
- D. The building shall be compatible with the surrounding neighborhood.

6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES**6.02.01 Generally**

Specific uses permissible in each zoning district are identified in Table 2.03.02. Uses permissible subject to supplemental standards are identified by the letter "S." These uses are permissible only in compliance with the standards applicable to the zoning district and any applicable overlay district, as set forth in Chapter 4, and the additional standards set forth in Section 6.02.00.

6.02.02 Adult Entertainment Establishments

- A. Adult entertainment businesses are allowable in the I-1 zoning district, subject to the standards set for the district and the supplemental standards set forth in this section.
- B. The separation requirements set forth herein shall apply to the named uses whether located within or outside of City boundaries. Measurement shall be from the closest property line of the adult entertainment business to the nearest point of the parcel on which the named use is located.
- C. No adult entertainment business shall be located within 750 feet of the following existing uses and establishments:
 1. Any other adult entertainment business;
 2. A residential use;
 3. A lot zoned for residential use;
 4. A lot with a land use designation of residential on the Future Land Use Map in the Comprehensive Plan;
 5. A religious use or facility;
 6. An educational institution; or
 7. A park or recreation facility.
- D. No adult entertainment business shall be located within 200 feet of a commercial establishment that sells or dispenses alcohol for consumption on the premises.
- E. An existing adult entertainment business shall not be permitted to expand its operation or enlarge the establishment when such expansion or enlargement results in a location that does not comply with Sections 6.02.02(C) and (D).
- F. Advertisements, displays, or other promotional materials visible to the public from the exterior of adult entertainment business shall be considered signs subject to the regulations set forth in Section 5.03.00.
- G. All building openings, entries, windows, doors, or other apertures for adult bookstores, adult motion picture theaters, and adult mini-motion picture theaters shall be located, covered, or screened in such a manner as to prevent a view into the interior from any public area; however, such openings shall not be painted out, blacked out, or otherwise obscured in a garish manner.
- H. The entire interior of an adult bookstore, or an adult mini-motion picture theater which has separate projection or viewing booths or areas, shall have a minimum illumination of at least two (2) watts per square foot of floor area while open, and every portion of the interior shall be readily visible at all times to the clerk or other supervisory personnel from the counter or other regular station.
- I. If separate booths, rooms, cubicles, or other similar areas are provided for use by clients of the adult entertainment business, such areas shall not have doors or other solid enclosures, but shall only have a thin, opaque cloth curtain which may be opened from the exterior at all times and which does not extend any closer than three (3) feet to the surface of the floor.

6.02.03 Asphalt or Concrete Plants

- A. Asphalt or concrete plants are allowable in the I-1 and I-A zoning district, subject to the standards of the zoning district and the standards of this section.
- B. The site design standards for an asphalt or concrete plant are as set forth in Table 6.02.03(B).

Table 6.02.03(B). Standards for Asphalt or Concrete Plants

Development Feature	Standard
Minimum setback <ul style="list-style-type: none"> ▪ From property zoned or used for commercial, office, or industrial purposes ▪ From property zoned or used for residential, conservation, recreation, or public purposes 	<p style="margin-left: 40px;">100 feet</p> <p style="margin-left: 40px;">200 feet</p>
Fence required <ul style="list-style-type: none"> ▪ Type ▪ Minimum height ▪ Maximum height ▪ Orientation 	<p style="margin-left: 40px;">Masonry or other solid fence, other than wood</p> <p style="margin-left: 40px;">6 feet</p> <p style="margin-left: 40px;">8 feet</p> <p style="margin-left: 40px;">Finished side outward</p>
Buffer requirements	<p style="margin-left: 40px;">Double the number of plants required in the buffer as set forth in Section 4.05.00</p>
Access requirements	<p style="margin-left: 40px;">Arterial or collector street</p>
Noise, smoke, and odor abatement	<p style="margin-left: 40px;">Sufficient to ensure compatibility with residential, conservation, recreation, or public properties within 500 feet</p>

6.02.04 Auto Sales, New or Used

- A. An Automobile agency is a permissible use in the MU-8 zoning category as subject to the following supplemental standards.
 - 1. Automobile agencies must be located within a totally enclosed building.
 - 2. Exterior lighting may be used only to illuminate a building and its grounds for safety purposes. Lighting is not to be used as a form of advertising.
 - 3. No car shall be displayed or stored outdoors.
 - 4. No automobile preparation, mechanical or automobile body or other support services are offered onsite.

6.02.05 Automobile Repair, Garage, or Body Shop

- A. An Automobile Repair, Garage or Body Shop is a permissible in the MU-8 zoning category as subject to the following supplemental standards.
 - 1. All services performed by an automobile repair establishment, including repair, painting, and body work activities, shall be performed within a completely enclosed building which may contain overhead doors.
 - 2. No inoperative vehicles or used vehicle parts shall be stored outside of a fully enclosed building.
 - a. Inoperative vehicles may be parked for a period of no greater than 30 days.
 - 3. Outdoor storage of materials and equipment shall be prohibited.
 - 4. No merchandise shall be stored or displayed outside a building except those on moveable display racks that must be stored inside after hours of operation.
 - 5. Vehicle service bays shall be oriented away from 8th street.

6.02.06 Bed and Breakfast Inns

- A. A bed and breakfast inn is allowable in R-3, OT-2, MU-1, MU-8, and C-3 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth below.
- B. The owner of the bed and breakfast inn shall reside in the inn. However, where an individual owns two (2) or more such facilities, owner-occupancy shall be required in one (1) inn.
- C. Density shall not exceed the permissible residential density as set forth in Table 4.01.01. Each two (2) bedrooms or lodging rooms shall be the equivalent of one (1) residential dwelling unit. Where the equivalent number of residential dwellings contains a fraction, the number shall be rounded up to the next whole number. All bedrooms shall be counted in the determination of density, whether occupied by the owner, the owner's family in residence in the bed and breakfast inn, or guests.
- D. A private bath shall be provided for each guest room.
- E. The building in which the bed and breakfast inn is located shall be substantially similar in design, appearance, and character to residential dwellings located within a 200-foot radius. Distance shall be measured from all property lines of the lot on which the bed and breakfast inn is located.
- F. A bed and breakfast inn located within the Historic District shall comply with the standards for the Historic District Overlay.
- G. Parking shall meet the following standards:
 - 1. One (1) space per bedroom shall be provided off-street; and
 - 2. All required parking spaces shall be located to the side or rear of the principal structure.
- H. One (1) sign identifying the bed and breakfast inn is permissible, subject to the following standards:
 - 1. The maximum sign area shall not exceed eight (8) square feet;
 - 2. The sign shall have color, design, and materials consistent with the color, design, and materials of the bed and breakfast inn;
 - 3. The sign shall not be illuminated; and
 - 4. The sign shall be only a monument sign or a building mounted sign.

6.02.07 Business Services

- A. Business Services such as printing, copying, and mailing are allowable in the C-2, I-1 and I-A zoning districts, subject to the standards of the zoning district.
- B. Business Services such as printing, copying, and mailing are allowable in the C-1 and C-3, and MU-8 zoning districts, subject to the following standard:
 - 1. Lithography is prohibited.

6.02.08 Cemeteries

- A. New cemeteries are allowable in the PI-1 zoning district, subject to the site design standards of the district.
- B. Cemeteries are allowable as an accessory use to a religious facility, subject to the site design standards of the zoning district in which the facility is located and the specific supplemental standards in this section.
- C. Site design requirements are set forth in Table 6.02.06(C)

Table 6.02.06(C). Standards for Cemeteries

Development Feature	Standard
Minimum land area <ul style="list-style-type: none"> ▪ When located on the same site as a religious facility ▪ Freestanding 	½ acre 1 acre
Minimum setback for burial plots and columbaria	30 feet from any property line
Maximum height for columbaria	8 feet
Minimum setbacks for structures, storage, materials, equipment, or interment lots <ul style="list-style-type: none"> ▪ When located on the same site as a religious facility 	Same setback as principal structure 20 feet
Minimum buffer requirements <ul style="list-style-type: none"> ▪ When located on the same site as a religious facility ▪ Freestanding 	No additional buffer As set forth in Section 4.05.05(B), but not less than a buffer “B”

D. Location requirements

1. A cemetery shall not be located in a wetland, 100-year floodplain, floodway, or flood hazard area.
2. All new cemeteries shall be located at least 150 feet from a potable water well or 500 feet from a public potable water wellhead.
3. Adequate off-street waiting space shall be provided for funeral processions such that no vehicle stands or waits in a public right-of-way.

6.02.09 Clubs, Lodges, Community Centers, and Public Recreation Buildings

- A. Clubs, lodges, community centers, and public recreation buildings are allowable in the C-1, C-2, C-3, MU-8, I-1, I-A, PI-1 and W-1 zoning districts, subject to the standards of the zoning district.
- B. Clubs, lodges, community centers, and public recreation buildings are allowable in the R-1, RLM, R-2, R-3, and MU-1 zoning districts subject to the standards of the zoning district and the supplemental standards set forth below.
- C. Site design standards for clubs, lodges, community centers, and public recreation buildings are set forth in Table 6.02.07(C).

Table 6.02.07(C). Standards for Clubs, Lodges, Community Centers, and Public Recreation Buildings in R-1, RLM, R-2, R-3, and MU-1

Development Feature	Standard
Lot size <ul style="list-style-type: none"> ▪ Minimum area ▪ Maximum area 	10,000 square feet 40,000 square feet
Access	Arterial or collector street
Parking requirements <ul style="list-style-type: none"> ▪ Location ▪ On-street parking 	Side or rear of the principal structure Shall not count toward meeting parking requirements
Outdoor recreation facilities associated with the club, lodge, community center, or public recreation building <ul style="list-style-type: none"> ▪ Buffer requirements ▪ Outside lighting ▪ Loudspeakers or paging systems 	Double the buffer otherwise required Prohibited Prohibited

6.02.10 Craft Distillery or Small-scale Wineries and Breweries

- A. A Craft Distillery or Small-scale Wineries or Breweries are allowable in the MU-1, C-1, C-2 and C-3 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Except otherwise provided for in Chapter 565 of the Florida Statues, a Craft Distillery must comply with the current statue as stated: A craft distillery may only ship, arrange to ship, or deliver any of its distilled spirits to consumers within the state in a face-to-face transaction at the distillery property. However, a craft distiller licensed under this section may ship, arrange to ship, or deliver such spirits to manufacturers of distilled spirits, wholesale distributors of distilled spirits, state or federal bonded warehouses, and exporters.
- C. The site design standards for a Craft Distillery, Small-Scale Winery, or Small-Scale Brewery are set forth in Table 6.02.08(B).

Table 6.02.08 (B). Standards for Craft Distillery, Small-Scale Wineries or Breweries in MU-1, C-1, C-2, and C-3 Zoning Districts

Development Feature	Standard
Access	Access from a collector or arterial street is required and an appropriate and adequate access for distributor’s vehicles must be contained on premise or on a premise under control of the business.
Buffer	As set forth in Section 4.05.05, but not less than buffer “B” from any residentially zoned or used property
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Parking lots	Designed to avoid glare from vehicle lights onto property that is zoned or used for residential uses
Distribution Activity	<ul style="list-style-type: none"> • Distribution is limited per Florida Statute 565.03(c) • Distribution is limited to reasonable business hours

6.02.11 Cremation Facilities

- A. Cremation facilities for human remains are allowed as an accessory use to a Funeral Home in districts where Funeral Homes are permitted.
- B. The cremation facility and funeral home shall be in compliance with all state and local licensing requirements and shall comply with all state and federal regulations including but not limited to air quality standards, testing and reporting (Reference FAC 62-210.310(5)(c) and 62-296.401(5)).
- C. Cremation facilities shall comply with yard requirements for the principal structure. Additionally, buffers of no less than type ‘C’ as set forth in 4.05.05(B) shall be provided where a cremation facility is visible from a residential use or zoning district.
- D. Cremation services shall only be operated under that same ownership and in conjunction with the Funeral Home business to which it is an accessory use.

6.02.12 Day Care Centers

- A. Day care centers are allowable in the C-2, C-3 and PI-1 zoning districts, subject to the standards of the zoning district.
- B. Day care centers are allowable in the MU-1 and C-1 zoning districts subject to the standards of the zoning district and the supplemental standards set forth below.

- C. Playgrounds shall be provided in a size and type required by State standards. The following additional standards shall apply:
 - 1. The playground shall be located in the rear yard. Where site characteristics prevent location of a playground in the rear yard, and adequate space is available in the side yard, a playground may be located in the side yard. Location of a playground in the front yard is prohibited.
 - 2. The playground shall be fully fenced. The fence shall meet the standards set forth in Section 5.01.10.
 - 3. The playground shall be located not closer than twenty-five (25) feet to any adjacent property zoned for residential use.
- D. The site design standards for day care centers are set forth in Table 6.02.10(D).

Table 6.02.10(D). Standards for Day Care Centers in MU-1 and C-1

Development Feature	Standard
Minimum lot area	21,780 square feet
Buffer requirements	As set forth in Section 4.05.05, but not less than a buffer "B"
Parking requirements <ul style="list-style-type: none"> ▪ Location ▪ On-street parking 	Side or rear of the principal structure Shall not count toward meeting parking requirements
Access requirements	Separate off-street drop off area required

6.02.13 Dining with Dogs – Outdoors Only

- A. Dining with dogs in outdoor spaces is authorized pursuant to Florida Statute §509.233 and is allowable in outdoor spaces of public food service establishments in the OT-2, MU-1, C-1, C-2, C-3, MU-8, I-1, I-A, I-W, and W-1 zoning districts, subject to the standards of the zoning district. Public food service establishments and patron are defined by Florida Statute §509.013.
- B. In order to protect the health, safety, and general welfare of the public, a public food service establishment is prohibited from having any dog on its premises unless it possesses a valid permit issued in accordance with this section. Service animals are excluded from the permitting requirement.
- C. The permit application shall have an associated application fee of Forty Dollars (\$40.00) as may be amended from time to time by the City’s fee schedule.
- D. Applications for a permit under this section shall be made to the Community Development Department on a form provided for such purpose. The application shall include the following information, in addition to any other information deemed reasonably necessary by the Community Development Department in order to implement and enforce the provisions of this section:
 - 1. The name, location, and mailing address of the public food service establishment.
 - 2. The name, mailing address, and telephone contact information of the permit applicant.
 - 3. A diagram and description of the outdoor area to be designated as available to patrons’ dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exists to the designated outdoor area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons’ dogs; any fences or other barriers; surrounding property lines and public right-of- way, including sidewalks and common pathways; and such other information reasonably required by the Community Development Department. The diagram or

- plan shall be accurate and to scale but need not be prepared by a licensed design professional.
4. A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.
 5. Permission from the property owner if the public food service establishment is a tenant.
 6. A copy of the public food service establishment's commercial general liability insurance.
- E. The following requirements for dog dining at public food service establishments as defined by the state are:
1. All public food service establishment employees shall wash their hands promptly after touching, petting, or otherwise handling dogs. Employees shall be prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment.
 2. Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.
 3. Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.
 4. Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control.
 5. Dogs shall not be allowed on chairs, tables or other furnishings.
 6. All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.
 7. Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.
 8. A sign or signs reminding employees of the applicable rules shall be posted on premises in a manner and place as determined by the Community Development Department.
 9. A sign or signs reminding patrons of the applicable rules shall be posted on premises in a manner and place as determined by the Community Development Department.
 10. A sign or signs shall be posted in a manner and place as determined by the Community Development Department that places the public on notice that the designated outdoor area is available for the use of patrons and patrons' dogs.
 11. Dogs shall not be permitted to travel through the indoor or non-designated outdoor portions of the public food service establishment, and ingress and egress to the designated outdoor portions of the public food service establishment must not require entrance into or passage through any indoor area of the food establishment.
 12. Additional policies as may be deemed necessary by the Community Development Department in order to protect the health, safety, and general welfare of the public.
- F. A permit issued pursuant to this section shall not be transferred to a subsequent owner upon the sale of a public food service establishment but shall expire automatically upon the sale of the establishment. The subsequent owner shall be required to reapply for a permit pursuant to this section if the subsequent owner wishes to continue to accommodate patrons' dogs.

- G. The applicant must submit a right-of-way permit application in addition to the dog dining permit application if the outdoor area designated for dogs includes City right-of-way.
- H. The Community Development Department shall provide the Department of Business and Professional Regulation a copy of all approved applications and permits issued, as well as notice of any complaints received and subsequent response by the City.
- I. All applications, permits, and other related materials must contain the Department of Business and Professional Regulation issued license number for each public food service establishment.
- J. Signage required under this section is exempt from sign permitting requirements and may not be illuminated, limited to eight (8) feet tall, and may not exceed four (4) square feet.

6.02.14 Drug Store or Pharmacy

- A. Drug stores and pharmacies are allowable in the C-1, C-2, I-1, I-A, MU-1 and W-1 zoning districts, subject to the standards of the zoning district.
 - B. Drug stores and pharmacies are allowable in the C-3 zoning district subject to the standards of the zoning district and the supplemental standards set forth below.
 - C. The maximum gross floor area for the ground floor is 5,000 square feet, except where the drug store or pharmacy is proposed to occupy an existing structure.
- There shall be no drive-through windows associated with the establishment.

6.02.15 Gasoline Stations

- A. A gasoline station is a permissible use in the MU-8 zoning category as subject to the following supplemental standards.
 - 1. Gasoline pumps and pump islands shall not be located so that any part of a vehicle being served will extend into any public right-of-way or private drive used for access or egress.
 - 2. Gasoline pumps and pump islands shall not be built within 20 feet of a property line.
 - 3. Landscape strip of at least 2 feet shall be required beside the 6 foot pedestrian access easement.
 - 4. Storage tanks shall be located below grade.
 - 5. Outdoor lighting shall be directed and shielded to avoid direct illumination of any street or any lot zoned or used for residential uses.
 - 6. No inoperative vehicles or used vehicle parts shall be stored outside of a fully enclosed building.
 - I. Inoperative vehicles may be parked for a period of no greater than 30 days.
 - 7. Outdoor storage of materials and equipment shall be prohibited.
 - 8. No merchandise shall be stored or displayed outside a building except those on moveable display racks that must be stored inside after hours of operation.

6.02.16 Group Homes

- A. Group homes are allowable in the following zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section: RE, R-1, R1-G, RLM, R-2, R-3, MU-1, MU-8, and C-3.
- B. Group homes shall obtain an occupational license. All group homes shall comply with applicable local, State, or federal, physical plant and fire safety standards, and shall furnish proof of appropriate County, State, or federal licensure, as applicable, before issuance of a City occupational license.

- C. Group homes shall be used only for the purpose of providing assistance or specialized care and may not be used for administrative or related office-type activities other than in support of the facility.
- D. No counseling or other client service for non-residents is permissible.
- E. A group home shall adhere to the following requirements as provided by Policy 3.05.06 of the City's Comprehensive Plan:
 - 1. Group homes of six (6) or fewer residents licensed as community residential homes by the Department of Children and Family Services (DCFS) shall be deemed a single-family unit, and shall be allowed in single-family or multi-family zoning districts, provided that such homes shall not be located within a radius of 1,000 feet of another existing duly licensed group home of six (6) or fewer residents.
 - 2. Group homes duly licensed by the DCFS as community residential care facilities which have from seven (7) to fourteen (14) unrelated residents operating as the functional equivalent of a family, including supportive staff as referenced in section 419.001, F. S., shall be allowed in multi-family residential districts, unless the City finds that the proposed group home siting as proposed:
 - a. Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the City;
 - b. Does not meet applicable licensing criteria established and determined by the DCFS, including requirements that the group home be located to assure the safe care and supervision of all clients in the home; or
 - c. Would result in an excessive concentration of community residential homes. A group home that is located within a radius of 1,200 feet of another existing community residential home in a multi-family zone shall be an over-concentration of such homes that substantially alters that nature and character of the area. A group home that is located within a radius of 500 feet of an area of single-family zoning substantially alters the nature and character of the area.
 - 3. All distance requirements cited in this subsection shall be measured from the nearest point of the existing group home or area of single-family zoning to the nearest point of the proposed group home.
 - 4. All sites for group homes shall contain requisite infrastructure including: potable water, adequate surface water management, an approved system of wastewater disposal, and an adequate system for solid waste collection and disposal. The sites shall also be free of safety hazards and all structures shall comply with the City's ordinances and applicable State laws, including applicable State licensing and program requirements.
- F. Group homes shall provide a buffer "A," as set forth in Section 4.05.05.
- G. On-site management shall be provided twenty-four (24) hours per day, seven (7) days per week.

6.02.17 Group Residential

- A. Group Residential facilities are allowable in the following zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section: R-3, MU-1, MU-8, and C-3.
- B. Group Residential facilities shall be used only for the purpose of providing housing to its residents and shall not be used to provide any personal care services or supervision to its residents.
- C. Group Residential facilities shall be used only for the purpose of providing housing to its residents and shall not be used to provide any personal care services of supervision to its residents.

- D. Group Residential facilities shall provide a buffer “A,” as set forth in Section 4.05.05.
- E. Group Residential facilities shall have a maximum occupancy restriction based on the findings of Fire Marshal's inspection.
- F. Group Residential facilities shall provide one (1) off-street parking space for each two (2) occupants, based on maximum occupancy.

6.02.18 Hospitals

- A. Hospitals are allowable in the PI-1 zoning district, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The site design standards for hospitals are set forth in Table 6.02.15(B).

Table 6.02.15(B). Standards for Hospitals

Development Feature	Standard
Lots Minimum area Minimum street frontage	5 acres 100 feet
Height	Maximum 60 feet
Setback	At least 500 feet from the property line of residentially zoned lots
Access	Collector or arterial street
Buffer	As set forth in Section 4.05.05, but not less than buffer “C”
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Parking lots	Designed to avoid glare from vehicle lights onto property that is zoned or used for residential uses
Signage	Off-site signage is permissible

- C. Up to two (2) off-site signs are permissible, subject to the dimensional standards for free-standing signage. Such signage shall be limited to locations on arterial or collector streets at intersections which provide direct access to the hospital site. Signs may be located within the public right-of-way or on non-residentially zoned property with authorization from the property owner.

6.02.19 Liquor Stores, Lounges, and Bars

- A. Liquor stores, lounges, and bars are allowable in the MU-1, C-1, and C-3 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The site design standards for liquor stores, lounges, and bars are set forth in Table 6.02.16(B).

Table 6.02.16(B). Standards for Liquor Stores, Lounges, and Bars in MU-1, C-1, and C-3 Zoning Districts

Development Feature	Standard
Access	Collector or arterial street
Buffer	As set forth in Section 4.05.05, but not less than buffer “B”
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Parking lots	Designed to avoid glare from vehicle lights onto property that is zoned or used for residential uses

6.02.20 Lodging Accommodations

- A. Lodging accommodations are allowable in the C-2 and C-3 zoning districts, subject to the standards of the zoning district.
- B. Lodging accommodations are allowable in the C-1 and I-A zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- C. All exterior lighting
- D. shall be directed and shielded to avoid direct illumination of a lot zoned or used for residential, public, recreation, or conservation purposes.
- E. Parking lots shall be designed to avoid glare from vehicle lights onto property that is zoned or used for residential, public, or conservation purposes as vehicles enter the parking lot and individual parking spaces.

6.02.21 Lumber and Building Supply

- A. Lumber and building supply establishments are allowable in the I-1 and I-W zoning districts, subject to the standards of the zoning district.
- B. Lumber and building supply establishments are allowable in the C-2 and I-A zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- C. Outdoor storage of materials and supplies is permissible, subject to the following standards:
 - 1. Storage areas shall be fully enclosed;
 - 2. Storage areas shall not be used for retail sales; and
 - 3. Storage areas within fifty (50) feet of property zoned or used for residential purposes shall provide a masonry or solid non-wooden fence not less than six (6) feet and not more than eight (8) feet in height. The decorative, or finished, side of the fence shall face outward.
- D. A minimum buffer "D" shall be provided, as set forth in Section 4.05.05.
- E. The primary access to the lumber and building supply establishment shall be from an arterial street. Where the property has frontage on two (2) streets, one (1) secondary access may be allowed on a collector street. Access on any local street is prohibited.
- F. All outside areas used for display, storage, or sale shall contain a dust-free surface.
- G. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties.
- H. Audio amplification systems, including, but not limited to, telephone loudspeakers or paging systems, shall be located to ensure that they cannot be heard on adjacent properties.
- I. Required parking shall not be used for storage, seasonal sales, promotional sales, or other retail or wholesale activities. Required parking shall be used for parking purposes only.
- J. Stored materials shall not be used for signage.

6.02.22 Marinas

- A. Marinas are allowable in the PI-1, W-1 and I-W zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Marinas shall be located adjacent to existing channels and passes.
- C. A marina shall provide parking for boat trailers and/or vehicle-trailer combinations. Fifty (50) percent of the required off-street parking vehicles may be replaced with parking for vehicle-trailer combinations. In addition to the required parking set forth in Section 7.01.04, parking may be provided for boat trailers.
- D. Stacked dry storage shall only be permissible within an enclosed building.

- E. Facilities for engine repair shall be within an enclosed building.
- F. All proposed activities adjacent to or within the Nassau River/St. Johns River Marshes and Fort Clinch State Park Aquatic Preserves shall obtain and comply with all required permits and approvals as required of the Nassau River/St. Johns River Marshes and Fort Clinch State Park Aquatic Preserves Management Plan.
- G. Marinas shall not be located in or adjacent to any FDEP designated manatee sanctuaries, known areas of essential manatee habitat, or manatee foraging areas.
- H. Marinas shall be required to provide sewage pump-out facilities approved by the FDEP, and shall be required to connect to any approved central wastewater treatment facility available within 2,640 feet of the marina property.
- I. Marinas shall be required to utilize FDEP approved fuel spill containment facilities where petroleum products are sold, stored, or utilized.
- J. Placement of pilings, docks, ramps, and other structures shall avoid wetlands and grass beds.
- K. Construction materials and processes shall minimize environmental impacts and shall be the best technology available.
- L. All marinas are encouraged to utilize dry storage, instead of wet docking, to the fullest extent possible, in order to limit impacts to water circulation patterns within estuaries and other waterways.
- M. All drainage, wastewater, and wash-down facilities shall be designed and maintained in strict conformance with this LDC and any additional requirements of the FDEP, the SJRWMD, the USACOE, or other State or federal agency with jurisdictional powers over marinas.
- N. Seawalls and other shoreline modifications shall be set at or landward of the mean high water line, except as otherwise provided by law.
- O. Activities involving dredging and filling shall be required to obtain any applicable permits from federal and State agencies with jurisdiction, including the FDEP, the USACOE, and the SJRWMD, as well as any permits required by the City or County.
- P. Parking, dry storage and non-water-dependent facilities must be built on existing uplands.
- Q. Marinas must prepare disaster preparedness plans and provide copies to the City Manager, Fire Department and Planning Department.
- R. Marina siting or expansion shall not have an impact on ongoing commercial shrimping or fishing activities.
- S. Marinas shall seek Clean Marina designation from FDEP.

6.02.23 Mini-storage or Self-storage Facilities

- A. Mini-storage or self-storage facilities are allowable in the C-2, MU-8, I-1 and I-A zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The following activities or uses are prohibited on the grounds or within the buildings of mini-storage or self-storage facilities:
 1. Wholesale sales;
 2. Retail sales, including garage sales, or other commercial activities;
 3. Manufacturing, fabrication, processing, or other industrial activity;
 4. Service or repair of vehicles, engines, electronic equipment, or similar activities;
 5. Rehearsal or practice of musical instruments; and
 6. Residential use.
- C. Notwithstanding the limitations described in Section 6.02.17(B) above, the following activities may be conducted:

1. Rental of storage bays;
 2. Truck rental business, limited to a maximum of twenty-five (25) percent of the gross site area;
 3. Sales of boxes or goods related directly to the operation of a self-service storage facility; and
 4. Sales by the owner or manager of the facility of abandoned items for reclamation of rental costs.
- D. Except as specifically provided in Section 6.02.20(G), all property stored on the site shall be entirely within enclosed buildings.
- E. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.
- F. The mini-storage or self-storage facility buildings shall comply with the standards set forth in Table 6.02.20(F).

Table 6.02.20(F). Standards for Self-storage or Mini-storage Facilities

Development Feature	Standard
Building separation (2 or more buildings on the site)	12 feet
Overhead access doors	Shall not be visible from residentially zoned property, commercially zoned property, or the public right-of-way
Storage bays Minimum size Maximum size	4 feet by 4 feet (16 s.f.) 20 feet by 80 feet (1,600 s.f.)
Exterior façade	Fully consistent with color, materials, and design of buildings in the surrounding area Metal exterior walls are prohibited
Roof design	Type of roof, roof line, and roofing materials shall be fully consistent with buildings in the surrounding area
Fence required	Minimum of 6 feet Maximum of 8 feet

- G. Outdoor storage may be permissible on the same lot as the mini-storage or self-storage facility buildings. Outdoor storage shall comply with the standards in Table 6.02.20(G).

Table 6.02.20(G). Standards for Outdoor Storage with Mini-storage Facilities

Development Feature	Standard
Types of goods to be stored	Limited to boats on trailers and recreational vehicles Dry stacking of boats when covered to provide screening from view Abandoned, wrecked, or junked vehicles are prohibited
Maximum area devoted to outdoor storage	25 percent of buildable area of the site
Screening	Fully screened from view from adjacent residentially zoned districts, from adjacent office areas, and from public right-of-way Screening may be a solid fence, solid wall, other similar structure, or landscaping
Fencing Minimum height Maximum height Type	6 feet 8 feet Decorative wall or fence required, with brick, stone, masonry, wood, or similar material
Security	Gate, equipped with alarm and keyless opening required

H. Traffic circulation standards are set forth in Table 6.02.20(H).

Table 6.02.20(H). Traffic Circulation Standards for Mini-storage Facilities

Travel Aisles	Standard
Serving individual storage units One-way	1 10-foot wide lane for parking and loading and 1 12-foot wide travel lane
Two-way	1 10-foot wide lane for parking and loading and 2 10-foot wide travel lanes
Other travel aisles	12 feet wide

6.02.24 Outside Sales Facilities

- A. An outside sales facility is allowable in the C-1, C-2, MU-8, W-1, I-1, and I-A zoning districts, subject to the site design standards of the district, and the supplemental standards of this section.
- B. Outside sales may include the sale of vegetables, fruit, produce, eggs, or other agricultural products, and arts and crafts objects or supplies, and prepared, processed, or baked goods, jams, jellies, coffee drinks, cakes, cookies, kettle corn, and the alike. Agricultural products shall not include poultry or livestock. Outside sales facilities as regulated herein does not include other vendors regulated by the City Code.
- C. Outside sales facilities may include temporary shelters, such as canopies, tents, or other similar temporary structures.
 - 1. All such canopies, tents, or other structures shall comply with the Florida Building Code.
 - 2. Tents shall be located at least five (5) feet from any curb, sidewalk, crosswalk, or fire hydrant.
 - 3. Tents shall be positioned so as to keep entrances, exits, and emergency exits clear at all times.
 - 4. Temporary structures shall be maintained in a safe and good condition and shall be disassembled and removed from the property if the structure deteriorates to an unsafe and/or unsightly appearance. Failure to comply will result in Code Enforcement action.
 - 5. The property owner shall, at all times, be responsible for the maintenance of any temporary structure and its surrounding grounds. The property, including any temporary structure, must be maintained so as to present a healthy, neat, clean and orderly appearance free of unsightly weeds, rubbish or debris.
- D. Tables, chairs, displays, display stands, and other similar equipment shall be located at least five (5) feet from any curb, sidewalk, crosswalk, fire hydrant, entrance, or emergency exit and shall maintain a neat and clean appearance at all times.
- E. Permanent signs for an Outside Sales Facility shall comply with all requirements set forth in section 5.03.10.
- F. Outside sales facilities shall comply with the standards set forth in Table 6.02.21(F).

Table 6.02.21(F). Standards for Outside Sales Facilities

Development Feature	Standard
Parking	One parking space for every 200 square feet of sales area shall be provided Parking spaces shall be separate from the sales area Parking shall be provided out of the right-of-way Parking areas shall be paved, gravel, or other dust-free surface Accessible parking shall be provided according to ADA requirements

Outside storage of boxes, crates, pallets	Fully screened from visibility from the right-of-way
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Sanitary facilities	All outside sales facilities shall provide sanitary facilities consistent with State law

6.02.25 Parks and Picnic Areas

- A. Public parks are allowable in the R1-G, W-1, I-W, PI-1 and REC zoning districts subject to the standards of the zoning district.
- B. Private parks are allowable in the IW, PI-1, MU-8, and REC zoning districts subject to the standards of the zoning district and the supplemental standards set forth in this section.
- C. Picnic areas, trails and nature areas are permissible in all zoning districts, subject to the standards of the zoning district and the standards of this section.
- D. The standards for private parks and picnic areas are set forth in Table 6.02.22(D).

Table 6.02.22(D). Standards for Private Parks and Picnic Areas

Development Feature	Standard
Parking lots	Designed to avoid glare from vehicle lights onto property that is zoned or used for residential uses
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Hours of operation	Limited to daylight hours
Sanitary facilities	Required setback Minimum of 50 feet from any property line
Buffer	As set forth in Section 4.05.05, but not less than buffer "B"
Outside storage	Fully enclosed with a solid fence or wall

6.02.26 Recreation, Indoor Facilities

- A. Indoor amusements are allowable in the C-2, C-3, MU-8, I-1, I-A, and PI-1 zoning districts subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Design standards for indoor amusement establishments are set forth in Table 6.02.23(B).

Table 6.02.23(B). Standards for Indoor Facilities

Development Feature	Standard
Setback	Minimum of 200 feet from any property zoned for residential use
Access	Arterial or collector street
Outside storage	Prohibited
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Buffer	As set forth in Section 4.05.05, but not less than a buffer "C"

6.02.27 Recreation, Outdoor Amusements

- A. Outdoor amusements are allowable in the C-2, C-3, W-1, I-W, PI-1, and REC zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Outdoor amusements may include miniature golf, archery ranges, pony rides, climbing walls, batting cages, and similar activities.
- C. Snack shops, ice cream shops, or food stands may be permissible in association with outdoor amusements.

- D. Outdoor amusements may be freestanding, or two (2) or more amusements may be combined in a unified development site.
- E. The site design standards for outdoor amusements are shown in Table 6.02.24(E):

Table 6.02.24(E). Standards for Outdoor Amusements

Development Feature	Standard
Minimum land area	2 acres
Minimum setback for buildings Abutting residential zoning districts Abutting nonresidential zoning districts	200 feet 100 feet
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet
Access requirements	Arterial street
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties
Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines

6.02.28 Religious Uses and Facilities

- A. Religious uses and facilities are allowable in the RE, R-1, RLM, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The primary use for a site developed for religious uses is worship. Worship is a form of religious practice with its creed and ritual.
- C. Uses and activities other than worship shall be considered accessory uses and shall be clearly ancillary to the primary use. Such uses and activities shall be limited to religious instruction (such as “Sunday School,” Bible school, or similar instruction or study typically associated with the religion); offices to support the religious facility; child or adult day care, subject to the standards of Section 6.02.25(F); private academic school, subject to the standards of Section 6.02.25(G); fellowship hall, with or without a kitchen, subject to the standards of Section 6.02.25(H), (which may be known as a community center, activity hall, or life center); cemeteries regulated as set forth in Section 6.02.06; and individual meeting spaces.
- D. All accessory uses are subject to the following requirements:
 - 1. The accessory use shall be owned and operated only by the owner of the primary use.
 - 2. The facility housing the accessory use shall meet all local, State, or federal standards.
 - 3. The owner of the primary use shall obtain any licenses required to conduct the accessory use. Any approval of the accessory use shall be contingent upon receipt of all licenses.

4. Audio amplification systems, including, but not limited to, telephone loudspeakers or paging systems, shall be located to ensure that they cannot be heard on adjacent properties.
 5. All outdoor activities shall occur no earlier than 8:00 a.m. and no later than 10:00 p.m.
 6. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties.
 7. Outdoor play or activity areas shall be no closer than fifty (50) feet from property zoned for residential use, as measured to the nearest residential property line.
- E. The following activities shall be prohibited in association with religious uses: retreat centers; overnight lodging facilities or other temporary sleeping quarters; and any use not specifically identified as a permissible accessory use. Notwithstanding the prohibition of overnight lodging, one (1) residential dwelling unit may be provided as a parsonage, subject to the standards of Section 6.02.25(l).
- F. Child day care, adult day care, preschool, or child nursery uses are permissible accessory uses subject to the following standards:
1. The total floor area allocated to the child day care, adult day care, preschool, or nursery uses shall not exceed ten (10) percent of the total gross floor area on the site. The calculation of total floor area allocated to the uses shall be cumulative and shall include all child day care, adult day care, preschool, nursery facilities, and related mechanical and support facilities.
 2. An off-street drop-off area for persons served by the facility shall be provided.
- G. Private academic schools are permissible accessory uses subject to the following standards:
1. The total floor area allocated to the school shall not exceed twenty (20) percent of the total gross floor area on the site. The calculation of total floor area allocated to the school shall include all components of the school: classrooms, school library, school offices, teacher work areas, and the like, including related mechanical and support facilities.
 2. An off-street drop-off area for persons served by the facility shall be provided.
- H. A fellowship hall is a permissible accessory use, provided that the total floor area allocated to the fellowship hall, including related mechanical and support facilities, shall not exceed twenty (20) percent of the total floor area on the site.
- I. One (1) residential dwelling unit is permissible to serve as a parsonage, subject to the following standards:
1. The minimum lot area for the dwelling unit ("parsonage lot") shall be 7,500 square feet. The parsonage lot shall be used exclusively for the dwelling unit, and shall not include any primary or other accessory use permissible on the site. The parsonage lot shall not be used for any support activity to the primary or accessory uses, such as outdoor play areas, storage, or parking, other than as specifically provided in Section 7.01.04.
 2. The maximum lot coverage for the parsonage lot shall be thirty-five (35) percent.
 3. Two (2) parking spaces shall be provided within the parsonage lot. The maximum building height on the parsonage lot shall be thirty-five (35) feet.
 4. The parsonage lot may contain children's outdoor play equipment, in a size and quantity typical of a single-family residential use.
 5. The parsonage lot may contain a residential swimming pool, fully enclosed, and attached to the dwelling.
- J. A specific parking plan shall be provided. This plan shall identify the primary use and each accessory use proposed on the site. The parking plan shall indicate the hours of

operation and peak times of use (parking demand) for the primary use and each accessory use on the site. The parking standards for the primary use and each accessory use shall be identified based upon Section 7.01.04. The parking plan may include reduced or shared parking. If reduced or shared parking is proposed, the parking plan and supporting data shall clearly indicate that differing peak use and associated parking requirements shall not result in a parking deficiency on the site. The parking plan shall indicate areas designated for overflow parking during times of extraordinary use (such as festival or holiday periods).

- K. For religious uses that exceed 10,000 square feet in total floor area, excluding the parsonage, if any, the minimum setback from any residential property line that is otherwise required shall increase five (5) feet for each 2,000 square feet, or portion thereof, over 10,000 square feet.

6.02.29 Schools

- A. Public or private academic schools are allowable in the following zoning districts, subject to the standards of the zoning district, and the supplemental standards of this section: RE, R-1, R1-G, RLM, R-2, R-3, and MU-1.
- B. The site design standards for public and private academic schools are set forth in Table 6.02.26(C).

Table 6.02.26 (C). Standards for Public and Private Academic Schools in RE, R-1, R1-G, RLM, R-2, R-3, and MU-1

Development Feature	Standard
Minimum site area	3 acres, or as otherwise required by law
Minimum lot width	200 feet
Access requirements	Arterial
Outdoor recreation areas	Setback a minimum of 75 feet from any property zoned or used for residential purposes Fully enclosed by a solid decorative fence, a minimum of four (4) feet in height
Outdoor lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Drop-off and pick-up areas	Designed and located away from residential areas Separated from parking areas

6.02.30 Scooter and Moped Rentals

- A. Scooter and Moped Rentals is allowable in the C-2 zoning district subject to the standards of the zoning district.
- B. Scooter and Moped Rental are allowable in the C-1 and C-3 zoning districts subject to the standards of the zoning district and the supplemental standards set forth in this section.
- C. Allowable rentals may include scooters, mopeds and other motor driven vehicles provided they meet the following criteria:
 1. Must retain the factory equipped drive train.
 2. If an internal combustion engine is used, the displacement may not exceed 50 cubic centimeters and must comply with current applicable state and/or federal motor vehicle safety and emission standards.
 3. The maximum manufacturer rate of speed of the vehicle shall not exceed a speed of 35 mph on level ground.
- D. Scooter and Moped rentals shall not be permissible as a stand-alone use and must be secondary to a principal commercial use allowable in the zoning district.

- E. Outdoor display is limited to 2 vehicles at any one time and the display area shall not consume any required parking for the principal use nor, occupy any required buffer yards.

6.02.31 Trades and Repair Services

- A. Establishments for trades and repair services are permissible in the C-1, C-2, and MU-8 zoning district, subject to the standards for the district and the supplemental standards set forth in this section.
- B. Design standards for trades and repair services are set forth in Table 6.02.28(C).

Table 6.02.28(C). Standards for Trades and Repair Services in C-1, C-2, and MU-8

Development Feature	Standard
Commercial vehicles associated with the trades or repair service establishment	<p>Overnight parking shall be located in the rear yard only</p> <p>C-1 zoned properties are limited to no more than 5 overnight parked service vehicles and may not store heavy equipment such as forklifts, bobcats, tractors, or any class 4 – 8 sized vehicles on the premises.</p>
Buffer	As set forth in Section 4.05.05, but not less than a buffer “C”
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties
Outside storage and loading areas	<p>Screened from view from adjacent properties and from the public right-of-way</p> <p>Located in the rear yard only</p> <p>Outside storage of equipment, machinery, or parts is disallowed in the C-1 zoning district.</p>
Refuse and solid waste containers	<p>Screened from view from adjacent properties and from the public right-of-way</p> <p>C-1 zoned properties are limited to either residential roll out carts or a single container equaling no greater than 3 cubic yards.</p>
Delivery Services	Routine delivery of materials, equipment or parts from trucks sized larger than a class 3 are disallowed in C-1 zoned properties.

6.02.32 Triplex and Multifamily Uses

- A. Triplex and Multi-Family Dwellings are allowable in the C-3 and MU-8 zoning districts subject to the standards of the C-3 and MU-8 zoning districts and additional standards defined herein.
- B. Triplex and Multi-Family Dwellings located within the Historic District or the CRA shall comply with the standards of those District Overlays.

- C. Off-street parking shall be provided as follows and located to the side, ~~or~~ rear, center, or under of the principal structure(s):
1. Two (2) spaces per dwelling unit over 1,250 sq. ft.
 2. One and one half (1.5) spaces for dwelling units 1001 -1250 sq. ft.
 3. One (1) space per dwelling unit 1,000 sq. ft. or under.
- D. Off Street Parking Required: Off-street parking requirements are subject to the following additional standards:
1. For adaptive reuse and new construction of Triplex or Multi-family dwellings off-street parking may be met in off-site parking areas.
 2. The off-site parking area must be located within 600 feet walking distance of the structures' nearest dwelling entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required.
 3. No more than two (2) off-site non-illuminated signs shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.
 4. Off-site parking must be located on property under the same ownership as the - principal property [or the association of common owners], or if not under the same ownership, the off-site property for parking must be encumbered by an agreement to which the City must be a party, supplying the off-site parking for so long as it is satisfying the parking requirement of the principal use. The agreement must require the signature of the City Manager, and it may not be terminated or amended except in writing, meeting these same requirements, to which the City must be a party and the City Manager must be a signatory. Any agreement must be in a form acceptable to the City Attorney and recorded with the Nassau County Clerk of Courts. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
 5. Fee In Lieu: Triplex or Multi-Family dwellings in the Central Business District, exclusive of the Amelia River Waterfront Community Redevelopment Area, may satisfy the requirements of off-street parking in the manner established in subsection (D) 1-4. Alternatively, it may satisfy the requirement in whole or in part by paying a fee in lieu of providing the required parking.
 - a. The fee shall be set annually by the City commission and shall be based on the average cost of acquiring land for and constructing a parking space in a parking structure in the City plus the present value of the cost of maintaining the space for so long as it is satisfying the parking requirement of the principal use. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the Central Business District, not in the Amelia River Waterfront CRA.
 6. Where possible, parking lots shall be designed to utilize existing curb cuts.
- E. Exterior lighting: All exterior lighting on the development site shall be directed and shielded to avoid direct illumination of a lot zoned or used for residential purposes.
- F. Street Lights: Street and common area lighting meeting City standards and provided at the developer's or property owner's expense. Decorative lighting is preferred. Lighting required for safety shall be located to avoid obstruction between the light fixtures and the area to be illuminated. All street lights installed shall be in accordance with the Illuminating Engineer Society of North America recommended values based on the pavement classification.
- G. Dumpsters or other Sanitary Facilities: All triplex and multi-family residential development must provide sanitary facilities that are either fully incorporated inside the multi-family

- structure or, if located outside, screened from the public rights-of-way and adjacent residentially used or zoned properties as consistent with LDC Section 5.01.07 requirements.
- H. Buffers: Triplex and multi-family development shall comply with buffer requirements set forth in LDC Section 4.05.12.
 - I. Accessory Uses: Accessory uses are permissible in compliance with LDC Section 2.03.03 and subject to development standards in LDC Section 5.01.00.
 - J. Signage: All permanent signage must comply with standards set forth in LDC Section 5.03.00 for the C-3 and MU-8 zoning districts and may be further regulated by design requirements set by the historic district overlay LDC Section 8.01.03.
 - K. Architectural Articulation for New Construction in the C-3 and MU-8 zoning districts: A building's exterior walls shall be articulated using material, architectural elements, arrangement of openings, design of horizontal and vertical planes, and changes in height to provide substantial massing variations. Long, monotonous roof planes and uninterrupted expanses of blank wall are not allowed along street frontages. Articulated roof forms and wall opening shall be used to add visual interest and contribute to a pedestrian scale.
 1. Where solid walls are required by building code, the wall shall be articulated and divided into distinct modules, through the use of projections and recesses (i.e. setbacks, reveals, belt courses, awnings, arcades, porches, etc.) within the building envelope or projecting from upper floors.
 2. Commercial buildings and buildings with ground floor commercial uses shall have a ceiling height minimum of twelve (12) feet for the ground floor.
 3. Entryways. Doorways, windows, storefronts, and other openings in the facades of buildings shall be placed and proportioned to reflect pedestrian scale and movement and to encourage visual interest at the street level. The use of functional and decorative elements, including weather protection features (i.e. colonnades, arcades, canopies, etc.), signage, and architectural detailing, shall be used to create human scale on a building's principal façade. Elements shall be integral to the architecture of the building, designed so as not to appear to be "tacked on" to the building façade.

6.03.00 COMMERCE PARKS

6.03.01 Generally

- A. A commerce park may also be called an industrial park or business park. The standards provided in this section for commerce parks are intended to ensure that such parks are unified in design, compatible with the surrounding neighborhood, consistent with the scale and character of the City, and avoid interference with airport operations.
- B. Commerce parks are allowable within the airport overlay district and the I-A zoning district.

6.03.02 Permissible and Prohibited Uses within Commerce Parks

- A. The following uses are permissible within a commerce park:
 1. Wholesale or warehouse establishments, including distribution centers;
 2. Aircraft hangars and related aviation uses and activities;
 3. Research facilities, including experimental laboratories, and industrial engineering and analysis facilities;
 4. Printing, publishing, lithographic, and similar facilities;
 5. Light manufacturing, such as processing, packaging, and light assembly of products from previously manufactured materials;

- 6. Business service establishments, such as linen supply, freight movers, communication services, and business machine services; and
 - 7. Accessory services to support the commerce park, such as express shipping, telephone exchange, branch bank or automated teller machines, and employee cafeteria or dining hall.
- B. The following uses are prohibited within a commerce park:
- 1. Heavy industrial activities, such as metal fabrication, dry cleaning, and furniture stripping and refinishing;
 - 2. Activities which use, store, process, or produce hazardous wastes; and
 - 3. Industrial, office, or business uses which interfere in the operation of the Fernandina Beach Municipal Airport.

6.03.03 Design Standards

- A. A commerce park shall have a uniform site design plan supported by covenants, conditions, and restrictions to ensure a uniform identity through the use of landscaping, architectural character of buildings, signage, parking lot design and layout, lot layout, and other design elements.
- B. Building designs shall conform to a unified format. At a minimum, the covenants, codes, and restrictions shall create a unified design format specifying the types of building materials and color, roof type and pitch, exterior lighting, building massing, and window and entryway treatment which shall apply to each occupant within the commerce park. The unified architectural format may also contain common design elements, such as placement, massing, proportion, scale, color, shape, texture, or style of building materials, which lend a unified appearance to the buildings within the park.
- C. Site design and building design shall in all respects be consistent with safe airport operations. Building and structure heights, exterior lighting, and requirements regarding electronic or magnetic interference shall all be consistent with the requirements of the airport overlay district and operating requirements for the Fernandina Beach Municipal Airport, as set forth in the Airport Master Plan.
- D. Lot design and building placement shall conform to the following standards:
 - 1. The minimum area for a commerce park is ten (10) acres.
 - 2. Setbacks shall meet the standards set forth in Table 6.03.03(D).

Table 6.03.03(D). Setbacks and Yard Standards for Commerce Parks

Yard	From Internal Streets (ft.)	From Public Streets (ft.)
Front	50	75
Rear	25	25
Side, interior	25	25
Side, street	50	75

- E. Not more than twenty-five (25) percent of the required front yard shall be used for parking.
- F. One side yard may be used for driveways or required parking.
- G. Rear yards shall be used for parking to the maximum extent feasible in order to create a campus-like appearance throughout the commerce park.
- H. Internal pedestrian circulation shall be provided with sidewalks and crosswalks, connecting individual uses with supporting services.
- I. Internal streets shall conform to City design standards for streets.

- J. Parking may be provided in central lots or in parking structures. Parking structures shall be consistent with the unified design and the building materials and colors of adjacent principal buildings. If parking is to be allowed on the roof, a solid wall, designed to appear as a logical extension of the structure facade, at least five (5) feet in height shall be used to screen the roof-top parking. Roof top parking shall be designed to ensure that vehicle lights do not interfere with airport operations.

6.03.04 Performance Standards

- A. All uses in commerce parks shall comply with the performance standards set forth in this section regulating the emission or existence of dangerous, detrimental, and objectionable elements.
- B. Measurement shall be at the point of emission.
- C. All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and suppression equipment.
- D. There shall be no radiation emitted from radioactive materials or by-products exceeding a dangerous level of radioactive emission at any point. Radiation limitations shall not exceed quantities established as safe by the United States Bureau of Standards.
- E. For the purpose of these regulations, electromagnetic interference shall be defined as disturbances of an electromagnetic nature which are generated by the use of electrical equipment, other than planned and intentional sources of electromagnetic energy, which would interfere with the proper operation of electromagnetic radiation for such purposes as communication, broadcasting, heating, navigation, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, or any other use directly or indirectly associated with these purposes which does not comply with the current regulations of the FCC regarding such sources of electromagnetic radiation.
- F. There shall be no emission of visible smoke, dust, dirt, fly ash, or any particulate matter from any pipes, vents, or other openings, or from any other source, into the air. All fuel shall be either smokeless in nature or shall be used so as to prevent any emission of visible smoke, fly ash, or cinders into the air.
- G. There shall be no emission of any fumes, vapors, or gases of a noxious, toxic, or corrosive nature which can cause any damage or irritation to health, animals, vegetation, or to any form of property.
- H. There shall be no discharge at any point of liquid or solid wastes into any public sewage disposal system which will overload such system or create detrimental effects in the flow and treatment of public sewage. There shall be no discharge of any industrial wastes into any private sewage disposal system, stream, or into the ground. There shall be no accumulation of solid wastes conducive to the breeding of rodents or insects.
- I. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at the points of measurement. Any process which may involve the creation or emission of any such odors shall be provided with both a primary and a secondary safeguard system so that control may be maintained in the event of failure of the primary safeguard system.
- J. There shall be no direct or sky-reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, to be visible at the specified points of measurement.

6.04.00 COMMERCIAL DEVELOPMENT**6.04.01 Standards for Large Scale Commercial Development**

Large scale commercial development is commercial development with 20,000 or more square feet of gross floor area in all buildings on the site. The design standards set forth below apply to large scale commercial development.

- A. Commercial development includes a single, freestanding building or a group of buildings. Commercial development shall have a unified design and a management plan to ensure continual compliance with an approved site plan.
- B. Commercial buildings may be occupied by one (1) or more tenants.
- C. Commercial buildings shall be designed to ensure adaptability for reuse. The building design shall include specific elements for adaptation for multi-tenant reuse. Such elements may include compartmentalized construction, including plumbing, electrical service, heating, ventilation, and air conditions. The building design shall also allow for interior subdivision into separate tenancies.
- D. Development may be proposed on a single parcel, or two (2) or more parcels. Where a single development is proposed that includes two (2) or more parcels, the development shall be under unified control and management. Proof of unified control and management shall be provided to the City.
- E. The maximum gross floor area for all buildings within a commercial development shall not exceed 80,000 square feet, except for lodging accommodations in the C-1, C-2 and I-A zoning districts. Lodging Accommodations in the C-1, C-2, and I-A zoning districts shall not exceed 150,000 square feet.
- F. The standards for buffers in Section 4.05.05 shall apply on the perimeter of the development parcel. Buffers shall not be required between uses on the interior of the development parcel. This does not relieve the applicant from meeting all landscaping requirements that may apply to the total site or parking areas within the site.
- G. Where two (2) or more buildings are proposed within the development site, such buildings shall be connected by sidewalks or pedestrian pathways. Pedestrian facilities shall meet the following standards:
 - 1. Decorative pavers, bricks, scored concrete, or paving patterns shall be used to identify pedestrian areas.
 - 2. At least one (1) internal continuous sidewalk shall be provided from an adjacent public street to the primary entrance in the commercial development.
 - 3. Sidewalks or walkways shall connect focal points of pedestrian activity, such as street crossings, building entrances, plazas, or courtyards.
 - 4. Landscaping shall be located adjacent to pedestrian areas to provide separation.
 - 5. All internal pedestrian walkways shall be physically separated from parking lot aisles, driveways, and other vehicular areas.
- H. Each building on a commercial development site shall have clearly defined, highly visible customer entrances, featuring no less than two (2) of the following features:
 - 1. Arcades;
 - 2. Arches;
 - 3. Canopies or porticos;
 - 4. Cupolas;
 - 5. Overhangs;
 - 6. Recesses or projections;
 - 7. Architectural details, such as tile work or molding, which is integrated into the building structure and design; or

8. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- L Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from public rights-of-way through one (1) of the following methods:
 1. Where equipment is at ground level, screening may be provided through landscaping sufficient to block the view from public rights-of-way; or
 2. Where brick, wood, or masonry materials are used to screen the equipment or devices, the materials shall be the same as the predominant exterior building materials for the principal building on the site.
- J. Street level retail uses with sidewalk frontage shall provide an entrance to the building from the sidewalk in addition to any other access that may be provided to the building.
- K. The following accessory uses and structures shall be integrated into the overall design of the site to ensure that visual and other impacts of these uses are fully contained or enclosed and out of view from adjacent properties and public streets. These uses and structures shall be designed to blend with the principal building through the use of color, building materials, and architectural features, to ensure that no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal material of the building and landscape:
 1. Loading docks;
 2. Truck parking;
 3. Outdoor storage;
 4. Outdoor shopping cart storage areas;
 5. Utility meters;
 6. HVAC equipment;
 7. Dumpsters (See Section 5.01.07); and
 8. Other similar service facilities and functions.
- L Building design requirements:
 1. Facades that are 100 or more feet in length shall provide wall projections or recesses a minimum of three (3) feet in depth and a minimum of twenty (20) contiguous feet long within each 100 feet of facade length.
 2. Arcades, display windows, entry areas, or awnings shall be provided along at least sixty (60) percent of the façade.
 3. A repeating pattern of color, texture, or materials is required.
 4. Brick, wood, or masonry materials shall be used.
 5. The roofline shall have a change in height every 100 feet of building length.
 6. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
- M. All exterior lighting shall be shielded and directed such that there is no direct illumination of adjacent properties.
- N. Gasoline canopies and automotive service facilities that are accessory to the principal building shall be compatible with the design of the principal building:
 1. Materials, colors, building designs, architectural features, and roof design shall conform with and compliment the predominant materials, colors, and design of the principal building.
 2. Lighting shall be flush mount, flat lens fixtures for all under canopy fueling areas.
- O. Parking shall not exceed 110 percent of the parking standard set forth in Section 7.01.04. At least twenty (20) percent of the required parking shall be provided in pervious pavement, grass, gravel, turf block, or similar material.

- P. Loading docks shall be screened from view from adjacent properties and from the public right-of-way. Loading docks shall be setback a minimum of 100 feet from any lots zoned for residential use.
- Q. Outside storage and displays shall be screened from view from adjacent properties, from the public right-of-way, and from pedestrian walkways. Outside storage shall be setback a minimum of 100 feet from any lots zoned for residential use.

6.04.02 Standards for Vacant Commercial Buildings

- A. A reuse and renewal plan shall be provided for commercial buildings which become vacant as a result of relocation of the business to another building. The reuse and renewal plan for the existing building shall be submitted with the application for approval of the new commercial building to house the same business. The reuse and renewal plan shall include proposed reuse consistent with the zoning district and the provisions of this LDC. During any period of vacancy following relocation of the business and prior to reuse, the vacant building shall meet the standards for vacant buildings set forth in Section 6.04.02(B) below.
- B. Vacant commercial buildings shall meet the following standards:
 - 1. All exterior surfaces shall be maintained in good repair. Wood surfaces shall be protected from decay by painting or protective covering and treatment. Surfaces with peeling, flaking, or chipped paint shall be repaired and repainted. Siding and masonry joints shall be maintained weather resistant and watertight.
 - 2. Exterior walls shall be maintained free from holes, rotting materials, and graffiti.
 - 3. Roofs of buildings shall be maintained in a structurally sound, safe, and weather tight condition.
 - 4. Window glass shall be in place and maintained in a safe and weather tight condition.
- C. The grounds shall be maintained and free of trash, stored materials, inoperative or unlicensed vehicles, and equipment, as required by the City Code of Ordinances.
- D. Accessory structures, such as fences, walls, outside lighting, signs, accessory buildings, or other physical improvements shall be maintained in safe condition and free of graffiti.
- E. No outdoor sales shall be permissible on the site.