

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
July 11, 2016 6:00 P.M.**

**MEETING ROOMS A & B
JACKSONVILLE CITY HALL**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. INVOCATION**
- IV. APPROVAL OF THE AGENDA**
- V. REVIEW & APPROVAL OF THE MINUTES**
Regular Meeting – May 9, 2016
- VI. CITY COUNCIL UPDATE – Councilman Robert Warden**
- VII. OLD BUSINESS - None**
- VIII. NEW BUSINESS**
 - A. Nominations and Elections
 - i. Chairperson
 - ii. Vice Chairperson
 - B. Rezoning – 131 Piney Green Road – NC to CC
 - C. UDO Text Amendment – Creating Oxford House Home(s) and Associated Standards – Amendments to Article 4: Uses Standards, and Article 9: Definitions
- IX. REPORTS**
 - A. Planning & Permitting Administrator
 - B. Development Services Director
- X. ADJOURNMENT**

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
May 9, 2016, 6:00 p.m.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

Present: Homer Spring, Al Keyes, Doug Lesan, Thomasine Moore, Jim Dorn, Suzanne Nelson, and Grover Lewis.

Absent: Theresa VanderVere, and Albert Burgess.

Others Present: Bob Warden, Reginald Goodson, Ryan King, Jeremy Smith, and Pam Ramsey.

I. [CALL TO ORDER](#)

The regularly scheduled Jacksonville Planning Advisory Board workshop was called to order by Chairman Homer Spring at 6:00 pm on Monday, May 9, 2016 in Council Chambers at Jacksonville City Hall.

II. [PLEDGE OF ALLEGIANCE](#)

Jim Dorn led the Board in reciting the Pledge of Allegiance.

III. [INVOCATION](#)

Al Keyes gave the invocation.

IV. [APPROVAL OF THE AGENDA](#)

Jim Dorn moved to approve the agenda as presented. Doug Lesan seconded the motion.

The motion to approve the agenda as presented was unanimously approved by the Board Members present.

V. [REVIEW & APPROVAL OF THE MINUTES](#)
[Regular Meeting - April 11, 2016](#)

All Keyes moved to approve the minutes as presented. Grover Lewis seconded the motion.

The motion to approve the minutes as presented was unanimously approved by the Board Members present.

VI. [CITY COUNCIL UPDATE – Councilman Robert Warden](#)

Councilman Warden gave a report.

VII. [OLD BUSINESS - None](#)

There was no old business.

VIII. [NEW BUSINESS](#)

A. [Special Use Permit and Type III Site Plan Modification - Jacksonville Fire Station #2 - 1800 Gum Branch Road](#)

The City of Jacksonville submitted a Special Use Permit and Site Plan application for a proposed 10,219 square foot Fire Station in August 2012, which was approved by City Council on October 2, 2012. The 2.19 acre development site is located at the corners of Sandy Drive, Indian Drive and Gum Branch Road. Since that time, the Fire Station has been constructed and put into operation.

In recent months, Duke Energy Progress has identified issues with their Clear Zones Policy for transmission lines easements with due to the approved buffer yard (alternative). City Staff is requesting a modification to the buffer yard that will address the concerns of Duke Energy Progress and still meet the intent of the ordinance.

The CAMA Future Land Use Map identifies the subject parcel as Medium Density Residential (MDR). The properties to the north and west are designated Low Density Residential (LDR); to the east, High Density Residential (HDR); to the South across Gum Branch Road is MDR and institutional (I). Evaluation: The CAMA Plan defines MDR as being composed of moderate-density residential development serving as a transition between commercial and low-density residential land uses. Mixed use residential and commercial development may occur adjacent to NC, RC and IND areas. Staff has

reviewed the adopted CAMA Future Land Use Plan and has determined that the proposed use meets the future land use designation.

The property is located within the City Limits and is currently zoned Residential Multifamily - High Density (RMF-HD). It is bordered to the north single-family and multifamily properties, RMF-LD and RMF-HD; to the west across Sandy Drive by single-family dwellings, RMF-LD; to the south across Gum Branch Road by undeveloped property and Jacksonville High School zoned RSF-7; and to the east by multifamily property, zoned RMF-HD.

The City's zoning ordinance, prior to the adoption of the Unified Development Ordinance allowed applicants to proposed and negotiate an alternative design for buffer yards as part of a Special Use Permit. The previous ordinance required a Type A buffer along the eastern property line of this development due to the high density residential apartments. This 30 foot buffer is reserved for the plantings of trees and shrubs to provide buffering/setbacks from unlike adjacent land uses. Under the original approval the applicant requested a 19 foot reduction based upon the existing separation (power line easement) and an alternative design: 1) A 6 foot tall opaque fence; 2) That Leyland Cypress' be planted 5 foot on center; 3) That the Leyland Cypress will be a minimum of 6 foot tall at the time of planting; 4) That small shrubs Dwarf Yaupon Holly be planted 5 foot on center; and 5) That the small shrubs will be a 3 gallons size or larger at the time of planting. The proposed design with modifications is: 1) A 6 foot tall opaque fence; 2) That Emerald Green Arborvitae (will be shorter at maturity to meet Duke Energy Progress requirements) be planted 5 foot on center; 3) That the Emerald Green Arborvitae will be a minimum of 6 foot tall at the time of planting; 4) That small shrubs Indian Hawthorne be planted 5 foot on center; and 5) That the small shrubs will be a 3 gallons size or larger at the time of planting.

City staff recommends approval of revising the special use permit and site plan with the modified alternative buffer yard with Findings of Fact A thru G being found in the affirmative.

Ms. Moore suggested that something other than Hawthorne be planted due to deer eating them.

Mr. Keyes asked about the height changes. Mr. Smith explained the reason for the height changes. Mr. King explained further. Duke Energy stated they would be trimming the sides and tops of these trees when they mature. The city feels it is best to transplant these trees so they can thrive and put something smaller in its place. Mrs. Nelson stated that being on the tree board, that was a concern that trees along the corridor were being butchered creating an eyesore and she felt this would be a good thing to transplant something smaller so this wouldn't happen.

Thomasine Moore moved to approve revising the special use permit and site plan with the modified alternative buffer yard with Findings of Fact A thru G being found in the affirmative. Suzanne Nelson seconded the motion.

The motion to approve revising the special use permit and site plan with the modified alternative buffer yard with Findings of Fact A thru G being found in the affirmative was unanimously approved by the Board Members present.

B. [UDO Text Amendment - Article 5: Development Standards, Section 5.12 Signage and Article 9: Definitions, 9.2 Rules of Measurement and 9.4 Definitions](#)

Staff has initiated a Unified Development Ordinance (UDO) text amendment as a result of meetings held with the 2015 Ad Hoc Sign Committee. The proposed language would amend Article 5, Section 5.12 Signage and Article 9: Definitions, Sections 9.2 Rules of Measurement and 9.4 Definitions. Highlights of the proposed amendments include the following: 1) Adjust the frequency in which electronic message boards can change from 30 seconds to 8 seconds; 2) Increase the allotment of electronic message boards from 30% to 50% for single tenant locations; 3) Limit the brightness of electronic message boards; 4) Add a location and height maximum for directional signs; 5) Eliminate the permit exclusion for temporary window signage and include it within the wall sign calculation; 6) Establish regulations for feather flags; 7) Eliminate the 4 inch minimum font size; 8) Establish new method of measuring sign height; and 9) Modify existing language to add clarity in multiple locations within the code.

- On January 6, 2015 City Council pulled a staff initiated a text amendment to Article 5.12 Signage from their agenda. In doing so, Council began the process of establishing an Ad Hoc Committee to discuss the City's sign regulations. The agenda item at that time included changes that would 1) Reduce the maximum allowable height for freestanding signs from 35 feet to 20 feet in the Corridor Commercial and Industrial districts; 2) Adjust the frequency in which electronic message boards can change from 30 seconds to 15 seconds; 3) Increase the allotment of electronic message boards from 30% to 50% for single tenant locations; 4) Limit the brightness of electronic message boards; and 5) Modify existing language to add clarity.

- Following the January 6, 2015 Council meeting, 25 citizens were appointed to serve on the Ad Hoc Sign Committee. This group included business owners, sign companies, an architect and an engineer.

- On May 28th, October 1st 2015 and on March 10th 2016 City staff and the Ad Hoc Sign committee met and discussed possible amendments to the sign regulations. • The committee had until March 18, 2016 to look over the synopsis of changes that would be brought forward for consideration.

- On April 11, 2016 City staff presented a synopsis of the changes to the Planning Advisory Board.
- On May 3, 2016 City staff presented the synopsis of the changes to City Council. • On May 9, 2016 the Planning Board will provide a recommendation on the proposed zoning text amendment.
- On May 17, 2016 City Council will conduct a public hearing and consider this request. "Before adopting, amending, or repealing any ordinance authorized by this Article, the City Council shall hold a public hearing on it. A notice of the public hearing will be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing." Notifications in accordance with North Carolina General Statutes will be followed.

Staff advises the Planning Board move to recommend approval of the zoning text amendment found in Attachment A.

Mr. Keyes stated that it would appear to be difficult to enforce the signage code. He wanted to know who would do that. Mr. King stated zoning code enforcement staff would enforce it and planning & permitting would permit it. He also stated from a permitting and enforcement stance, he thinks it would be easier to enforce based on square footage rather than percentage. Feathered flags are not currently enforced. This is a new piece to contend with. Mr. Keyes asked how would you determine what is tattered. Mr. King stated it is a subjective call and typically what happens is we would stop by and talk to the business and explain the code states this and will need to take it down.

All Keyes moved to approve the zoning text amendment found in Attachment A. Doug Lesan seconded the motion.

The motion to approve the zoning text amendment found in Attachment A was unanimously approved by the Board Members present.

- C. [UDO Text Amendment - Reasonable Accommodation in Accordance with the Federal Fair Housing Act - Article 2: Administration, Section 2.1 Administrative and Decision-Making Bodies, 2.2 Common Review Procedures, and 2.3 Standards and Requirements for Development Applications](#)

Staff has initiated a Unified Development Ordinance (UDO) text amendment to move the adopted Reasonable Accommodation Policy into the UDO. The policy was created to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning requirements. The policy language would be moved to the following Articles within the ordinance: Article 2: Administration, Section

2.1 Administrative and Decision-Making Bodies, 2.2 Common Review Procedures, and 2.3 Standards and Requirements for Development Applications.

- In April 2016, staff initiated this text amendment at the direction of the City Attorney.
- May 9, 2016 the Planning Board will provide a recommendation on the proposed zoning text amendment.
- June 21, 2016 City Council will conduct a public hearing and consider this request. "Before adopting, amending, or repealing any ordinance authorized by this Article, the City Council shall hold a public hearing on it. A notice of the public hearing will be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing." Notifications in accordance with North Carolina General Statutes will be followed.

Staff advises the Planning Board move to recommend approval of the zoning text amendment found in Attachment A.

Al Keyes moved to approve the zoning text amendment found in Attachment A. Jim Dorn seconded the motion.

The motion to approve the zoning text amendment found in Attachment A was unanimously approved by the Board Members present.

IX. REPORTS

A. [Planning & Permitting Administrator](#)

Ryan King gave a report.

B. [Development Services Director](#)

Reginald Goodson gave no report.

X. [ADJOURNMENT](#)

Jim Dorn moved to adjourn at 6:29 pm. Thomasine Moore seconded the motion.

The motion to adjourn at 6:29 pm was unanimously approved by the Board Members present.

Adopted this 6th day of June, 2016 for the 9th day of May, 2016.

Homer Spring, Chairman

ATTEST:

Pamela Ramsey
Permitting Specialist Supervisor



Request for Planning Advisory Board Recommendation

Agenda	A
Item:	
Date: 7/11/2016	

Subject: Officer Elections
Department: Development Services
Presented by: Ryan King, Planning and Permitting Administrator

Issue Statement

In accordance with the Jacksonville City Code, elections shall be conducted annually at the first scheduled meeting after June 30th. Nominations by the voting members shall be accepted from the floor and the successful candidate shall be elected by majority vote. The term for office for the position of chairperson and vice-chairperson shall be for one (1) year, with the right to succeed him/herself for one (1) additional term.

Action Needed

Nominate and Elect a New Chairperson

Nominate and Elect a Vice Chairperson



Request for Planning Advisory Board Recommendation

Agenda Item:	B
Date:	7/11/2016

Subject: Map Amendment – Rezoning from Neighborhood Commercial (NC) to Corridor Commercial (CC) – 131 Piney Green Road
Department: Development Services
Presented by: Jeremy B. Smith, Senior Planner

Issue Statement

Wolfe Properties, LLC has submitted a rezoning request of a .71 acre tract of land located at 131 Piney Green Road. The applicant is requesting the parcel currently zoned Neighborhood Commercial (NC) be rezoned to Corridor Commercial (CC). If approved the parcel would be allowed to be used more broadly. The proposed CC zoning is consistent with the City's future land use plans.

Financial Impact

None

Action Needed

Receive Public Comment
Consideration of the Proposed Request

Recommendation

Staff recommends the Planning Advisory Board recommend approval of the rezoning request based on Findings of Facts A, through J being found in the affirmative. The rezoning advances the public interest by creating more development opportunities and making consistent with the Future Land Use map.

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Portion of Article 3 of the UDO – NC District
- D Portion of Article 3 of the UDO – CC District
- E UDO use table
- F Existing Zoning Map
- G Existing CAMA Future Land Use Map
- H Proposed Zoning Map



Staff Report

Agenda Item:	B
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Map Amendment – Rezoning from Neighborhood Commercial (NC) to Corridor Commercial (CC) – 131 Piney Green Road

Introduction

Wolfe Properties, LLC has submitted a rezoning request of a .71 acre tract of land located at 131 Piney Green Road. The applicant is requesting the parcel currently zoned Neighborhood Commercial (NC) be rezoned to Corridor Commercial (CC). If approved the parcel would be allowed to be used more broadly. The proposed CC zoning is consistent with the City's future land use plans.

Procedural History

- On May 19, 2016 Wolfe Properties, LLC submitted a rezoning request.
- On July 11, 2016 the Planning Advisory Board will consider making a recommendation on the rezoning request.
- On August 16, 2016 City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Nancy T. Hernandez – property owner
- Wolfe Properties, LLC – Developer
- John L. Pierce and Associates – representative of the developer
- Surrounding property owners – As a courtesy, property owners directly abutting the subject property proposed for rezoning were notified via first class mail prior to the meeting of the Planning Advisory Board.

Transportation Assessment

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development proposal if/when one is submitted.

Zoning Assessment

The parcel proposed for rezoning is located at 131 Piney Green Road. The property is bordered on the south by property zoned RSF-7 containing single family dwellings; to the north and east across Piney Green Road by a church within Onslow County's Jurisdiction; and to the west and northwest by undeveloped property zoned CC.

Flight Path Overlay District Assessment

None of the parcel(s) identified within the rezoning request are found within the Flight Path Overlay District (FPOD).

Map Amendment Standards

Amending the official zoning map (rezoning) is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

Evaluation:

The CAMA Future Land Use Plan identifies the parcel as Regional Commercial. The properties to the North, West, and those properties East across Piney Green are also designated Regional Commercial (RC). Regional Commercial is intended for services, large-scale retail and wholesaling activities that serve the entire community and the region. RC areas should have access to a major thoroughfare. Staff believes the rezoning request is reasonable given the future land use designation. The request aligns the zoning of the parcels with the CAMA recommendations.

- B. Whether and the extent to which there are changed conditions that require an amendment;*

Evaluation:

The proposed Corridor Commercial (CC) zoning district is slightly more intense than the current Neighborhood Commercial (NC) zoning. The development, including unapproved project submittals, in the surrounding areas is consistent with uses found in the Corridor Commercial (CC) zoning district, and the type of development identified in the CAMA Land Use Plan.

- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;*

Evaluation:

Piney Green Road fronting properties continue to transition to a commercial nature as the NC DOT project draws to completion. The desire and need for commercially

zoned properties along this major thoroughfare will continue in the foreseeable future.

- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*

Evaluation:

Portions of Article 3 Corridor Commercial (CC) & Neighborhood Commercial (NC) of the Unified Development Ordinance can be found in Attachments C & D. Rezoning the subject property to Corridor Commercial (CC) will allow some uses that are currently not allowed within the Neighborhood Commercial (NC) zoning. The majority of neighboring properties located on Piney Green Road are zoned Corridor Commercial (CC). If the subject parcels were to be rezoned current and future uses would be consistent with those on surrounding properties.

- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;*

Evaluation:

The city has set a trend of rezoning properties in the immediate area along Piney Green Road to Corridor Commercial (CC). Piney Green Road is one of the most heavily traveled roads in the City showing support for commercial uses. The subject parcel has access to Piney Green Road. This logically fits commercial zoning. The requested Corridor Commercial (CC) district has a broad list of permitted uses. For commercial development to be orderly and logical it should be in scale and consistent to adjacent commercial properties. This is not required by ordinance.

- F. Whether and the extent to which the proposed amendment would encourage premature development;*

Evaluation:

Infrastructure including water, sewer and an adequate street network are available at the site. Multiple developments already exist in close proximity to the site. At the time of staff report preparation nothing indicated development would be premature as these properties are already developed.

- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;*

Evaluation:

Strip or ribbon development could occur on the subject parcel due to depth and width of the subject parcels; however this could occur with either zoning designation of Corridor Commercial (CC) and Neighborhood Commercial (NC). With the requirements currently found in the City's Unified Development as they related to

driveway spacing and connectively, future development of this parcel would restrict or all prohibit strip development.

H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;

Evaluation:

The parcel proposed for rezoning is located at 131 Piney Green Road. The property is bordered on the south by property zoned RSF-7 used for single family dwellings; to the north and east across Piney Green Road by property within Onslow County's Jurisdiction used for a church; and to the west and northwest by undeveloped property zoned CC.

I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and

Evaluation:

Based on conversations with the County Tax Assessors no evidence has been presented to suggest the rezoning would affect the property values of the surrounding land.

J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation:

At the time of staff report preparation there was no evidence to suggest the rezoning would adversely impact the natural environment. Stormwater management could be required with any development proposal.

Public Hearing Notification

As a courtesy, property owners directly abutting the subject property proposed for rezoning were notified via first class mail prior to the meeting of the Planning Advisory Board. In accordance with the North Carolina General Statutes, all adjacent property owners will be notified of the proposed rezoning prior to the City Council Meeting. In addition, Public Hearing Notifications will both be posted on the property and within the Jacksonville Daily News advertising the public hearing.

Options

Approve the Rezoning **(RECOMMENDED)**

- Pros: Approval of the rezoning is consistent with the CAMA Land Use Plan and continues the trend of rezoning properties along Piney Green Road to Corridor Commercial (CC).

- Cons: Corridor Commercial (CC) is slightly more intense than the current Neighborhood Commercial (NC) zoning.

Deny the Rezoning Request.

- Pros: Corridor Commercial (CC) is slightly more intense than the current Neighborhood Commercial (NC) zoning.
- Cons: Could seem arbitrary given that properties in the immediate area were also rezoned to Corridor Commercial (CC) within the last several years.

Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information the Board would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: None

*If denied, a new application cannot be resubmitted within one year unless approval is granted under the procedures set forth in Article 2.2 Common Review Procedures Subsection U. Waiver of Time Limit of the City of Jacksonville Unified Development Ordinance.

WORKSHEET FOR REZONING REQUESTS

Applicant: Wolfe Properties, LLC
 Property Location: 131 Piney Green Road
 Tax Map and Parcel ID: 1106-15.6
 Existing zoning designation: Corridor Commercial (CC)
 Proposed zoning designation: Neighborhood Commercial (NC)
 Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

A

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

DENYING THE REZONING REQUEST

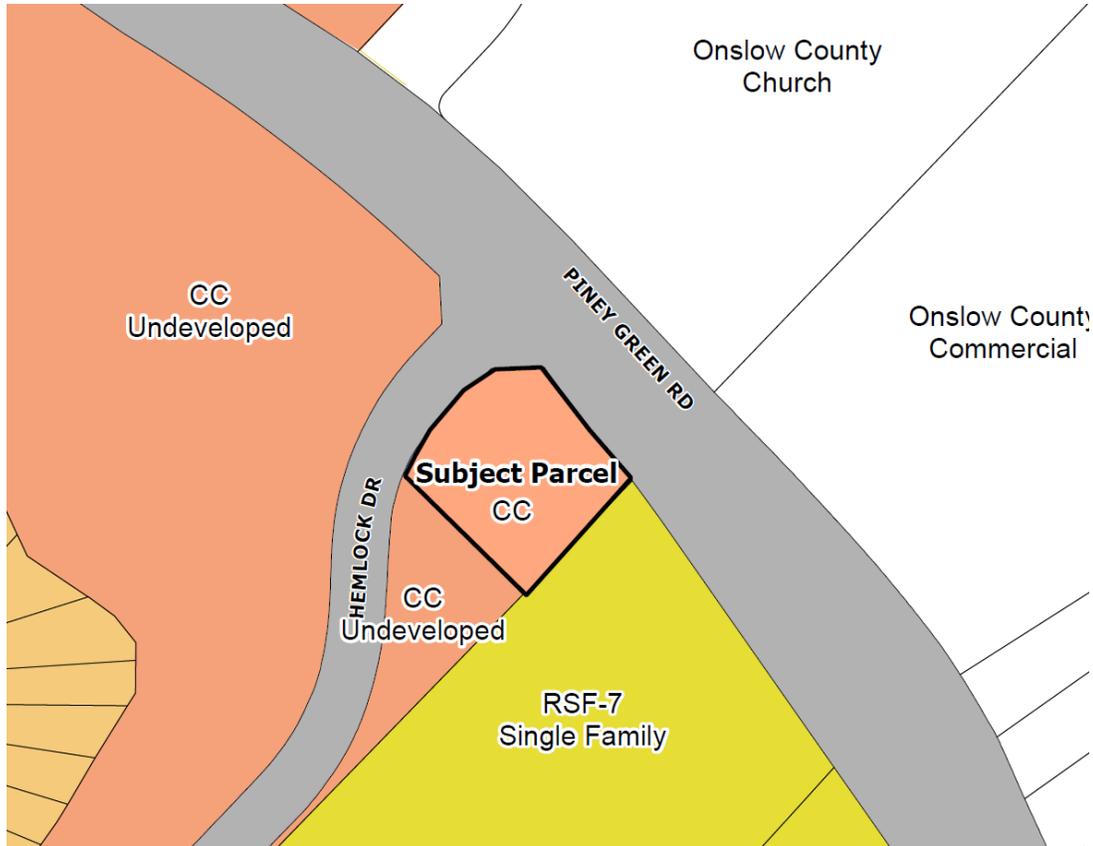
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ORDINANCE (2016-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Zoning Ordinance, is hereby amended to reflect the rezoning of the subject parcels to Corridor Commercial (CC) as shown on the below map (1106-15.6).



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 16th day of August, 2016.

Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

Attachment

B

F. Corridor Commercial (CC) District

<h1 style="margin: 0;">CC</h1> <h2 style="margin: 0;">Corridor Commercial</h2>	Dimensional Standards		
	Lot Size, min. (square feet) [1]	N/A	
	Net Density, max. (units/acre)	N/A	
	Lot Coverage, max. (% of lot area)	N/A	
	Purpose	Lot Width, min. (feet)	25
	<p>The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.</p>	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
		Corner Side Setback, min. (feet)	
		Rear Setback, min. (feet)	As required per landscaping
Side Setback, min. (feet)		As required per landscaping	
Accessory Use Setback, min. (feet)		5 feet/or as required per landscaping(prohibited in front or corner side setbacks)	
Spacing Between Buildings, min. (feet)		10 feet/or as required per landscaping unless the buildings are attached by a party wall	
	Height, max. (feet)	75	
<p>[1] Residential uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.3 Open Space Set-Aside).</p>			

Attachment

C

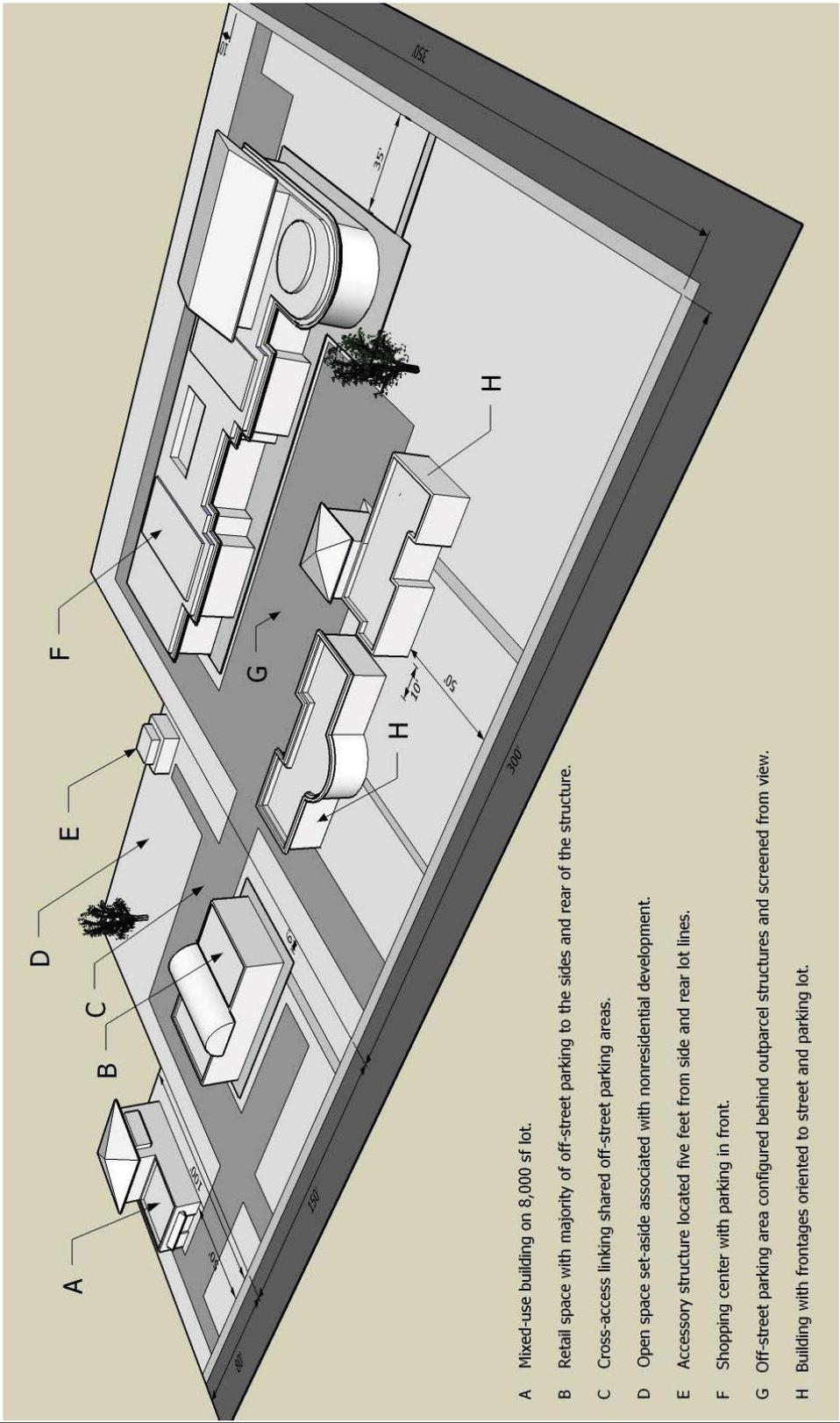
Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Building Form	CC Typical Lot Pattern
	
	

CC Typical Lot Configuration



- A Mixed-use building on 8,000 sf lot.
- B Retail space with majority of off-street parking to the sides and rear of the structure.
- C Cross-access linking shared off-street parking areas.
- D Open space set-aside associated with nonresidential development.
- E Accessory structure located five feet from side and rear lot lines.
- F Shopping center with parking in front.
- G Off-street parking area configured behind outparcel structures and screened from view.
- H Building with frontages oriented to street and parking lot.

D. Neighborhood Commercial (NC) District

<h1 style="margin: 0;">NC</h1> <h2 style="margin: 0;">Neighborhood Commercial</h2>	Dimensional Standards		
	Number of Dwelling Units per Lot, max.	live/work: N/A	
	Lot Size per Unit, min. (square feet)	N/A	
	Net Density, max. (units/acre)	N/A	
	Lot Coverage, max. (% of lot area)	N/A	
	Purpose	Lot Width, min. (feet)	N/A
	<p>The NC district is established and intended to accommodate small-scale, low-intensity, and “convenience” retail and service uses that provide goods and services serving the residents of the immediately surrounding neighborhood (e.g., personal service uses, small restaurants, and limited retail). Development in the district should not include uses of a size that is out of scale with a residential neighborhood, or that attracts traffic from outside the surrounding neighborhood. Individual nonresidential uses shall not exceed 10,000 square feet (including any outdoor use area). Live work units arranged above nonresidential units are encouraged. The district is subject to standards intended to ensure development is consistent with the neighborhood scale and compatible with surrounding uses.</p>	Front Setback, min. (feet)	25;
		Corner Side Setback, min. (feet)	
		Rear Setback, min. (feet)	As required per buffering
		Side Setback, min. (feet)	As required per buffering
Accessory Use Setback, min. (feet)		5 feet/or as required per buffering (prohibited in front or corner side setbacks)	
Spacing Between Buildings, min. (feet)		10 feet/or as required per buffering unless the buildings are attached by a party wall	
Height, max. (feet)		35; 40 for mixed uses	
	Non Residential, max (square feet)	10,000	

NC Typical Building Form	NC Typical Lot Pattern
 	

Attachment

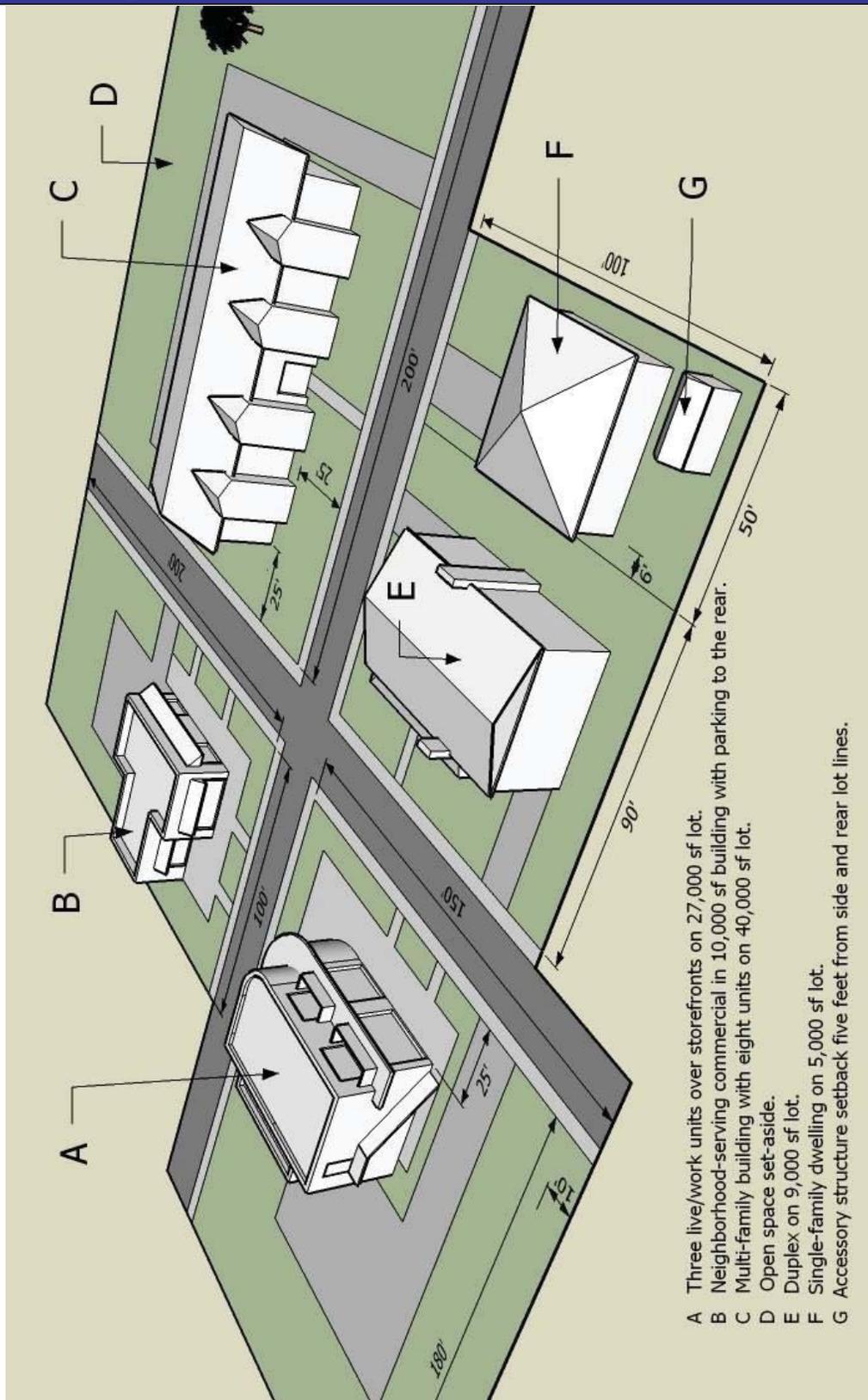
D

Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection D: Neighborhood Commercial (NC) District

NC Typical Lot Configuration



- A Three live/work units over storefronts on 27,000 sf lot.
- B Neighborhood-serving commercial in 10,000 sf building with parking to the rear.
- C Multi-family building with eight units on 40,000 sf lot.
- D Open space set-aside.
- E Duplex on 9,000 sf lot.
- F Single-family dwelling on 5,000 sf lot.
- G Accessory structure setback five feet from side and rear lot lines.

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T		
AGRICULTURAL USES																			
Agriculture	Livestock	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
	Plant nursery	P	P	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	MP	MP	
Agricultural Support and Services	Horse stable	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	MP	NA	MP	A.1	
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	NA	NA	NA	NA	NA	P	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.a	
	Dwelling, live/work	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	B.1.b	
	Dwelling, mansion apartment	NA	NA	NA	NA	S	S	S	S	S	S	S	NA	NA	MP	MP	MP	B.1.c	
	Dwelling, mobile home	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.e
	Dwelling, multi-family*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f	
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	P	NA	MP	MP	MP	B.1.f	
	Dwelling, single-family detached	P	P	P	P	P	P	NA	NA	NA	P	P	NA	NA	MP	MP	MP	B.1.g	
	Dwelling, townhouse	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f	
	Dwelling, upper story	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP		
Mobile home park or subdivision	S	S	NA	NA	NA	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.i	
Group Living	Family care home and Group home	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.a	
	Rooming or boarding house	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.b	
PUBLIC AND INSTITUTIONAL USES																			
Community Services	Community center*	S	S	S	S	S	S	S	P	S	S	P	P	NA	MP	MP	MP		
	Cultural facilities*	NA	NA	NA	NA	S	S	NA	P	P	S	P	NA	NA	MP	MP	MP		
	Library*	S	S	S	S	S	S	S	P	P	S	P	P	P					
	Museum*	S	S	S	S	S	S	S	P	P	S	P	P	NA					

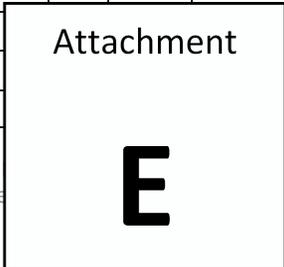


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P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Senior center*	S	S	S	S	S	S	S	P	P	S	P	S	NA	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	NA	NA	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, middle*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, high*	S	S	S	S	S	S	S	P	NA	P	P	P	NA	NA	MP	MP	
	Vocation or trade school*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	
Governmental Facilities	Government maintenance or distribution	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Offices*	NA	NA	NA	NA	NA	NA	S	P	P	P	S	P	P	MP	MP	MP	
	Post office	NA	NA	NA	NA	NA	NA	S	P	P	NA	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Drug/Alcohol treatment facility	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	S	P	S	NA	MP	NA	
	Hospital*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	C.3.a
	Medical/dental clinic*	NA	NA	NA	NA	NA	NA	NA	P	P	S	P	P	NA	NA	MP	MP	
	Medical treatment facility*	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	NA	NA	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	NA	NA	S	P	P	P	S	P	P	NA	MP	MP	MP	
	Auditorium*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	P	P	S	NA	MP	NA	
	Halfway house	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	NA	NA	C.3.B
	Nursing home*	S	S	NA	NA	NA	NA	P	P	P	S	P	P	NA	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	NA	NA	NA	NA	NA	S	NA	S	P	NA	NA	MP	MP	NA	C.4.a

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
					A		A											
	Community dock, major	S	S	S	S	S	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Marina	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	NA	NA	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	MP	MP	MP	
Public Safety	Correctional facility*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	NA	NA	NA	
	Fire or EMS facility	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
Transportation	Airport	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Helicopter landing facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Passenger terminal*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	MP	MP	MP	
	Private landing strip	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
Utilities	Telecommunications antenna, collocation*	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Telecommunications tower, freestanding*	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USES																		
Adult Establishments	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	
Animal Care	Kennel, indoor or outdoor	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	P	P	MP	MP	MP	
	Veterinary clinic with outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	S	P	P	NA	MP	MP	
	Veterinary clinic without outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	P	P	P	NA	MP	MP	
Billboards	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	

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P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
Eating Establishments	Restaurant, with indoor or outdoor seating	NA	NA	NA	NA	NA	NA	S	S	P	NA	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	MP	MP	MP	D.4.b
	Specialty eating establishment, with or without drive-through service	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
Offices	Business, financial, professional services*	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	
Parking	Vehicular use area	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.5.a
	Parking structure	NA	NA	NA	NA	NA	NA	NA	P	P	S	S	P	P	MP	MP	MP	D.5.b
	Vehicle storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	NA	
Personal Services Establishment	Financial institution (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	S	MP	MP	MP	D.6.b
	Financial institution (with drive-through)	NA	NA	NA	NA	NA	NA	NA	S	S	NA	NA	P	P	NA	MP	MP	
	Funeral home	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	D.6.a
	Laundromat	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	S	NA	MP	MP	
	Repair establishment	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	P	NA	MP	MP	
	Tattoo parlor/piercing establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
	Personal services establishment	NA	NA	NA	NA	NA	NA	NA	S	P	NA	P	P	S	MP	MP	MP	
Recreation and Entertainment	Arcade	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	P	NA	NA	MP	MP	
	Arcade, Adult	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Arena, stadium, or coliseum*	S	S	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	D.7.a
	Athletic field or court*	P	P	P	P	P	P	P	P	NA	S	P	NA	NA	MP	MP	MP	D.7.c
	Golf course	P	P	P	P	P	P	P	NA	NA	S	S	S	NA	MP	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table																		
P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential						Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M		PD-T
	Indoor commercial recreation*	NA	NA	NA	NA	NA	NA	NA	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	NA	NA	NA	NA	NA	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Swimming pool	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.7.b
	Theatre, Indoor*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	S	S	NA	MP	MP	
	BilliardNApool hall (with alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	S	S	NA	MP	MP	
	BilliardNApool hall (without alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	P	P	P	NA	MP	MP	
	Convenience store (without gas sales)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.a
	Convenience store (with gas sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	MP	MP	MP	
	Drug store (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.b
	Drug store (with drive-through)	NA	NA	NA	NA	NA	NA	NA	P	S	NA	NA	P	P	NA	MP	MP	
	Flea market	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	MP	MP	
	Gasoline sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	D.8.c
	General	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	NA	MP	MP	
	Grocery store*	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	S	MP	MP	MP	
	Hookah lounge	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	S	NA	MP	MP	
	Liquor store	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	NA	MP	MP	
	Outdoor Sales (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Shopping center*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	MP	MP	
Self-Service Storage	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	D.9	
Vehicles Sales and Services	Automotive sales or rentals	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	D.10.d	
	Automotive painting/body shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP		D.10.a	
	Automotive	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.b	

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	parts/installation				A		A		A		A							
	Automotive repair and servicing (without painting/NA bodywork)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.c
	Automotive wrecker service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	D.10.e
	Boat and marine rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	NA	MP	NA	
	Boat repair and servicing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	
	Recreational vehicle rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Taxicab operation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
Visitor Accommodations	Bed & breakfast	NA	NA	NA	NA	S	P	P	P	P	P	P	P	NA	MP	MP	MP	110.a
	Hotel/motel*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	NA	NA	MP	MP	11.b
INDUSTRIAL USES																		
Extractive Industry	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Concrete / asphalt plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Electric motor repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	E.2.a
	Fuel oil/bottled gas distributor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Flex space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Heavy equipment sales, rental, or storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Heavy equipment servicing and repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.b
	Laundry, dry cleaning, and carpet cleaning plants	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.c
	Machine shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Repair of scientific or professional	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	S	P	NA	MP	MP	

ARTICLE 4: USE STANDARDS
 SECTION 4.2: USE-SPECIFIC STANDARDS
 Subsection B: Use Table

Table 4.1.1: Use Table

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Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	instruments																	
	Research and development	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	
	Tool repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
Manufacturing and Production	Manufacturing, heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Manufacturing, light	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
Warehouse and Freight Movement	Cold storage plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Outdoor storage (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	
	Truck or freight terminal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (distribution)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (storage)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	
Waste-Related Services	Incinerator	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Land application of wastes	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, construction debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	NA	
	Landfill, land clearing and inert debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, sanitary	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Recycling drop-off center	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Tire disposal or recycling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Waste composting	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
Wholesale Sales	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	

*Subject to Flight Path Overlay (See Section 3.9.F)

131 Piney Green Road - Current Zoning



Onslow County Church

Onslow County Commercial

CC
Undeveloped

CC
Undeveloped

Subject Parcel
NC

RSF-7
Single Family

HEMLOCK DR

PINEY GREEN RD

Zoning TV Colors

Zones

- IND
- CU-B
- B-1
- CU-B-1
- B-2
- CU-B-2
- O&I
- CU-O&I
- TCA
- CU-TCA
- CBD
- OMU
- NB
- CU-NB
- R-O
- RA-20
- CU-RA-20
- RS-12
- RS-10
- R-7
- RS-7
- RS-6
- RM-6
- RS-5
- RM-5
- CU-RM5
- RD-5
- RD-3
- CU-RD-3
- MR

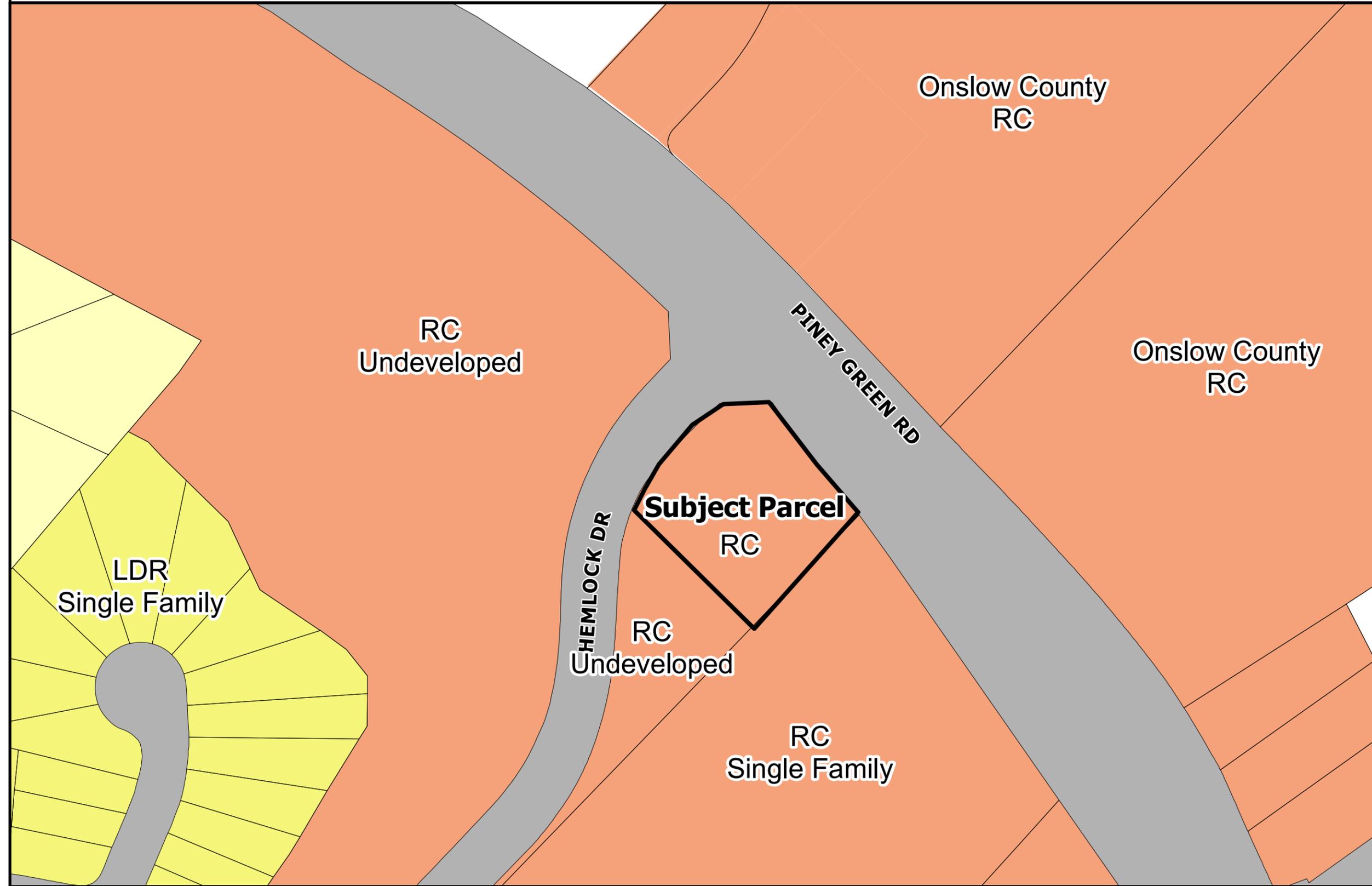
Attachment
F

Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different sources.



1 inch = 110 feet

131 Piney Green Road - Future Land Use



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1 inch = 110 feet

Attachment

G

131 Piney Green Road - Proposed Zoning



Onslow County Church

Onslow County Commercial

CC
Undeveloped

CC
Undeveloped

Subject Parcel
CC

RSF-7
Single Family

PINEY GREEN RD

HEMLOCK DR

Zoning TV Colors

Zones

- IND
- CU-B
- B-1
- CU-B-1
- B-2
- CU-B-2
- O&I
- CU-O&I
- TCA
- CU-TCA
- CBD
- OMU
- NB
- CU-NB
- R-O
- RA-20
- CU-RA-20
- RS-12
- RS-10
- R-7
- RS-7
- RS-6
- RM-6
- RS-5
- RM-5
- CU-RM5
- RD-5
- RD-3
- CU-RD-3
- MR

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1 inch = 110 feet

Attachment

H



Request for Planning Advisory Board Recommendation

Agenda	C
Item:	
Date: 7/11/2016	

Subject: Unified Development Ordinance Text Amendment Creating Oxford House Home(s) and Associated Standards – Amendments to Article 4: Uses Standards, and Article 9: Definitions

Department: Development Services

Presented by: Ryan King, Planning & Permitting Administrator

Issue Statement

Staff has initiated a Unified Development Ordinance (UDO) text amendment to create a new land use titled Oxford House Home and associated standards that would apply to this proposed use. The proposed language would be added to Article 4: Uses Standards, Section 4.1 B. Use Table (Table 4.1.1: Use Table), Section 4.2 Use-Specific Standards, B. Residential Uses, 2. Group Living, Section 4.3 Accessory Use Standards Table 4.3.1: Table of Permitted Accessory Uses, Section 4.3 C Specific Standards for Certain Accessory Uses 4 Family Care Homes & Group Homes, and Article 9.4 Definitions. This also includes relocating Family Care Homes and Group Homes from the Accessory Use table to the Land Use table, eliminating conflicts and/or confusion.

Financial Impact

None

Action Needed

Consideration of the Zoning Text Amendment

Recommendation

Staff advise the Planning Board move to recommend approval of the zoning text amendment found in Attachment A.

Attachments:

- A Proposed Zoning Text Amendment Ordinance



Staff Assessment

Agenda Item:	C
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Unified Development Ordinance Text Amendment Creating Oxford House Home(s) and Associated Standards – Amendments to Article 4: Uses Standards, and Article 9: Definitions

Introduction

Staff has initiated a Unified Development Ordinance (UDO) text amendment to create a new land use titled Oxford House Home and associated standards that would apply to this proposed use. The proposed language would be added to Article 4: Uses Standards, Section 4.1 B. Use Table (Table 4.1.1: Use Table), Section 4.2 Use-Specific Standards, B. Residential Uses, 2. Group Living, Section 4.3 Accessory Use Standards Table 4.3.1: Table of Permitted Accessory Uses, Section 4.3 C Specific Standards for Certain Accessory Uses 4 Family Care Homes & Group Homes, and Article 9.4 Definitions. This also includes relocating Family Care Homes and Group Homes from the Accessory Use table to the Land Use table, eliminating conflicts and/or confusion.

Notable Dates

- In April 2016, staff initiated this text amendment at the direction of the City Attorney.
- July 11, 2016 the Planning Board will provide a recommendation on the proposed zoning text amendment.
- August 16, 2016 City Council will conduct a public hearing and consider this request.

Public Hearing Notification Assessment

“Before adopting, amending, or repealing any ordinance authorized by this Article, the City Council shall hold a public hearing on it. A notice of the public hearing will be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing.” Notifications in accordance with North Carolina General Statutes will be followed.

Options:

- 1) Recommend approval of the zoning text amendment found in Attachment A.
- 2) Defer action on the zoning text amendment.
- 3) Deny the zoning text amendment found in Attachment A.

ORDINANCE (# 2016-)

AN ORDINANCE AMENDING THE CITY OF JACKSONVILLE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Jacksonville City Council that Unified Development Ordinance Text Amendment – Article 4: Uses Standards, Section 4.1 B. Use Table (Table 4.1.1: Use Table), Section 4.2 Use-Specific Standards, B. Residential Uses, 2. Group Living, Section 4.3 Accessory Use Standards Table 4.3.1: Table of Permitted Accessory Uses, Section 4.3 C Specific Standards for Certain Accessory Uses 4 Family Care Homes & Group Homes, and Article 9.4 Definitions. Underlining indicates a proposed addition to the text. ~~Strikethrough~~ indicates the deletion of existing text.

TABLE 4.1.1: USE TABLE																			
P = PERMITTED USE S = SPECIAL USE MP = ALLOWED SUBJECT TO A PD MASTER PLAN / = PROHIBITED																			
USE CATEGORY	USE TYPE	RESIDENTIAL							NONRESIDENTIAL/ MIXED-USE							PLANNED DEVELOPMENT			ADDITIONAL STANDARDS 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T		
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	/	/	/	/	/	P	P	/	/	S	P	/	/	MP	MP	MP	B.1.a	
	Dwelling, live/work	/	/	/	/	/	/	P	P	P	P	P	P	S	MP	MP	MP	B.1.b	
	Dwelling, mansion apartment	/	/	/	/	S	S	S	S	S	S	S	/	/	MP	MP	MP	B.1.c	
	Dwelling, mobile home	P	P	/	/	/	/	/	/	/	/	/	/	/	/	/	/	B.1.d	
	Dwelling, modular	P	P	P	P	P	P	P	/	/	/	/	/	/	/	/	/	B.1.e	
	Dwelling, multi-family*	/	/	/	/	/	/	P	/	/	S	P	/	/	MP	MP	MP	B.1.f	
	Dwelling, single-family detached	P	P	P	P	P	P	/	/	/	P	P	/	/	MP	MP	MP	B.1.g	
	Dwelling, townhouse	/	/	/	/	/	/	P	/	/	S	P	/	/	MP	MP	MP	B.1.f	
	Dwelling, upper story	/	/	/	/	/	/	P	P	P	P	P	P	S	MP	MP	MP		
	Mobile home park or subdivision	S	S	/	/	/	S	/	/	/	/	/	/	/	/	/	/	B.1.i	
Group Living	<u>Family care home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>B.2.a</u>	
	Family care home and Group home	/	/	/	/	/	S	S	/	/	S	S	S	/	MP	MP	MP	B.2.a	
	<u>Oxford House</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>L</u>	<u>L</u>	<u>P</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>MP</u>	<u>MP</u>	<u>MP</u>	<u>B.2.b</u>	

TABLE 4.1.1: USE TABLE

P = PERMITTED USE S = SPECIAL USE MP = ALLOWED SUBJECT TO A PD MASTER PLAN / = PROHIBITED

USE CATEGORY	USE TYPE	RESIDENTIAL							NONRESIDENTIAL/ MIXED-USE							PLANNED DEVELOPMENT			ADDITIONAL STANDARDS 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-	HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Home or Similar																		
	Rooming or boarding house	/	/	/	/	/	S	S	/	/	S	S	S	/	MP	MP	MP	B.2.b.c	

4.2 B Residential Uses, 2. Group Living

(b) Oxford House Homes or Similar Homes

- (1) Such homes shall not be permitted within 1,000 feet of another Oxford House Home or Similar Home, Family Care Home or Group Home.
- (2) Each such home shall have an impervious surface on the lot sufficient for a minimum of four parking spaces; and public street parking shall be limited to no more than two vehicles located directly in front of, and on the same side of the street as, the lot on which the home is situated.
- (3) Pets - No more than 2 cats or 2 dogs or any combination thereof.
- (4) No exterior signage is allowed other than the standard street address for the home.
- (5) An inspector shall have the right at any time, upon reasonable request, to enter the premises for safety and compliance purposes, with the consent of the owner.
- (6) Any variations or exceptions from or to the foregoing conditions shall only be granted pursuant to and subject to the "Reasonable Accommodation" provisions found in Article 2. Administration of this Ordinance.

4.3 Accessory Use Standards

TABLE 4.3.1: TABLE OF PERMITTED ACCESSORY USES

P = PERMITTED USE MP = ALLOWED SUBJECT TO A PD MASTER PLAN / = PROHIBITED

ACCESSORY USE	RESIDENTIAL	NONRESIDENTIAL/ MIXED-USE	PLANNED DEVELOPMENT	NAL REQ UIRE

	RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RWF- LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-C	PD-T	
Family Care home	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	4.3.C.4
Group Home	+	+	+	+	+	+	+	S	P	+	S	P	P	MP	MP	MP	4.3.C.5

~~4. Family Care Homes & Group Homes~~

~~Family care homes and Group Homes shall comply with the following requirements:~~

- ~~(1) Family care homes and group homes must be licensed by the appropriate North Carolina licensing department and must meet all applicable Code requirements.~~
- ~~(2) There shall be no exterior evidence from a public right-of-way of a family care home or group home except a sign as permitted by this section.~~
- ~~(3) A family care home or group home shall not be permitted within the ½ mile radius of another family care home or group home.~~
- ~~(4) No family care home or group home shall result in garbage disposal exceeding standard residential use.~~

9.4 Definitions

Oxford House Homes or Similar Homes

A self-run, self-supported recovery home for recovering alcoholics or drug addicts chartered by Oxford House, Inc., and governed by the by-laws of that corporation ("Oxford House Model"), or a home that is substantially similar to the Oxford House Model, and which home has not more than eight residents. An Oxford House Model shall not include persons being housed in a correctional facility or mentally ill person who are dangerous to others as defined by G.S. 122-3(11)b, as amended

Adopted by the Jacksonville City Council in regular session on this 16th day of August, 2016.

Sammy Phillips, Mayor

ATTEST:

Carmen K. Miracle, City Clerk

