

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
October 10, 2016 6:00 P.M.**

**COUNCIL CHAMBERS
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 – September 12, 2016
- VI. CITY COUNCIL UPDATE – Councilman Robert Warden**
- VII. OLD BUSINESS - None**
- VIII. NEW BUSINESS**
 - A. Rezoning – 523 Freedom Way – Residential Multifamily – Low Density (RMF-LD) to Corridor Commercial (CC)
 - B. Rezoning – 1610, 1602 Wilmington Highway and 1111 Canady Road – Residential Single family – 20 (RSF-20) to Corridor Commercial (CC)
 - C. UDO Text Amendment –Article 5: Development Standards, Section 5.12 Signage, M: Billboards, Section 7.6 Nonconforming Signs and Billboards and Article 9.3 Definitions
- IX. REPORTS**
 - A. Planning & Permitting Administrator
 - B. Development Services Director
- X. ADJOURNMENT**

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
September 12, 2016, 6:00 p.m.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

Present: Doug Lesan, Homer Spring, Theresa VanderVere, Thomasine Moore, Jim Dorn, and Suzanne Nelson.

Absent: Al Keyes, 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 meeting was called to order by Chairman Doug Lesan at 6:00 pm on Monday, September 12, 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](#)

Homer Spring gave the invocation.

IV. [APPROVAL OF THE AGENDA](#)

Thomasine Moore moved to approve the agenda as presented. Theresa VanderVere 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 - July 11, 2016](#)

Homer Spring moved to approve the minutes as presented. Jim Dorn 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 - 128 Woodland Drive - The Father's House](#)

United Kingdom Ministries has submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 2,870 square foot religious institution. The project is proposed on 1.2 acres of land located at 128 Woodland Drive. The property is zoned Residential Single Family - 7 (RSF-7), and within this zone, religious institutions (church) require a Special Use Permit. The proposed development is within the City Limits and will impact the City's Sewer Allocation Policy.

The subject parcel is designated as Low Density Residential (LDR) by the CAMA future land use map. Properties to the north south, and west across Woodland Drive, are designated Low Density Residential. Property to the west has a split designation of LDR and Regional Commercial (RC). The proposed use is consistent with the HDR CAMA designation.

The proposed development site is located within the City Limits and is zoned RSF-7. The site is bordered to the north by property a single-family home, zoned RSF-7; to the south by undeveloped property zoned RSF-7; to the east by New River Shopping Center, zoned Corridor Commercial; and to the west across Woodland Drive by single-family homes, zoned RSF-7.

The site plan identifies this religious institution as containing 175 seats in the sanctuary and other building area totaling 1,670 square feet. Per Article 5: Development Standards, Section 5.1: Off-Street Parking, Loading, and Circulation of the Unified Development Ordinance (UDO), religious institutions require 1 parking space per 4 seats in the sanctuary, and 1 space per 200 square feet of all other building area. As such, the sanctuary area requires 44 spaces and all other areas 9 spaces, for a total of 53 spaces required, the exact number proposed on the site plan.

The proposed site plan complies with Article 5.2: Landscaping Standards of the UDO. Due to the zoning of the subject site and those adjacent to the site, a type "A" buffer is required along the property line that borders the New River Shopping Center. The site plan proposes to leave a considerable area in its natural, heavily forested state, with 80 feet being the shortest depth to the property line. As proposed this exceeds the requirements of the UDO. Should the natural buffer in that area be removed, a type "A" buffer shall be installed which includes a 6 foot, opaque fence.

The proposed site plan complies with Article 5.5 Exterior Lighting of the UDO. The site is zoned residential and is a more intense use than the adjacent properties. Therefore light poles will be limited to 16 feet in height, and any sight lighting shall not exceed 0.5 foot candles at the property line. As with all new development this site will have to maintain a "dark sky" standard.

City staff recommends approval of the Special Use Permit and Type III Site Plan with Findings of Fact A thru G being found in the affirmative.

Chairman Lesan asked if there is only one way in on this site plan. Mr. Smith stated that is correct. Because this property has an existing lot between it and Hargett Street, the only access is on Woodland Drive. Chairman Lesan asked if they are required to have a second access. Mr. Smith stated they are not based on the size.

Mr. King reminded the board that courtesy notifications are sent out and signage is posted so you may have folks from the church as well as folks from the neighborhood here to make comments.

Jill Ayuso came up and spoke to the board members. She expressed her concerns that the entrance to this site is on Woodland which is strictly residential. She wanted to know if the applicant can start site work prior to this plan being approved. She said trailers have been brought in and placed on the property. She stated that this neighborhood is single family homes that are stick built or brick. This is three modular trailers that have been put together. It looks like one of those that you would see on a construction site. We don't feel that it is compatible or in harmony with the neighborhood or the surrounding areas. We have no modulars or businesses on Woodland.

Ms. Moore asked if there were any restrictive covenants for the neighborhood. Mrs. Ayuso stated that she didn't think so being that there is a church in the neighborhood but it's street is much wider to accommodate traffic and parking. Whereas on Woodland, it is just two lanes and there is a back entrance to the doctor's office. Once you turn onto Woodland, that is all residential.

Chairman Lesan asked if she was concerned about the traffic on Woodland or the fact that the buildings are modulars? Mrs. Ayuso said she was concerned about traffic on Woodland, the modulars and the fact that a retention pond is not required because of the size. This will allow the dumping of water from the parking lot to dump into Chaney Creek which runs behind the houses on Woodland.

Mrs. Nelson asked if there was something to show a finished product of what the modulars would look like.

John Pierce came up and spoke to the board members and presented a picture of the proposed finished product of the church building and explained that this same concept was done for Dr. John Shaloub on Office Park Drive. Ms. VanderVere asked if construction has begun on the site. Mr. Pierce stated that the applicant has not started construction, he has only placed the modulars on the site. Mr. Pierce stated that it probably shouldn't have been placed on the site, but it is what it is. He stated that the site plan meets the requirements of the city's ordinance. Mr. Pierce stated that all requirements have been met and shouldn't pose any pollution or any other hazards.

Ms. Moore asked if there is going to be a public hearing and approval by the city. Mr. Pierce and Mr. King both said yes and it will be at next Tuesday's city council meeting at 7pm.

Mr. Goodson asked Mr. Pierce if he considered lining up the entrance with Glendale Road. Mr. Pierce said that it has been reviewed by staff and he didn't think it was a problem where it is currently located.

Mr. Spring asked Mr. Pierce if the building was twice the size of a house. Mr. Pierce stated it is bigger than most houses in the neighborhood. Mr. Spring asked what the anticipation would be to hold how many people. Someone from the board stated that the agenda states 175. Mr. Pierce said that is the maximum capacity but he didn't think there would be that many folks at one time. Mr. Spring expressed his concern on parking once a church becomes popular. He asked if there would be any provisions for overflow parking. Mr. Pierce explained to Mr. Spring that the number of parking spaces meets the code requirements. Mr. Spring said he understood but what happens if there are more than 53 cars that need to park. Mr. Pierce said that the applicant would come back and expand the parking lot to meet parking because it is not permitted to have on street parking. Mr. Spring expressed his concern that traffic would be backed up if there are more cars than allotted.

Ms. VanderVere asked if maybe the neighborhood would not object as much if it looked more like a church with a steeple rather than an office. Mrs. Nelson stated she didn't think that would be our call to make. Ms. VanderVere asked if maybe they are objecting because of the looks. Mrs. Nelson said that she thinks it is in line with Dr. Buglesi's office and the other offices along Hargett Street.

Mr. Spring stated that he and his wife had some concerns when a church came to their neighborhood. At first they were not happy but after the church came, they turned out to be a good neighbor.

Chairman Lesan also stated that most neighborhoods that have churches work well. There is a concern about parking but maybe some no parking signs could be placed along the street. He thought Mr. Goodson brought up a good point about aligning the parking entrance to the street. Maybe the applicant might consider that. Mr. Pierce said that if that is what the board would like we would consider it.

Pastor Ray Bradley came up and spoke to the board members and gave them a brief of how he got started in his church ministry and why he is here today. He said that he currently rents Mr. Popkins' building around the corner and has permission to use the parking lot there on Sundays if need be. He also has Dr. Buglesi's permission to use their parking lot and could provide a letter if needed.

Mrs. Nelson asked how many cars he thought he may have on any given Sunday. He said he didn't know for sure but most of his congregation consists of a family of four and with 100 people you can probably guess and there should be sufficient parking spaces to accommodate those cars. Mrs. Nelson said that is what she thought.

Mrs. Ayuso came back up and asked if there would be a possibility to have no parking signs put up. Mr. King said that he thought that would have to be requested through the Traffic Safety Board to make that call. Mrs. Ayuso asked if she could ask Ryan a question. She said the letter stated that the parcel is 4.7 acres. But when talking to Mr. Smith this afternoon, he said it was 1.2 acres. How big is the parcel? Pastor Raymond Bradley told her that it is 4.7 acres. Mr. King said that it is 4.7 acres. Mrs. Ayuso asked if the church could expand. Mr. King stated he couldn't give the definitive answer. There are some constraints but it appears that the higher left side would be available for expansion. That being said, this is considered a low impact development which means that not more than 24% of the site is covered with built upon area. I am repeating what the experts have said. Mr. King showed on the site plan areas for constraints.

Mr. Goodson explained to the board members that if the church decides to expand, they will have to come back before planning board and city council. Mrs. Ayuso said that the area to the right of where Ryan has drawn in red tends to flood.

Mr. King explained to the board members that had this been brought to us prior to the Unified Development Ordinance being adopted in 2014, the applicant would have only had to apply for a building permit after they got their site plan approved. We are before you tonight because of the UDO adjustments. It is now a special use permit.

Mr. Spring wanted it noted that regardless of if the board approves or denies, it will still go to council.

Thomasine Moore moved to approve the Special Use Permit and Type III Site Plan with Findings of Fact A through G being found in the affirmative. Suzanne Nelson seconded the motion.

The motion to approve the Special Use Permit and Type III Site Plan with Findings of Fact A through G being found in the affirmative was approved by the Board Members present. The motion was voted for by Homer Spring, Thomasine Moore, and Suzanne Nelson and against by Theresa VanderVere, and Jim Dorn.

IX. [REPORTS](#)

A. [Planning & Permitting Administrator](#)

Ryan King gave a report.

B. [Development Services Director](#)

Reginald Goodson gave no report.

Chairman Lesan gave his condolences to those that were lost in 9/11 and gave his thanks for the services of the veterans, active duty military, first responders and police.

X. [ADJOURNMENT](#)

Theresa VanderVere moved to adjourn at 6:43 pm. Homer Spring seconded the motion.

The motion to adjourn at 6:43 pm was unanimously approved by the Board Members present.

Adopted this 10th day of October, 2016 for the 12th day of September, 2016.

Doug Lesan, Chairman

ATTEST:

Pamela Ramsey
Permitting Specialist Supervisor



Request for Planning Advisory Board Recommendation

Agenda Item:	A
Date:	10/10/2016

Subject: Map Amendment – Rezoning from Residential Multifamily – Low Density (RMF-LD) to Corridor Commercial (CC) – 523 Freedom Way
Department: Development Services
Presented by: Jeremy B. Smith, Senior Planner

Issue Statement

Annette F. Metts has submitted a rezoning request of a 1.24 acre tract of land located at 523 Freedom Way. The applicant is requesting the parcel currently zoned Residential Multifamily – Low Density (RMF-LD) 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 the rezoning request based on Findings of Facts A thru J being found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development.

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Portion of Article 3 of the UDO – RMF-LD 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:	A
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Map Amendment – Rezoning from Residential Multifamily – Low Density (RMF-LD) to Corridor Commercial (CC) – 523 Freedom Way

Introduction

During the 2003 Extraterritorial Jurisdiction (ETJ) expansion, Mrs. Mett’s property and those around hers were assigned a City’s zoning classification of Residential Multi-Family 5 (RM-5). Her property has historically and consistently been used for commercial purposes, specifically automobile service and repair, considered a legal nonconforming use. A recent inquiry led Mrs. Metts to apply to rezone her 1.24 acre tract of land located at 523 Freedom Way. The applicant is requesting the parcel currently zoned Residential Multifamily – Low Density (RMF-LD) 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 August 9, 2016 City Staff initiated a rezoning request.
- On October 10, 2016 the Planning Advisory Board will consider making a recommendation on the rezoning request.
- On October 18, 2016 City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Property owner(s)
- Surrounding property owners – In accordance with General Statutes, adjacent property owners of the proposed rezoning were notified via first class mail.

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 523 Freedom Way. The property is bordered on the south by Freedom Way (NC Highway 24); to the north across Carefree Street by undeveloped property zoned RMF-LD; to the east by property used residentially, zoned RMF-LD; and to the west by property zoned Corridor Commercial (CC) and used as a convenience store

Flight Path Overlay District Assessment

None of the parcels 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 Mixed-Use (MU). The properties to the North, West, and East are also designated Mixed-Use (MU). Mixed-Use is intended for services, medium scale retail and wholesaling activities that serve the entire community and the region. 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 parcel proposed for rezoning is located at 523 Freedom Way. The property is bordered on the south by Freedom Way (NC Highway 24); to the north across Carefree Street by undeveloped property zoned RMF-LD; to the east by property used residentially, zoned RMF-LD; and to the west by property zoned Corridor Commercial (CC) and used as a convenience store. The property has been used commercially for as long as it has been in the City's jurisdiction, and staff believes the CAMA supports the rezoning.

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

Evaluation:

The existing use as identified is currently nonconforming with the RMF-LD zoning designation, rezoning to Corridor Commercial (CC) would make it a conforming use.

- 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) & Residential Multifamily – Low Density (RMF-LD) 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 RMF-LD zoning. If the subject parcel were to be rezoned current and future uses would be consistent with those on properties found immediately adjacent to Freedom Way.

- 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:

Properties adjacent to Lejeune Boulevard and Freedom Way have historically been used and zoned commercially. The subject parcels has direct access to Freedom Way. This logically fits commercial zoning. The requested Corridor Commercial (CC) district has a broad list of permitted uses some. 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/onsite 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 parcels due to depth and width of the subject parcels. With the requirements currently found in the City's Unified Development as they related to driveway spacing and connectivity, future redeveloped of these parcels 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 523 Freedom Way. The property is bordered on the south by Freedom Way (NC Highway 24); to the north across Carefree Street by undeveloped property zoned RMF-LD; to the east by property used residentially, zoned RMF-LD; and to the west by property zoned Corridor Commercial (CC) and used as a convenience store.

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 redevelopment proposal.

Public Hearing Notification

In accordance with the North Carolina General Statutes, all property owners included in the rezoning areas along with all adjacent property owners have been notified of the proposed rezoning. In addition, Public Hearing Notifications were posted on the property and in the Jacksonville Daily News advertising the public hearing.

Options

Approve the Rezoning (RECOMMENDED)

- Pros: Approval of the rezoning request would allow the property to be used in a commercial nature as it has been used in the past.
- Cons: None

Deny the Rezoning Request.

- Pros: None
- Cons: Would not allow the owner to utilize the property for commercial purposes as they have been used in the past.

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: City of Jacksonville

Property Location: 523 Freedom Way

Tax Map and Parcel ID: 1116D-23

Existing zoning designation: Residential Multifamily – Low Density (RMF-LD)

Proposed zoning designation: Corridor Commercial (CC)

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

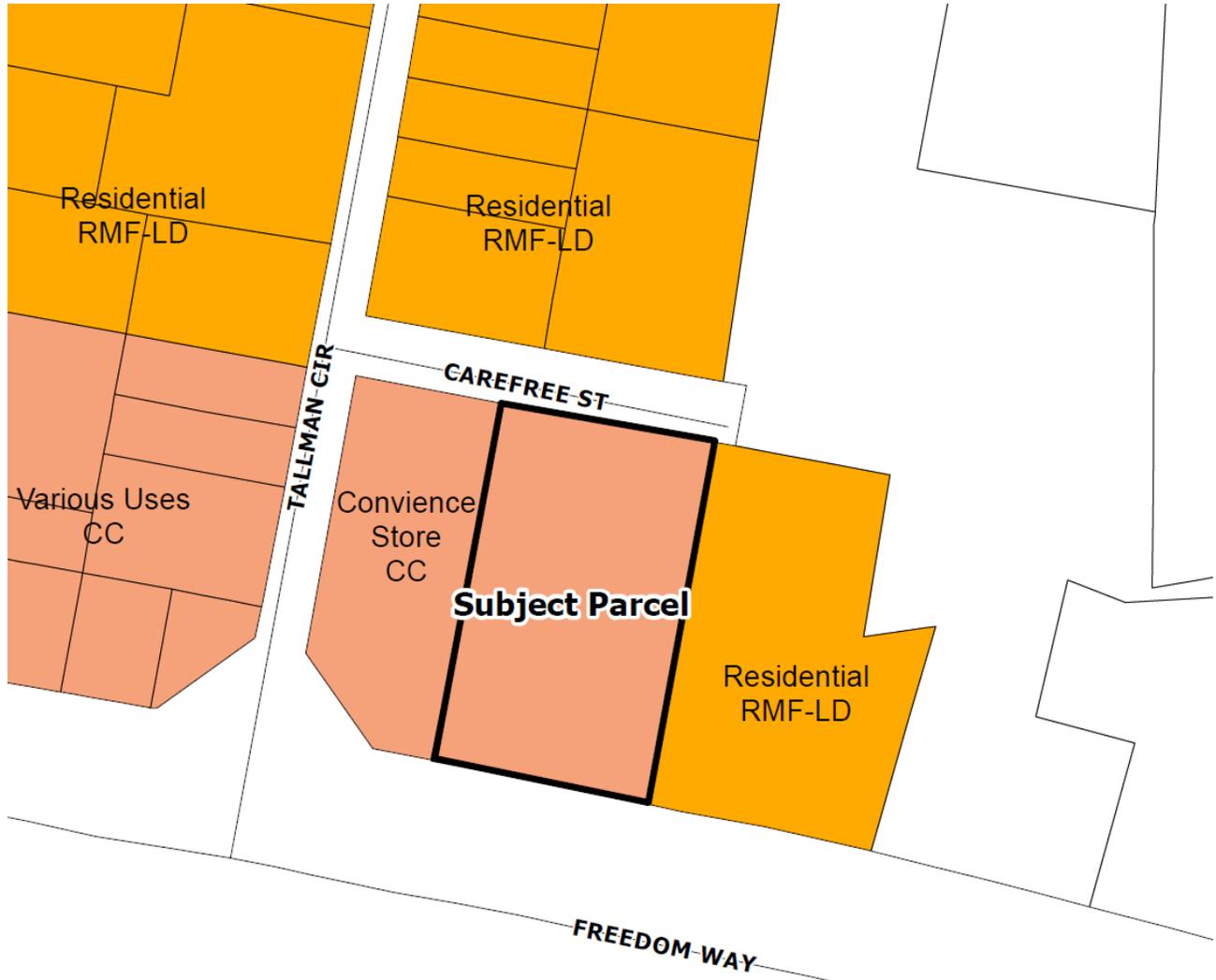
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- 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 (1116D-32)



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 18th day of October, 2016.

Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

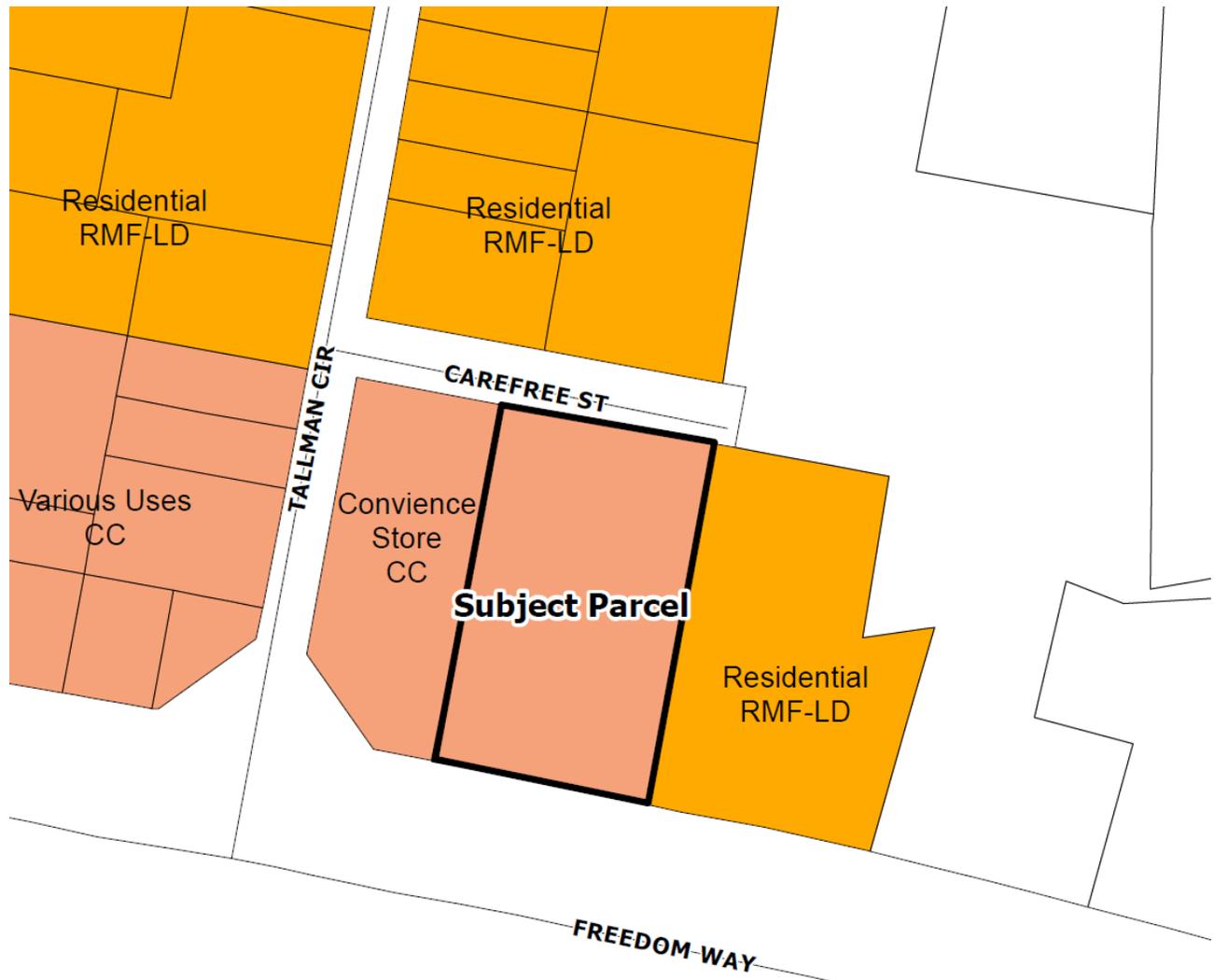
Attachment

B

ORDINANCE (2016-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

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This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 18th day of October, 2016.

Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

Attachment

B

G. Residential multi-family low density (RMF-LD) District

RMF-LD Residential multi-family low density	Dimensional Standards	
Purpose The RMF-LD district is established to accommodate a several styles of residential developments. The district accommodates single-family detached, duplexes, and mansion apartments. Also allowed are complementary uses usually found in residential zoning districts such as parks, open space, and minor utilities. Religious institutions, schools, and major utilities are allowed subject to a Special Use Permit (see Section 2.3.D).	Number of Dwelling Units per Lot, max.	Single-family 1 Duplex: 2 [1] Multi-family: 4
	Lot Size, min. (square feet)	Single-family: 5,000 Duplex: 9,000 Multi-family: 20,000
	Net Density, max. (units/acre)	8.71
	Lot Coverage, max. (% of lot area)	60 [2]
	Lot Width, min. (feet)	40, 65 for duplexes &, 100 for mansion apartment sites
	Front Setback from ROW, min. (feet)	25
	Corner Side Setback, min. (feet)	15
	Side Setback, min. (feet)	6
	Rear Setback, min. (feet)	15
	Accessory Use Setback, min. (feet)	5 (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10
	Height, max. (feet)	48

[1] Duplex dwellings may include one unit per lot or both units on a single lot.

[2] Applied to entire site

RMX Typical Building form	RMX Typical Lot Pattern
	
	

Attachment

C

F. Corridor Commercial (CC) District

CC Corridor Commercial	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
Purpose	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
	Lot Width, min. (feet)	25
	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>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>		
<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

D

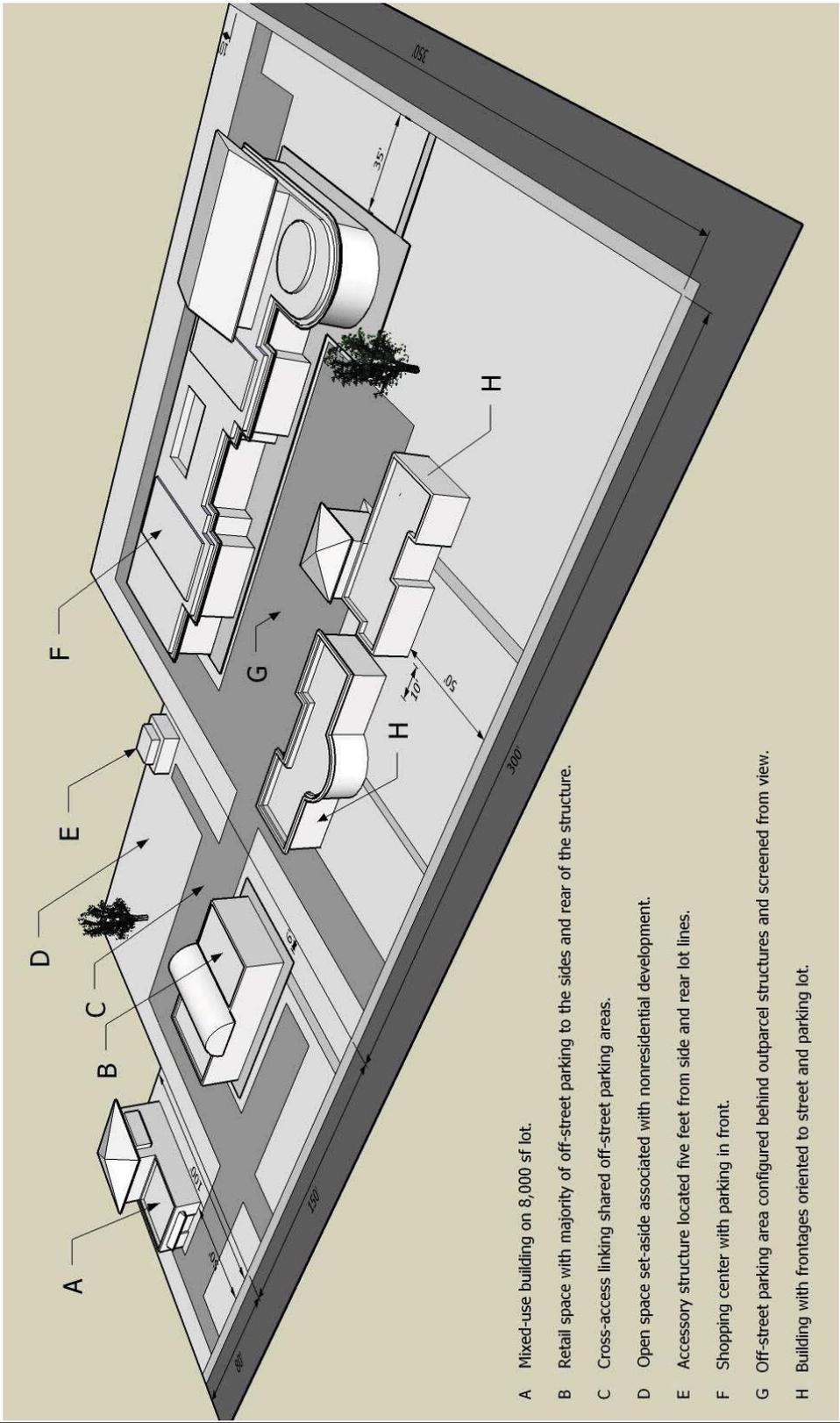
Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Building Form	CC Typical Lot Pattern
	 <p>CC</p>
	

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.

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	NA	NA	NA		
	Museum*	S	S	S	S	S	S	S	P	P	S	P	P	NA	NA	NA	NA		

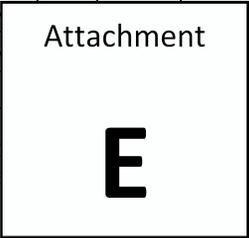


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	Senior center*	S	S	S	S	S	S	S	P	P	S	P	S	NA	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	NA	NA	NA	NA	NA	NA	NA	P	NA	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

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Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
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					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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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

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Use Category	Use Type	Residential						Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.	
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	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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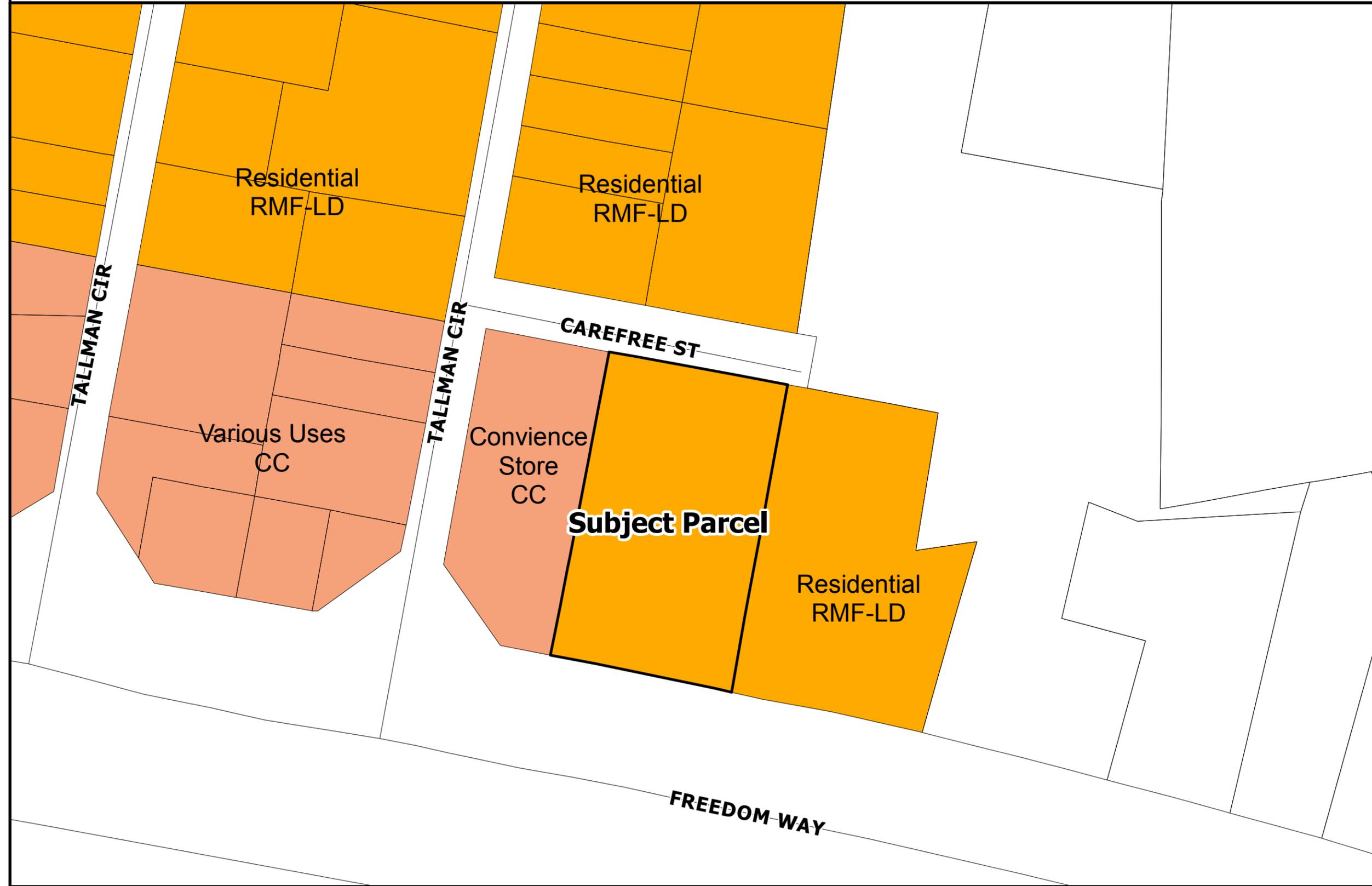
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	parts/installation				A		A		A		A							
	Automotive repair and servicing (without painting/NA bodywork)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.c
	Automotive wrecker service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	D.10.e
	Boat and marine 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

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	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	E.3.a	
	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	E.4.a	
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.4.b	
	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	E.5.b	
	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	E.5.c	
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.5.d	
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	E.5.e
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.f	
	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	E.6	

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

523 Freedom Way - Existing Zoning



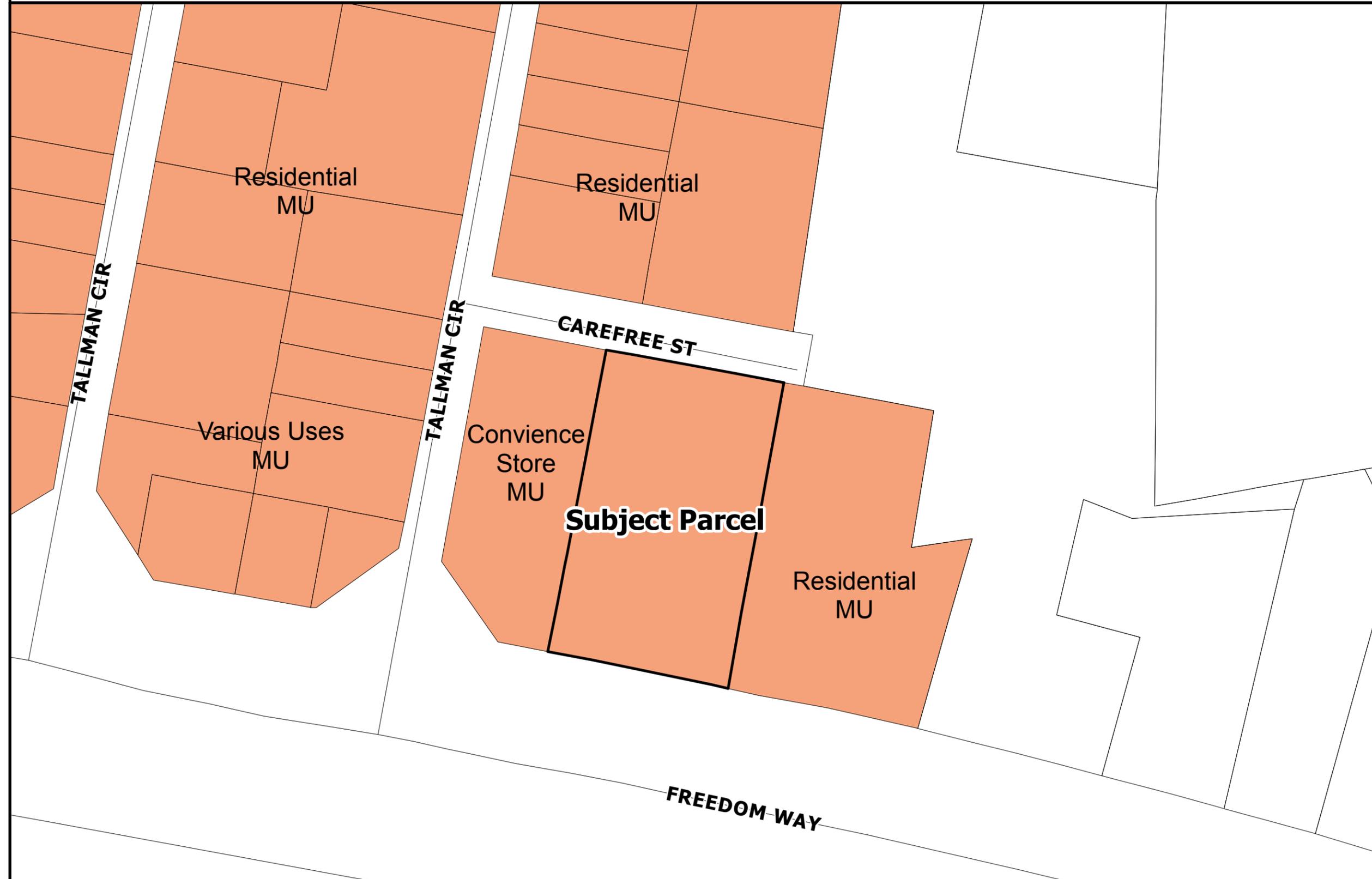
Attachment
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Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations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



1 inch = 97 feet

523 Freedom Way - Future CAMA Land Use



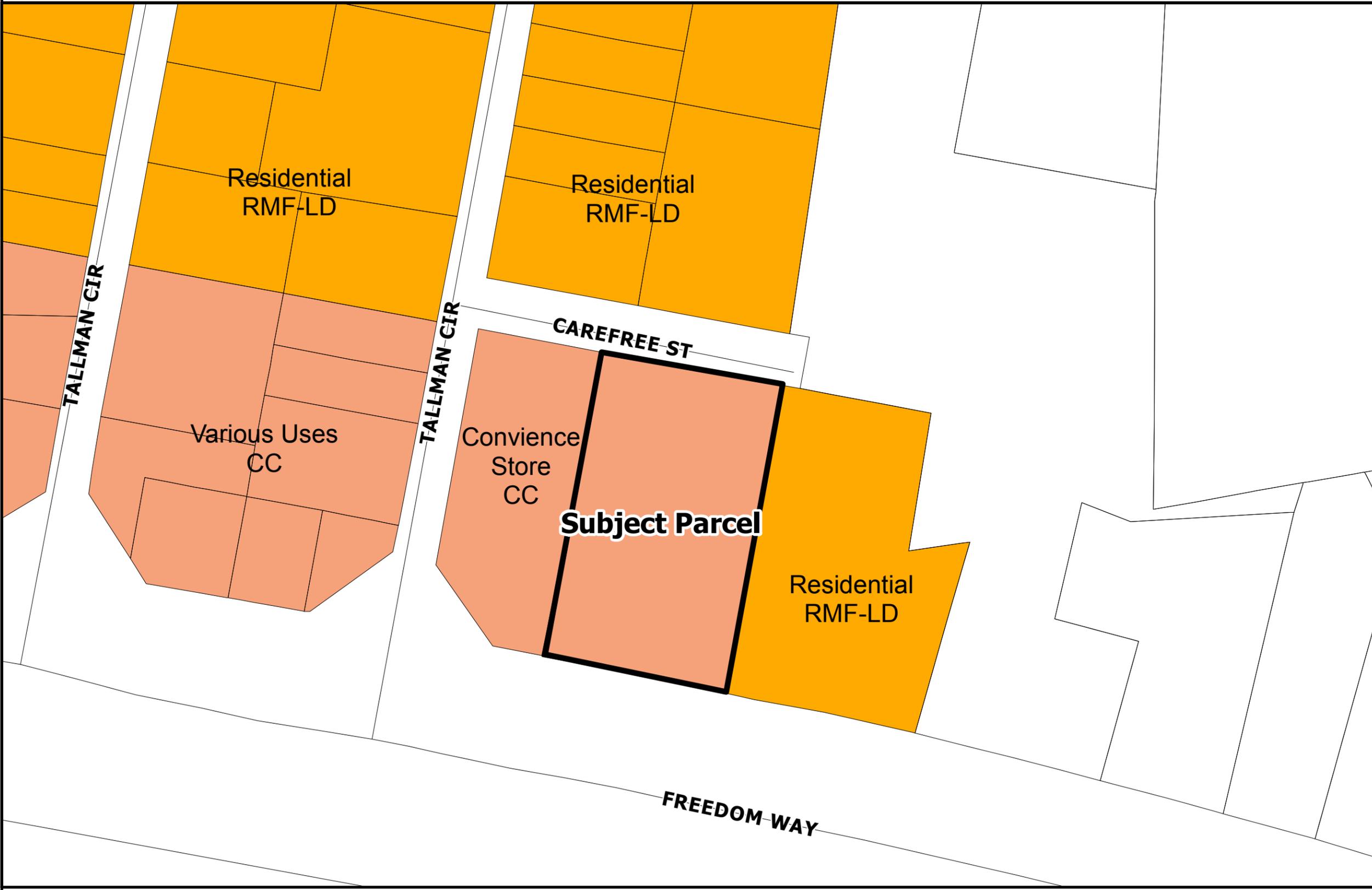
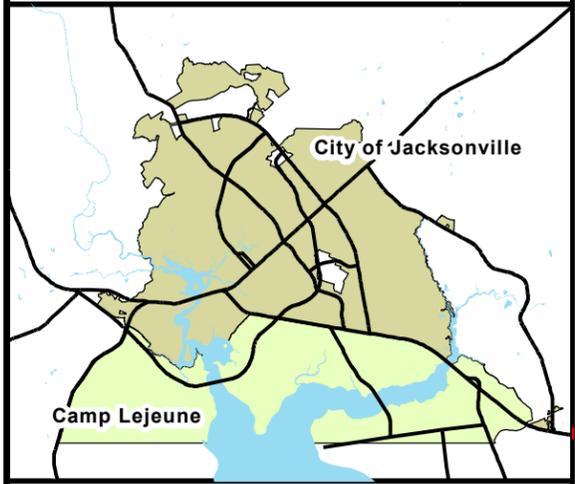
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1 inch = 97 feet

523 Freedom Way - Proposed Zoning



Attachment
H

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1 inch = 97 feet



Request for Planning Advisory Board Recommendation

Agenda Item: B Date: 10/10/2016
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Subject: Map Amendment – Rezoning from Residential Single Family – 20 (RSF-20) to Corridor Commercial (CC) – 1610 and 1602 Wilmington Highway, and 1111 Canady Road

Department: Development Services

Presented by: Jeremy B. Smith, Senior Planner

Issue Statement

Fred Beacham has submitted a rezoning request of a .87 acre tract of land located at 1610 Wilmington Highway. The applicant is requesting the parcel currently zoned Residential Single Family – 20 (RSF-20) be rezoned to Corridor Commercial (CC).

While reviewing the applicant’s request, staff identified two adjacent properties that we felt should be included for consideration of rezoning. A .25 acre parcel located at 1602 Wilmington Highway, and a 1.6 acre parcel at 1111 Canady Road, both of which are also currently zoned RSF-20. The proposed CC zoning is consistent with the City’s future land use plans. If approved the parcel(s) would be allowed to be used more broadly.

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 requests based on Findings of Facts A thru J being found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development.

Attachments:

- A Rezoning Worksheets
- B Proposed Ordinances
- C Portion of Article 3 of the UDO – RSF-20 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 Residential Single Family – 20 (RSF-20) to Corridor Commercial (CC) – 1610 and 1602 Wilmington Highway, and 1111 Canady Road

Introduction

During the 2003 Extraterritorial Jurisdiction (ETJ) expansion, Mr. Beacham's property and those around his were assigned a City's zoning classification of Residential Agricultural 20 (RA-20). His property has historically and consistently been used for commercial purposes, specifically warehouse storage (1610 Wilmington Highway). A recent inquiry led Mr. Beacham to apply to rezone his .87 acre tract of land located at 1610 Wilmington Highway. The applicant is requesting the parcel currently zoned Residential Single Family – 20 (RSF-20) be rezoned to Corridor Commercial (CC).

While reviewing the applicant's request, staff identified two adjacent properties that we felt should be included for consideration of rezoning. A .25 acre parcel located at 1602 Wilmington Highway, and a 1.6 acre parcel at 1111 Canady Road, both of which are also currently zoned RSF-20. These properties have also been historically and consistently used for commercial purposes, specifically as a dry cleaning service (1602 Wilmington Highway and 1111 Canady Road) and were considered a legal nonconforming use.

The proposed CC zoning is consistent with the City's future land use plans. If approved the parcel(s) would be allowed to be used more broadly.

Procedural History

- On September 26, 2016 City Staff initiated a rezoning request.
- On October 10, 2016 the Planning Advisory Board will consider making a recommendation on the rezoning request.
- On October 18, 2016 City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Property owners
- Surrounding property owners – In accordance with General Statutes, adjacent property owners of the proposed rezoning were notified via first class mail.

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 parcels proposed for rezoning are located at 1610 and 1602 Wilmington Highway, and 1111 Canady Road. The properties are bordered on the southeast by Wilmington Highway to the north by property zoned RSF-20, used for a Single family dwelling; to the east across Canady Road by property used residentially, zoned Residential Multifamily – Low Density; and to the west by property zoned Corridor Commercial (CC) and used for an accessory building retailer.

Flight Path Overlay District Assessment

Both of the parcels identified within the rezoning request are found within the Flight Path Overlay District (FPOD). This designation would require any large square foot facilities or tall structures to obtain Special Use Permits during any development review

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 parcels as Mixed-Use (MU). The properties to the North, West, and East are also designated Mixed-Use (MU). Mixed-Use is intended for services, medium scale retail and wholesaling activities that serve the entire community and the region. 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 parcels proposed for rezoning are located at 1610 and 1602 Wilmington Highway, and 1111 Canady Road. The properties are bordered on the southeast by Wilmington Highway to the north by property zoned RSF-20, used for a Single family dwelling; to the east across Canady Road by property used residentially, zoned Residential Multifamily – Low Density; and to the west by property zoned Corridor Commercial (CC) and used for an accessory building retailer. The properties have been used commercially for as long as it has been in the City's jurisdiction, and staff believes the CAMA supports the rezoning.

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

Evaluation:

The existing use as identified is currently nonconforming with the RSF-20 zoning designation, rezoning to Corridor Commercial (CC) would make them conforming uses.

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) & Residential Single Family – 20 (RSF-20) of the Unified Development Ordinance can be found in Attachments C & D. Rezoning the subject property to Corridor Commercial (CC) will allow several uses that are currently not allowed within the RSF-20 zoning. If the subject parcel were to be rezoned current and future uses would be consistent with those on properties found immediately adjacent to Wilmington Highway.

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:

Properties adjacent to Wilmington Highway and Marine Boulevard (US Highway 17) have historically been used and zoned commercially. The subject parcels have access Wilmington Highway. This logically fits commercial zoning. The requested Corridor Commercial (CC) district has a broad list of permitted uses some. 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/onsite 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 parcels due to depth and width of the subject parcels. With the requirements currently found in the City's Unified Development as they related to driveway spacing and connectivity, future redeveloped of these parcels 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 parcels proposed for rezoning are located at 1610 and 1602 Wilmington Highway, and 1111 Canady Road. The properties are bordered on the southeast by Wilmington Highway to the north by property zoned RSF-20, used for a Single family dwelling; to the east across Canady Road by property used residentially, zoned Residential Multifamily – Low Density; and to the west by property zoned Corridor Commercial (CC) and used for an accessory building retailer.

- 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 redevelopment proposal.

Public Hearing Notification

In accordance with the North Carolina General Statutes, all property owners included in the rezoning areas along with all adjacent property owners have been notified of the proposed rezoning. In addition, Public Hearing Notifications were posted on the property and in the Jacksonville Daily News advertising the public hearing.

Options

Approve the Rezoning (**RECOMMENDED**)

- Pros: Approval of the rezoning request would eliminate the current legal nonconforming status of the existing land uses.
- Cons: None

Approve the Rezoning without the additional Staff identified properties

- Pros: Approval of the rezoning request would eliminate the current legal nonconforming status of the existing land use of only the parcel requested by the property owner, excluding the staff initiated parcels.
- Cons: Adjacent properties would remain as legal nonconformities and inconsistent with the Future CAMA Land Use Plan.

Deny the Rezoning Request.

- Pros: None
- Cons: The nonconforming status of the existing land uses would remain.

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: Fred Beacham

Property Location: 1610 Wilmington Highway

Tax Map and Parcel ID: 332E-23

Existing zoning designation: Residential Single Family – 20 (RSF-20)

Proposed zoning designation: Corridor Commercial (CC)

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

WORKSHEET FOR REZONING REQUESTS

Applicant: City of Jacksonville

Property Location: 1602 Wilmington Highway, and 1111 Canady Road

Tax Map and Parcel ID: 332E-4, and 332-124

Existing zoning designation: Residential Single Family – 20 (RSF-20)

Proposed zoning designation: Corridor Commercial (CC)

Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

K. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
L. There are changed conditions that require an amendment;	Yes	No
M. The proposed amendment addresses a demonstrated community need;	Yes	No
N. 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
O. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
P. The proposed amendment would not encourage premature development;	Yes	No
Q. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
R. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
S. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
T. 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

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

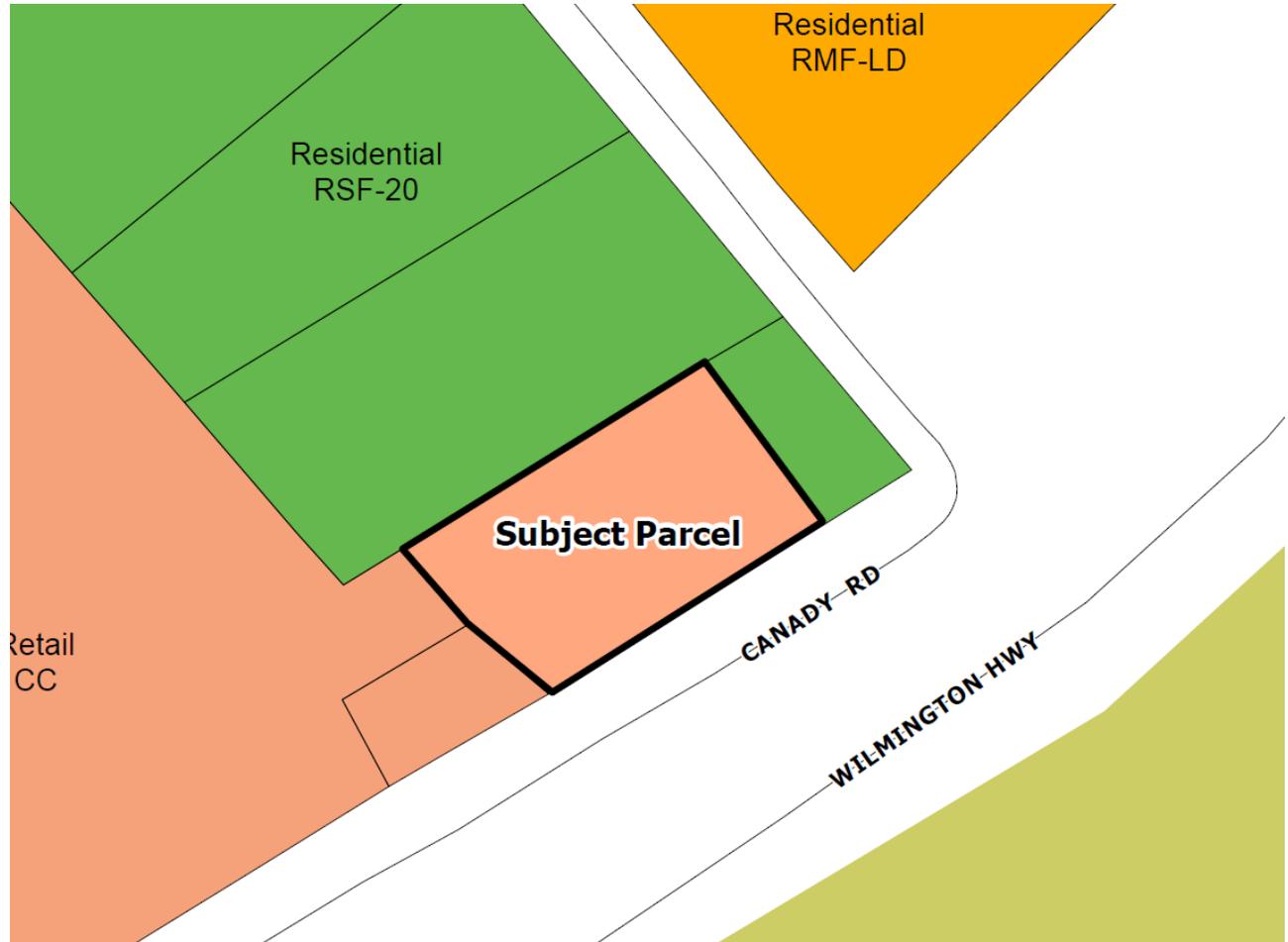
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- 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 (332E-23)



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 18th day of October, 2016.

Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

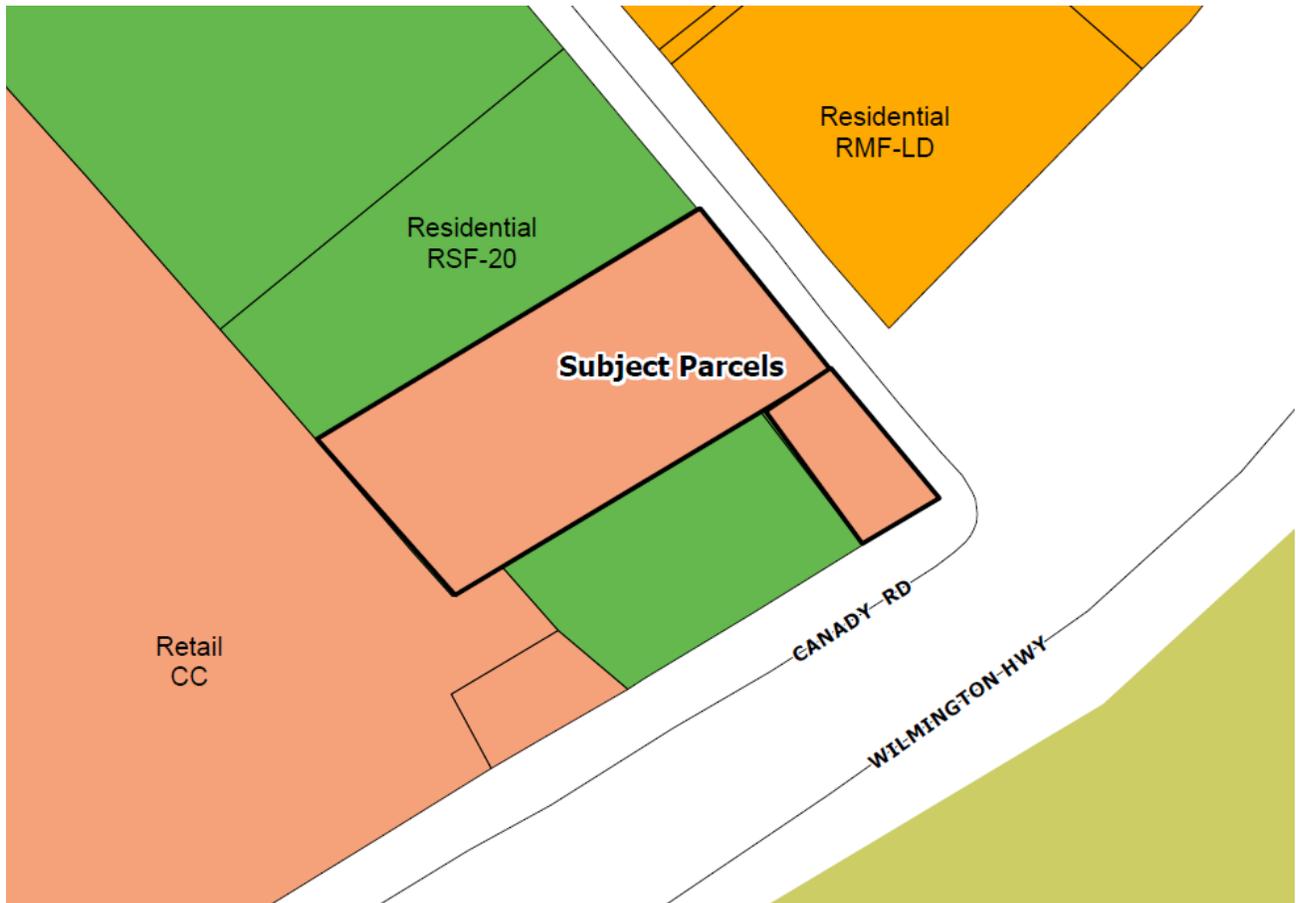
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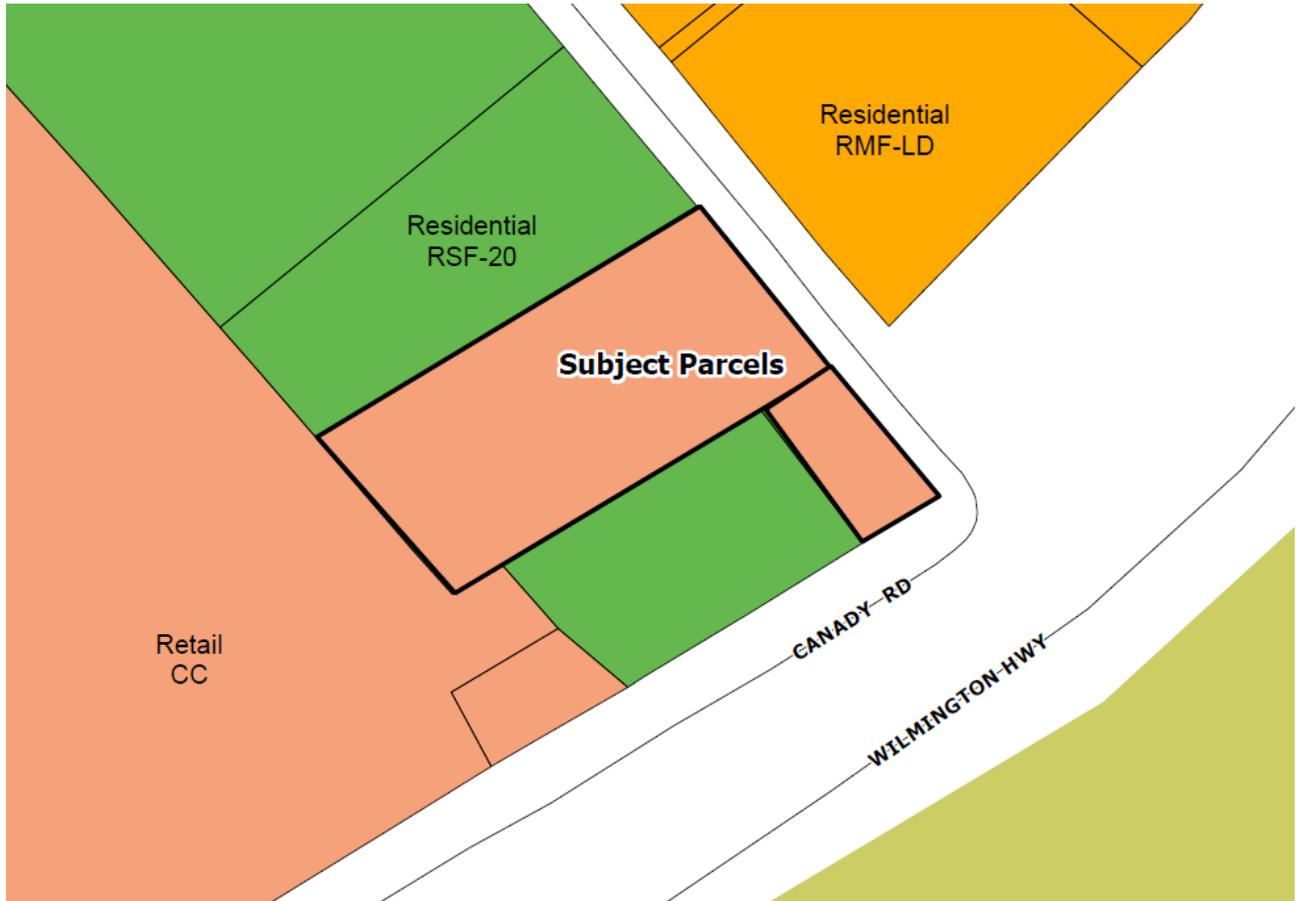
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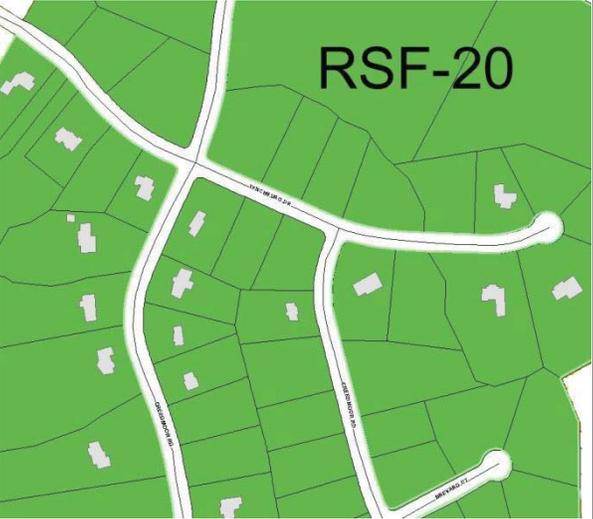
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Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

C. Residential Single-Family 20 (RSF-20) District

<h1 style="margin: 0;">RSF-20</h1> <h2 style="margin: 0;">Residential Single-Family 20</h2>	Dimensional Standards	
	Number of Dwelling Units per Lot, max.	1 principal
	Lot Size, min. (square feet)	20,000
	Net Density, max. (units/acre)	2.18
	Lot Coverage, max. (% of lot area)	40
	Lot Width, min. (feet)	50; 25 at street
	Front Setback from ROW, min. (feet)	35; 50 from Thoroughfare Streets
	Corner Side Setback, min. (feet)	20; 50 from Thoroughfare Streets
	Side Setback, min. (feet)	10
	Rear Setback, min. (feet)	35
Accessory Use Setback, min. (feet)	5 (prohibited in front or corner side setbacks)	
Height, max. (feet)	35	
Purpose		
<p>The RSF-20 district is established to accommodate primarily single-family detached residential development at low densities on lots of 20,000 square feet. District regulations are intended to discourage any use that substantially interferes with the development of single-family detached dwellings or that is detrimental to the quiet residential nature of the district. The district accommodates complementary uses usually found in residential zoning districts such as parks, open space, and minor utilities. Major utilities, religious institutions, and manufactured home parks are allowed subject to a Special Use Permit (see Section 2.3.D).</p>		
RSF-20 Typical Building Form		RSF-20 Typical Lot Pattern
		
		

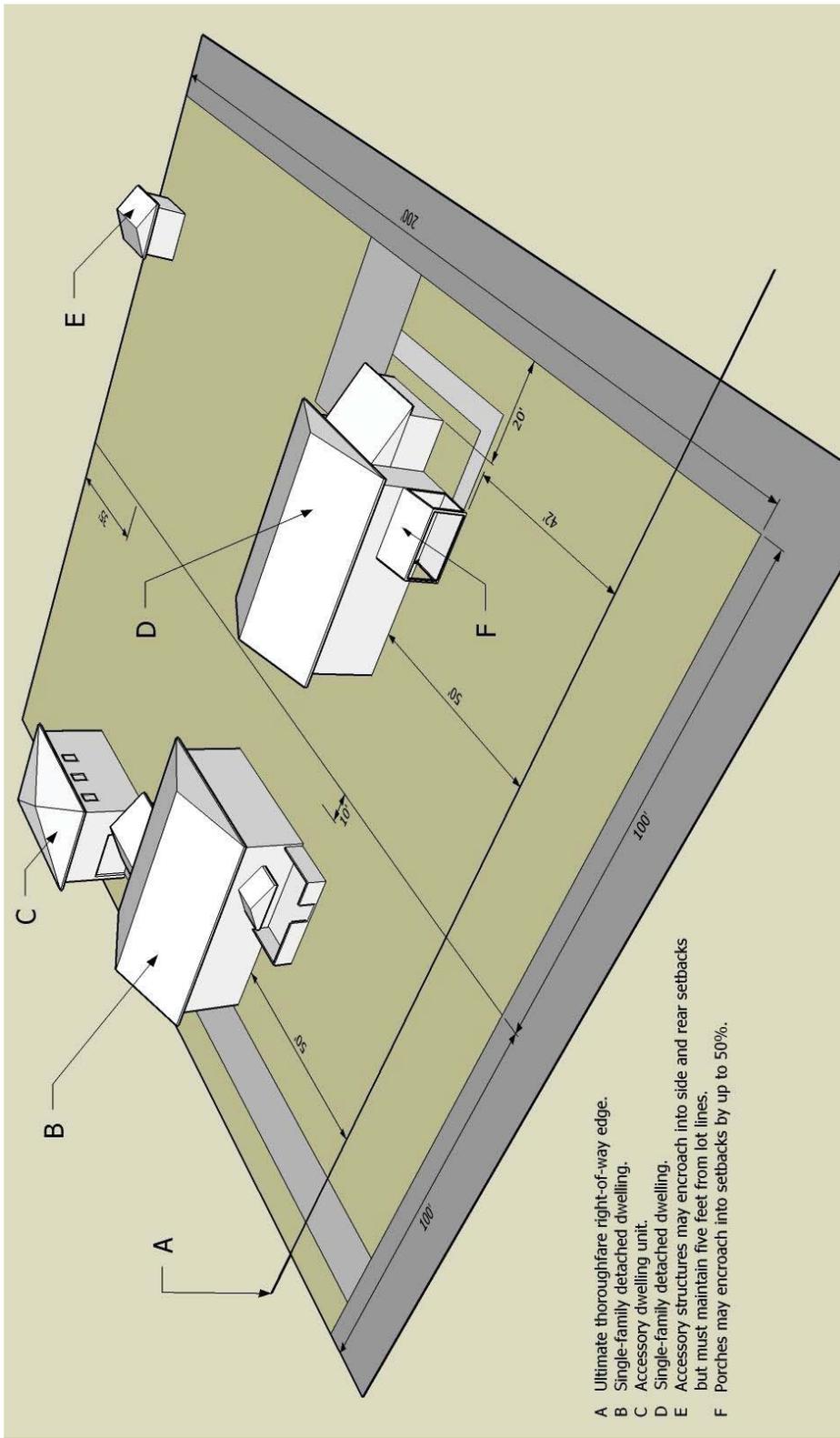
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Article 3: Zoning districts

SECTION 3.5: Residential Base Zoning Districts

Subsection C: Residential Single-Family 20 (RSF-20) District

RSF-20 Typical Lot Configuration



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

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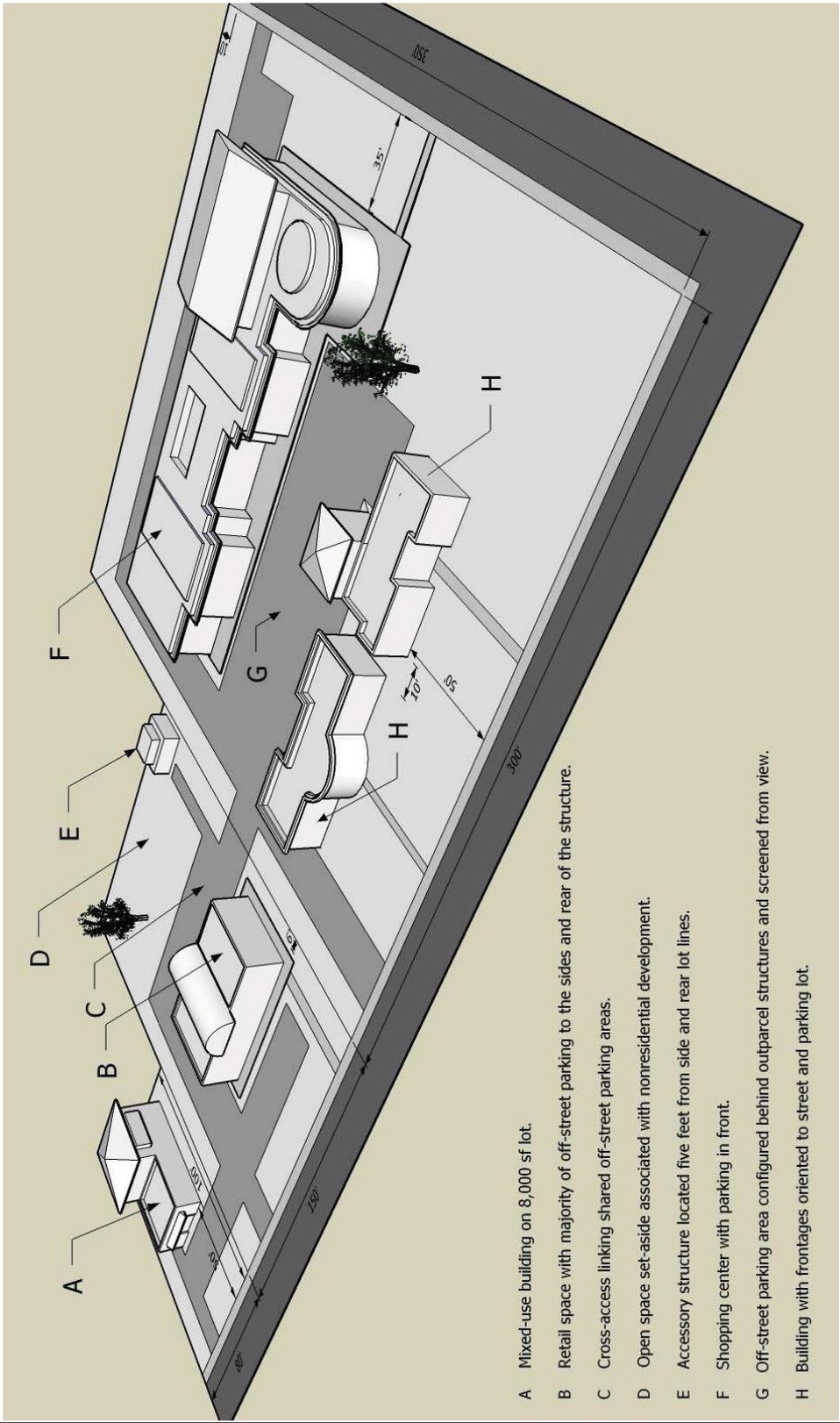
Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Building Form	CC Typical Lot Pattern
	 <p data-bbox="883 848 980 911">CC</p>
	

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.

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				
	Library*	S	S	S	S	S	S	S	P	P	S	P	P	P	MP				
	Museum*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP				

Attachment
E

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	
	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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		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	

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

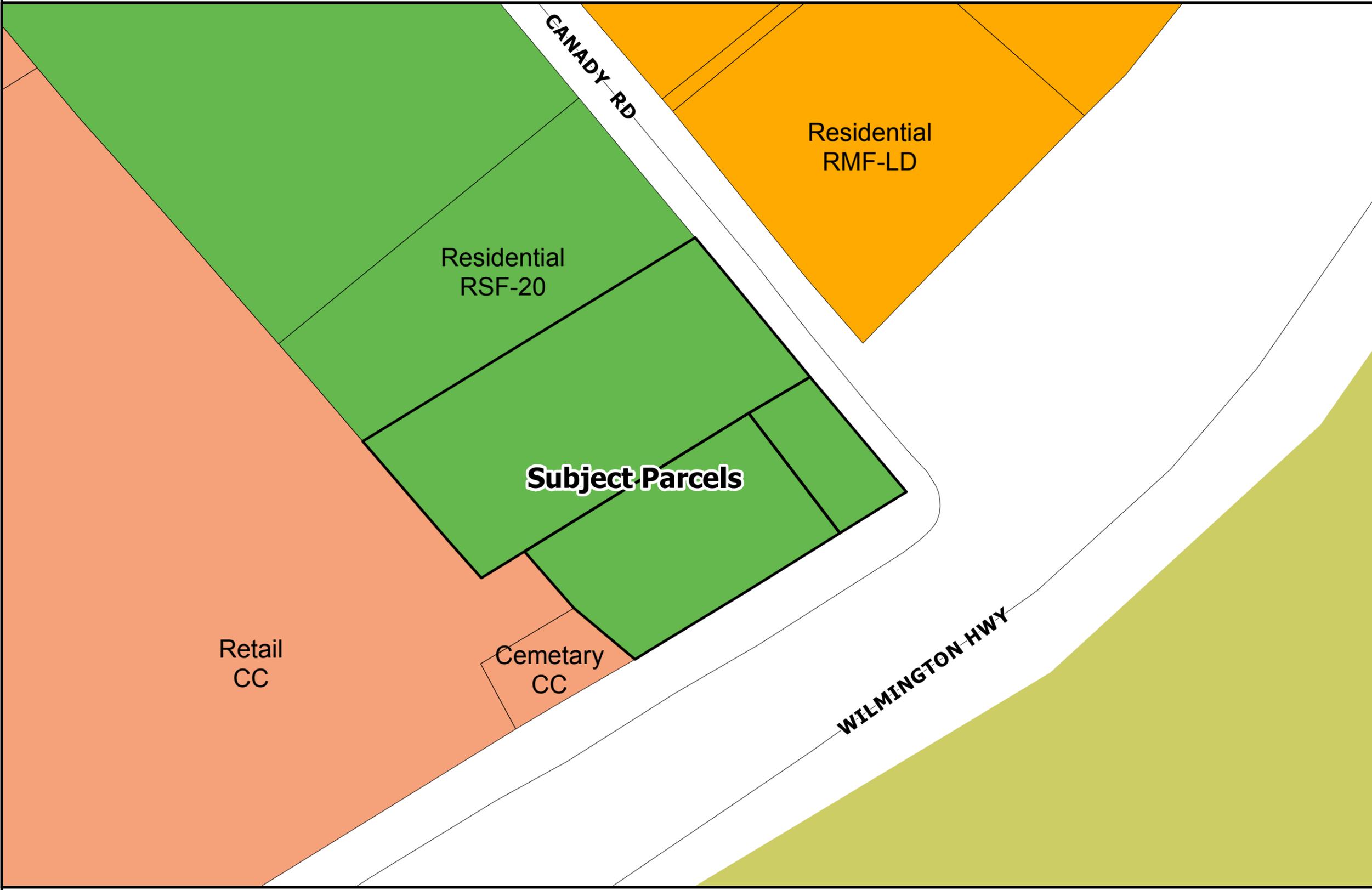
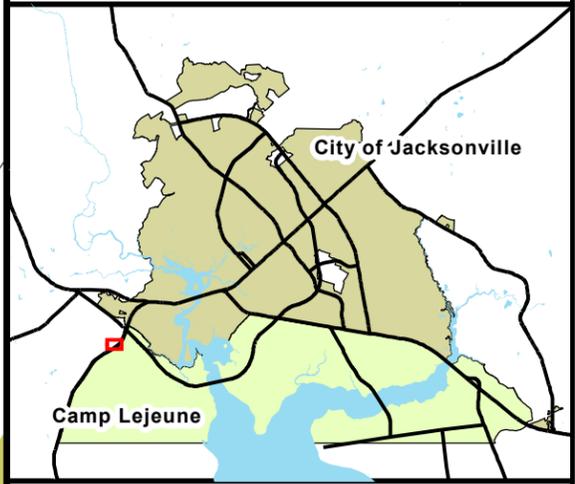
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	parts/installation				A		A		A		A							
	Automotive repair and servicing (without painting/NA bodywork)	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																			
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		
	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	E.3.a	
	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	E.4.a	
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.4.b	
	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	E.5.b	
	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	E.5.c	
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.5.d	
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	E.5.e
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.f	
	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	E.6	

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

Beacham - Existing Zoning



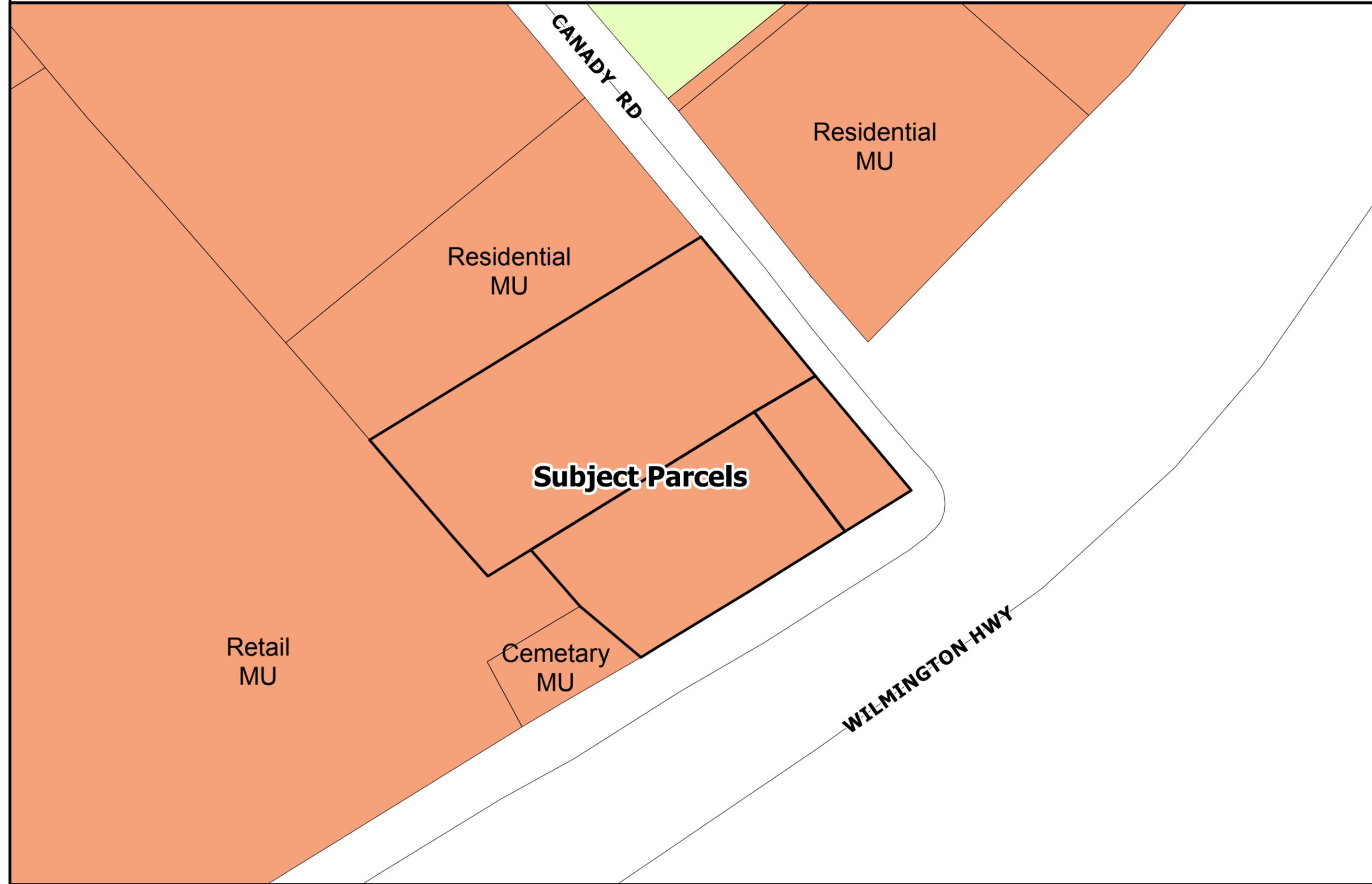
Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different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



1 inch = 100 feet

Attachment
F

Beacham - Future CAMA Land Use



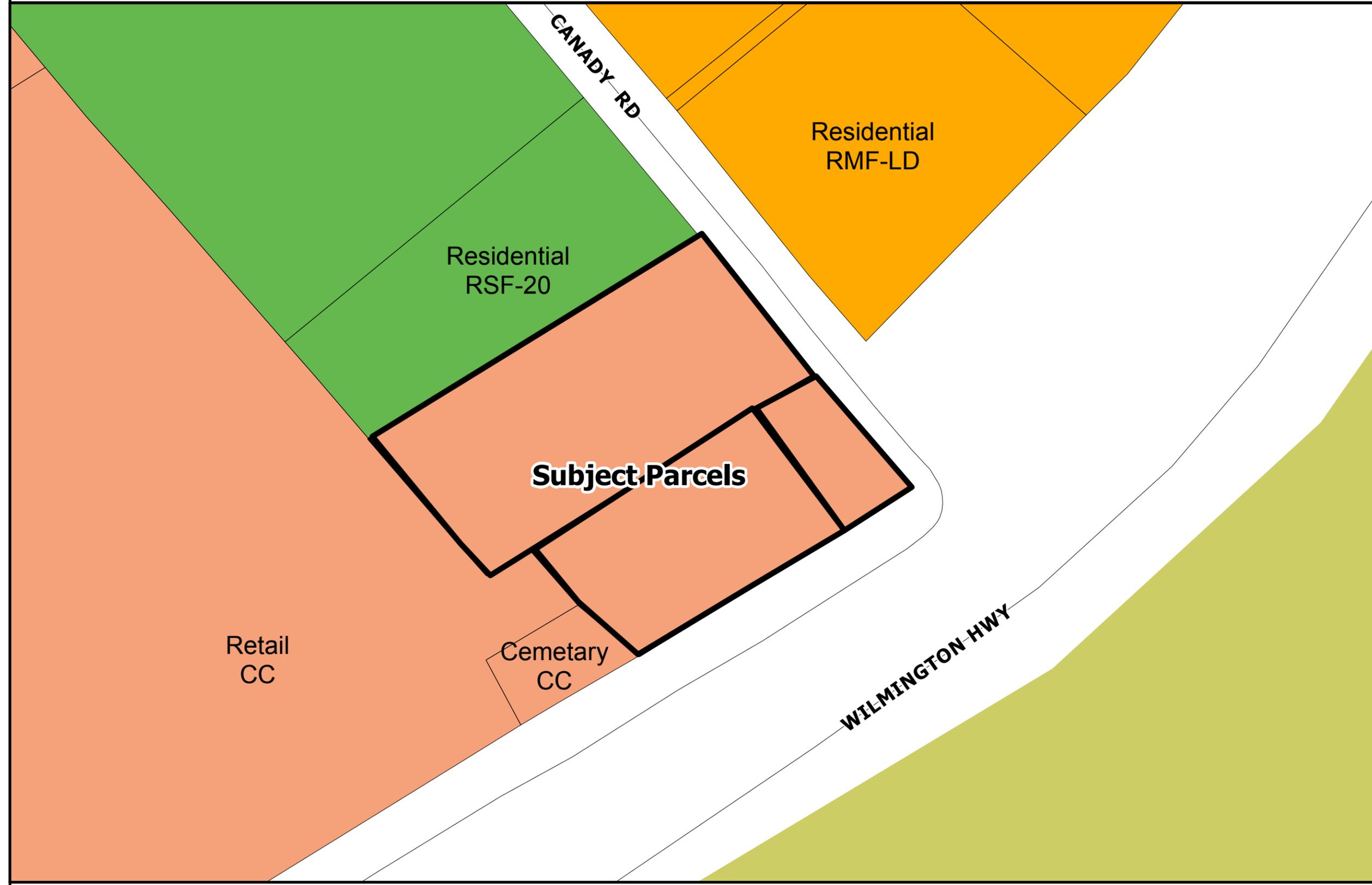
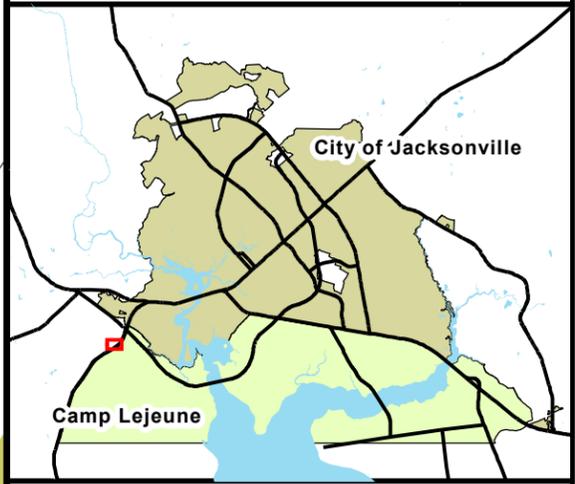
Attachment
G

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1 inch = 100 feet

Beacham - Proposed Zoning



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1 inch = 100 feet

Attachment
H



Request for Planning Advisory Board Recommendation

Agenda Item: C Date: 10/10/2016
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Subject: Unified Development Ordinance Text Amendment – Article 5:
Development Standards, Section 5.12 Signage, M: Billboards, Section
7.6 Nonconforming Signs and Billboards and Article 9.3 Definitions

Department: Development Services

Presented by: Ryan King, Planning & Permitting Administrator

Issue Statement

Fairway Outdoor Advertising and Lamar Advertising are requesting a Unified Development Ordinance (UDO) text amendment that would establish provisions to allow up to 10% of all existing billboard faces to be converted to changeable copies (LED faces) provided certain provisions are met.

Financial Impact

None

Action Needed

Receive Public Comment

Consideration of the Zoning Text Amendment

Recommendation

Staff advise the Planning Board move to recommend approval of the Unified Development Ordinance (UDO) 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 – Article 5: Development Standards, Section 5.12 Signage, M: Billboards, Section 7.6 Nonconforming Signs and Billboards and Article 9.3 Definitions

Introduction

In early 2016, staff recognized that a recent court case would permit changeable copy billboards based on the language of the UDO at that time. Staff drafted ordinance language which was adopted by City Council specifically prohibiting changeable copy billboards. This was followed by a series of new meetings with representatives from the outdoor advertising industry. As a result, Fairway Outdoor Advertising and Lamar Advertising are now requesting a Unified Development Ordinance (UDO) text amendment that would establish provisions to allow up to 10% of all existing billboard faces to be converted to changeable copies (LED faces) provided certain provisions are met.

Notable Dates

- March 14, 2016 the Planning Advisory Board recommended approval of a staff initiated UDO text amendment that added clarity that LED billboards were prohibited. The board asked that staff look at ways that LED billboards may be permitted in the future.
- April - September 2016 City staff and representatives from the billboard industry conducted a series of meetings to discuss potential changes that would allow a limited number of existing billboards in Jacksonville to be converted to LED.
- October 10, 2016 the Planning Board will provide a recommendation on the proposed zoning text amendment.
- October 18, 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 have been followed.

Options:

1) Recommend approval of the zoning text amendment found in Attachment A. **(Staff Recommended)**

- Pros: Would add provisions to allow a limited number of billboard faces to be converted to LED changeable message faces on existing billboards within the City of Jacksonville's jurisdiction are prohibited. May result in several non-conforming features such as height or size being reduced in the event that the industry chooses to modify an existing billboard that exceeds one of those current maximums.
- Cons: None

2) Defer action on the zoning text amendment.

- Pros: None
- Cons: None

3) Deny the zoning text amendment

- Pros: None
- Cons: The billboard industry would not be able to deploy this type of technology.

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 5: Development Standards, Section 5.12 Signage, M: Billboards, Section 7.6 Nonconforming Signs and Billboards and Article 9.3 Definitions be amended. Underlining indicates a proposed addition to the text. ~~Strikethrough~~ indicates the deletion of existing text.

5.12 Signage

M. Billboards

1. Billboards shall be permitted only in the Billboard Overlay Zone as shown on the Official Zoning Map for the City of Jacksonville and its extraterritorial jurisdiction. For the purposes of this Chapter, Billboards constitute a separate and distinct land use due to their size and prominence upon the landscape, and are therefore subject to the following separate regulatory provisions. It is recognized that billboards provide the opportunity to advertise products, services, and ideas; however, because of their sheer size, location in proximity to buildings, and potential for storm damage these signs can be aesthetically undesirable, create traffic hazards, and present dangers to adjoining properties. Therefore, it is the purpose of this ordinance to allow for the establishment of billboards under specific, limited circumstances.
2. No two billboards shall be spaced less than 2000 feet apart on the same side of the roadway on all streets and rights-of-way where they are allowed. In addition, no two billboard structures shall be placed within 1000 feet in either direction of the nearest point on the opposite side of the same right-of-way from an existing billboard. When determining the distance between signs the measurement shall be from the nearest points of the respective signs (including braces, overhang, etc.).
3. No billboards shall be allowed within 750 feet of the center point of an intersection where both roads allow billboards nor within 750 feet of the interior apex of an angle intersection, where both roads allow billboards.
4. All billboard structures, including overhangs and all other components, shall be set back at least 20 feet from the nearest road right-of-way.
5. The maximum allowable height for a billboard shall be 40 feet.
6. No one copy area of any billboard structure shall exceed four hundred square feet, and there shall be no more than one copy area facing any one side of the traveled roadway on any sign structure.
7. Changeable message signs are ~~prohibited~~ permitted in accordance with the following: ~~This includes but is not limited to digital displays (electronic/LED), mechanical rotating panels or other similar methods of~~

changing the message shown on the sign.

A single billboard owner/operator may upgrade up to 10% (minimum of one) of its total number of billboard faces located within the Jurisdiction of the City of Jacksonville to LED faces (minimum of one) provided that: A single billboard face shall not exceed 400 square feet or it's current size, whichever is less

- (a) Maximum height of the billboard shall not exceed 40 feet
- (b) All LED billboards shall be designed and equipped to freeze the device in one (1) position or immediately discontinue the display if a malfunction occurs.
- (c) No billboard may be brighter than is necessary for clear and adequate visibility and shall not exceed seven thousand five hundred (7,500) candela per square meter (cd/m) during daylight hours and one thousand (1,000) cd/m during non daylight hours. No sign shall display such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device, or signal or is distracting to drivers. All digital signs shall be equipped with both a dimmer control and photocell that automatically adjusts the intensity of the display according to natural ambient light conditions.
- (d) The billboard owner will provide the Development Director written evidence that the light intensity has been factory pre-set not to exceed seven thousand five hundred (7,500) cd/m and that the intensity level is protected from 2 end-user manipulation by password-protected software or other method determined appropriate by the city manager.
- (e) The billboard owner/operator shall be required to have the existing structure evaluated by a Design Professional (PE) to insure the structure will be able to support the increased weight of the digital display unit. If structure upgrades are required the owner/operator will provide drawings from a Design Professional detailing the structure upgrades. If it is deemed that existing billboard structure will not support the added weight of the digital unit, the structure may be replaced by a new steel mono pole structure meeting all of the requirements specified herein.
- (f) If a billboard owner sells any of its inventory, the percentage of allowable faces that can be LED shall

reduce accordingly. The City shall be notified and within 180 days of the transaction, the number of LED faces they are allowed to have shall be reduced accordingly.

- (g) A digital display face shall not change or alternate displays (words, symbols, figures or images) more frequently than once every fifteen (15) seconds, except that digital changeable copy signs may change or alternate displays as frequently as once every eight (8) seconds if:

1. the sign displays public service announcements on a permanent basis once within every sixty (60) second period, and
2. the sign operator displays as part of the normal advertising rotation public emergency messages hereinafter defined until such time as such message is no longer reasonably necessary.

7. All billboards shall be plainly marked with the name of the person, firm, or corporation erecting and maintaining such sign and shall have affixed the firm number issued for said sign by the ~~building inspector~~ Zoning Code Official.

~~All owners of billboards are required to obtain an annual billboard permit and maintain an annual billboard permit in order for the billboard to be considered a conforming use. New billboard permits shall only be issued for billboards that are in complete conformance with the requirements of this ordinance. If a billboard permit expires, the billboard shall be deemed non-conforming until a new permit is obtained. For the purposes of this subsection, a billboard shall be considered "destroyed" if damaged to an extent that the cost of repairing the billboard to its former stature or replacing it with an equivalent billboard equals or exceeds 50 percent of the tax value, as listed in the Onslow County Tax Office, of the billboard so damaged.~~

B. Unlawful Cutting of Trees or Shrubs

No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation located:

1. Within the right-of-way of any public street or road, unless the work is done pursuant to the express written authorization of the North Carolina Department of Transportation or the City of Jacksonville based upon who controls the right-of-way;
2. On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to

the express authorization of the person owning the property where such trees or shrubs are located; and

3. In any area where such trees or shrubs are required to remain under a permit issued under this Ordinance.

7.6 Nonconforming Signs and Billboards

A. General

No nonconforming sign or billboard shall be used, erected, altered, repaired, or relocated except in accordance with the standards of this section. Billboards are allowed to modernize in accordance with NCGS 136.131.2.

B. Enlargement or Alteration

A nonconforming sign or billboard shall not be enlarged, expanded, or altered in any way that increases the degree of nonconformity.

C. Relocation or Replacement

1. A nonconforming sign or billboard shall not be moved, in whole or in part, or replaced except to bring the sign into complete conformity with the requirements of this ordinance.
2. Nonconforming wall signage may be removed from a wall or facade to allow repair or maintenance of the wall or façade and then replaced.
3. In cases where a nonconforming wall sign is associated with a tenant located within an in-line shopping center or other multi-tenant building, the nonconforming wall sign may be removed for repairs or maintenance to the wall or façade, but the nonconforming sign shall be brought into compliance with the provisions of this ordinance when the tenant vacates the space.
4. If governmental acquisition results in the need to relocate or replace a nonconforming sign or billboard, said sign or billboard may be relocated provided that in the actions of the government, the sign is not purchased by the government.

D. Illumination

Illumination shall not be added for the benefit of any nonconforming sign or billboard.

E. Abandonment

1. If a nonconforming on-premise sign advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that has not been operated, conducted, or offered for a period of at least 180 days, that sign shall be deemed abandoned and shall be removed or brought into compliance by the sign owner, landowner, or other person having control over the sign.
2. If a nonconforming billboard remains blank for a continuous period of 180 days, that sign shall be deemed abandoned and shall, within 30

days after such abandonment, be brought into compliance with this ordinance or be removed by the sign owner, owner of the land where the sign is located, or other person having control over the sign. For purposes of this subsection, a billboard shall be deemed "blank" if:

- (a) It advertises a business, service, commodity, accommodations, attraction, or other enterprise or activity that is no longer operating or being offered or conducted; or
 - (b) The advertising message it displays becomes illegible in whole or substantial part; or
 - (c) The advertising message it displays has been removed. (For purposes of this subsection, the terms "Sign for Rent", "Sign for Lease", "Building for Rent", "Building for Lease", "Building for Sale", etc., shall not be deemed to be an advertising message).
3. On-premise signs advertising a use or structure that has been demolished or relocated to another site shall be removed within 60 days following such demolition or relocation. In the event an existing use or structure has been demolished or relocated to facilitate new construction, all signage associated with the new construction shall comply with the standards in Section 5.14, Signage.

F. Maintenance, Repairs, and Renovation

1. Nonconforming signs and billboards may be maintained, repaired, and renovated provided such activities are completed in accordance with the requirements in Section 5-12: Signage, and provided that the cost of repair or renovation within any twelve-month period does not exceed 50 percent of the replacement cost of the sign or billboard.
2. Nonconforming signs or billboards determined by the Development Services Director to represent a danger to the public health or safety shall be immediately replaced or removed, and any replacement signage shall comply with all requirements of this ordinance.
3. No maintenance, repair, or renovation of a nonconforming sign or billboard shall increase the degree of nonconformity.
4. All maintenance, repair, and renovation of a nonconforming sign or billboard must occur through the permit processes and receipt of any/all required permits.

G. Restoration after Casualty Damage

1. If a nonconforming sign or billboard (or portion of a sign or billboard) is damaged or destroyed, by any means, to an extent more than 50 percent of its structural replacement cost at the time of damage or destruction, it shall only be restored, repaired, or reconstructed in a

manner that conforms to the provisions of this ordinance.

2. No restoration, repair, or reconstruction of a nonconforming sign or billboard shall increase the degree of nonconformity.

H. Change in Advertised Use and Change of Copy

If there is a change in use to the use, structure, or premises advertised by a nonconforming on-premise sign, the nonconforming sign shall be removed and may be replaced only by a sign that conforms to the provisions of this ordinance. Otherwise, the message of a nonconforming sign may be changed so long as doing so does not create any new nonconformity.

Article 9.3 Definitions

Public Emergency Messages - Amber Alert emergency information and information about terrorist attacks, natural disasters, public infrastructure failures and public safety emergencies. Public emergency messages shall be displayed in accordance with protocols developed by the city in conjunction with the issuing agencies and the qualified sign owners. For the purposes of this section, a public service announcement shall be any announcement for which no charge is made and which promotes programs, activities, or services of federal, state, or local governments or the programs, activities or services of nonprofit organizations and other announcements regarded as serving community interests, excluding time signals, routine weather announcements and promotional announcements.

Adopted by the Jacksonville City Council in regular session on this 18th day of October, 2016.

Sammy Phillips, Mayor

ATTEST:

Carmen K. Miracle, City Clerk

