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DRAFT

CITY OF GREEN COVE SPRINGS
FORM-BASED CODE

January 2024

CHAPTER 117: LAND USE REGULATIONS

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Sec. 117-441. – Reserved

Sec. 117-442. – Reserved

Sec. 117-443. – Reserved

Sec. 117-444. - Reserved

Sec. 117-445. - Reserved

Sec. 117-446. - Reserved

Sec. 117-447. - Reserved

Sec. 117-448. - Reserved

Sec. 117-449. - Reserved

Section 117-450. Purpose.

The purpose of the form-based regulations is to:

- A. Promote multi-modal development patterns;
- B. Encourage infill development;
- C. Facilitate the aggregation of lots;
- D. Encourage and promote redevelopment on underdeveloped sites;
- E. Implement the Downtown Community Redevelopment Area (CRA) Redevelopment Plan.

Section 117-451. Scope/Applicability

A. New Development.

The provisions contained in this article apply to all new developments within the Form-Based Code area depicted in **Figure VIII-1**.

B. Existing Development.

1. Existing developments shall not be required to meet code unless site or building modifications are proposed.
2. Existing developments undergoing a *major modification* shall be required to bring the entire site up to code to the maximum extent feasible (i.e., building setbacks, height, or frontage requirements may be waived for existing buildings), as determined by the Development Services Director. If the major modification involves building a new structure on the site and not making changes to the existing building, only the new building, parking, and landscaping features will be required to meet code. *Major modification* shall be defined as any repair, reconstruction, rehabilitation, addition, or improvement which costs 50% or more of the "Just Market Value" of the property, as noted in the Clay County Property Appraiser's Office records. When calculating the cost of the improvement, it shall include the cost of improvements made over the preceding five years.

3. *Existing developments undergoing minor modifications* shall not be required to bring the entire site up to code. The specific changes to the site or building, however, shall be required to meet the standards of this article. *Minor Modifications* are those that do not meet the definition of Major.

Section 117-452. Development Review & Flexibility

A. Site Plan Review.

New development and redevelopment activities in the Form-Based Code area shall meet the site plan review provisions contained in Chapter 101, Article II, Division 5, except that, for the purpose of this chapter, developments that exceed 1 acre of land area or 5,000 square feet of no-residential floor space will be deemed minor.

B. Flexibility of Regulations

Flexibility in the application of development requirements may be warranted in certain situations. While the Land Development Code provides for variances based on hardship (see **Section 101-159**), the *modifications of standards* offered in this section may be obtained based on unforeseen design issues related to redevelopment of existing sites, the size of downtown lots, and other variables. A modification of standards may be requested by an applicant as part of the development review process.

1. Application.

All requests for modifications of standards shall be submitted in writing and in conjunction with the application for development review. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan.

2. Administrative Approval.

The Development Services Director shall have the authority to grant limited modifications of up to ten percent of any dimensional requirement noted in this article where it is determined that the proposed development meets the intent of the T-zone, the requested modification is the minimum necessary to allow reasonable development of the site, and the requested modification is not injurious to the public health, safety and welfare.

3. Planning & Zoning Board Approval.

Modifications of more than ten percent but no more than 30 percent of a dimensional requirement listed above, modifications previously denied or referred to the Board by staff, and modifications to the *non-dimensional* requirements contained in this article shall be reviewed by the Planning & Zoning Board. Changes of more than 30 percent of a dimensional requirement shall be processed as variances per **Section 101-159**.

4. Prohibited Modifications.

No modification shall be granted under this section for the following:

- a. Use of land.
- b. Development density which would exceed the maximum permitted in the future land use classification.

- c. A reduction in sidewalk width that would result in a sidewalk with less than five feet clear space.

5. Review Criteria.

No modification may be granted under this section unless it meets all the requirements listed below:

- a. The modification is consistent with the stated purpose and intent of this Code and with the comprehensive plan;
- b. The request is within the parameters listed above;
- c. The modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the proposed modification;
- d. The modification will permit superior design, efficiency, and performance;
- e. If applicable, the modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic or archeological sites or public facilities, related to the development site;
- f. Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the waiver will result in superior design;
- g. The modification will not result in a negative impact on the public facilities, land use, traffic, or environment of the neighborhood and the general community.

Section 117-453. The Regulating Plan

The City of Green Cove Springs Downtown Form-Based Code uses the Regulating Plan (incorporated into the City's zoning map and shown in **Figure VIII-1**) to designate Transect Zones (T-zones), each with varying urban features consistent with the current character to be preserved and the envisioned future context.

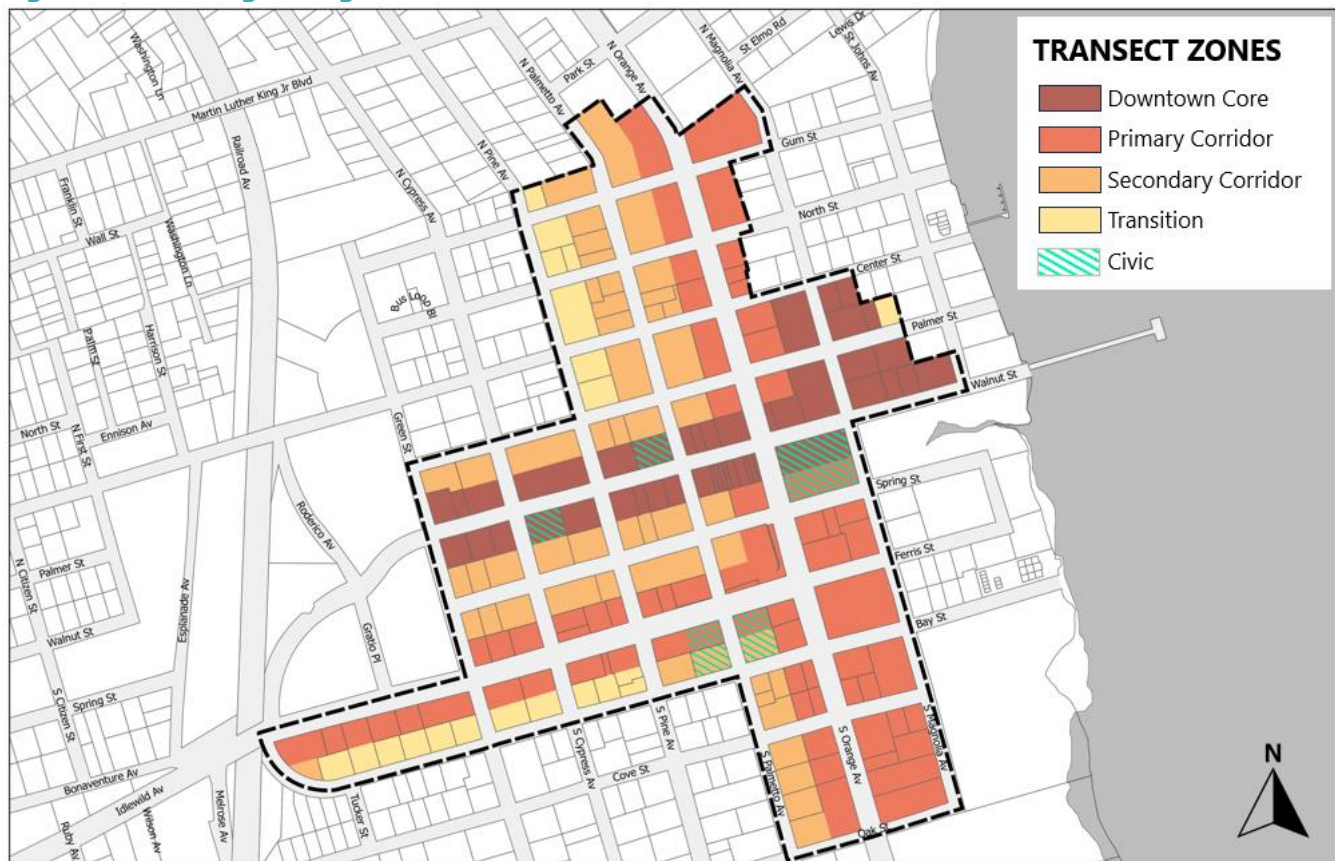
The Regulating Plan also depicts areas currently utilized for civic purposes, such as government facilities and religious institutions. While those uses are expected to continue operating in those locations, if their buildings are ever demolished and a different type of use is established, the underlying transect will govern future development on the site.

Transect boundaries do not follow parcel lines and certain properties feature more than one T-zone designation. The design of the development within each zone will need to comply with the regulations of that zone, unless specifically stated otherwise in this article.

There is currently one site zoned Planned Unit Development (PUD) within the Form-Based Code area. New PUD zoning districts shall not be allowed within the Form-Based Code area.

The following sections show the intent of each T-zone.

Figure VIII - 1: Regulating Plan



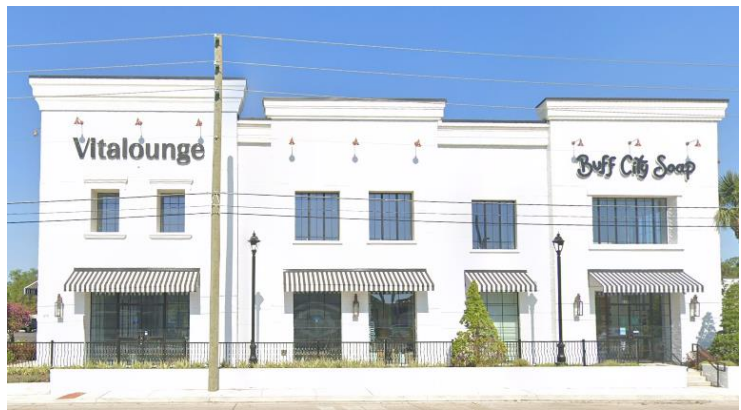
NOTE: Map provided for illustrative purposes. Please refer to the City's Official Zoning Map for the most current transect zone designations.

A. Downtown Core Zone

This T-zone encompasses the original core of Downtown Green Cove Springs. Priority is placed on preserving the historic character and small scale of the corridor, increasing walkability, and creating a vibrant atmosphere. This zone permits a mix of uses with storefronts close to the sidewalk with the option of providing residential or office uses above the first story.



Figure VIII - 2: Examples of appropriate building types within the Downtown Core Zone



B. Primary Corridor Zone

This T-zone is primarily located along Orange Avenue and Ferris Street. The purpose of the Primary Corridor Zone is to encourage infill development with a compact mix of uses, facilitate aggregation of lots, encourage redevelopment of underdeveloped sites, and implement the Community Redevelopment Area (CRA) Redevelopment Plan. While two stories should be the predominant building height, some sites may support three stories, if approved through the bonus program (see **Section 117-463**)



Figure VIII - 3: Examples of appropriate building types within the Primary Corridor Zone



C. Secondary Corridor Zone

Primarily located behind the major transportation corridors, this T-zone is intended to act as a transition between the heavier traffic and more intense development along Orange and Ferris Streets and lower intensity neighborhoods. The zone consists of a mix of uses in a pedestrian-oriented urban form. Buildings may be attached or detached with front façades located close to the sidewalk.



Figure VIII - 4: Examples of appropriate building types within the Secondary Corridor Zone



D. Transition Zone

Primarily located behind the major transportation corridors, this T-zone is intended to act as a transition between the heavier traffic and more intense development along Orange and Ferris Streets and single-family neighborhoods. The zone consists of a mix of uses in a pedestrian-oriented urban form. Buildings may be attached or detached with front façades located close to the sidewalk.



Figure VIII - 5: Examples of appropriate building types within the Transition Zone



Section 117-454. Block Standards

The regulation of block size is fundamental to achieving good urban form and transportation connectivity. Shorter blocks improve the pedestrian experience as well as foster a street network grid that supports the efficient distribution of automobile traffic. Downtown Green Cove Springs generally displays a gridded street network, which shall be maintained and improved. If existing streets are vacated to allow the aggregation of smaller blocks into mega-blocks, the following provisions shall apply:

- A. Alternative vehicular connections shall be provided to continue the current block length within the downtown form-based code area which, with very few exceptions (Spring Park, west end of Ferris Street, and south of Cove Street), does not exceed 400 feet in length. The vehicular passage may be a public street or private drive but shall be open for public passage to another street/drive.
- B. Culs-de-sac and dead-end streets are not allowed.

Section 117-455. Use Standards

A. Permitted Uses

Section 117-3 lists the various uses allowed in the form-based code area and identifies whether a use is Permitted (P), Special Exception (SE), or Prohibited (blank) within the noted Transect Zone. Uses not listed in the table are prohibited.

Mixed-use developments are allowed in all zones, provided that the individual uses are all allowed in the zone. If one of the uses requires Special Exception approval, the entire development shall undergo Special Exception review.

Considering that the Form-Based Code area is almost fully developed and includes a wide variety of uses, the continuation of the current uses is permitted and encouraged, even if they are not listed as a permitted use. If any of those structures are destroyed, they will be permitted to rebuild as they currently exist but will not be allowed to expand or intensify beyond their current status.

Where a site is split between two zones (e.g., the Downtown Core and Primary Corridor Zones), the allowable uses in both zones may be located anywhere on the site. However, the use shall comply with the site and building standards of the zone where they are located. For instance, a site with a Primary Corridor Zone designation along Orange Avenue and Secondary Corridor Zone designation along Palmetto Avenue may have a retail establishment, but the building will need to be close to and oriented toward Orange Avenue. Similarly, if the site is eligible for a height bonus, the tallest part of the building must be located along Orange Avenue. The portion of the building facing Palmetto Avenue will be required to meet the two-story limitation of the Secondary Corridor Zone.

All developments, regardless of the use classification, shall comply with the standards of this article and all other applicable articles of the land development code. See **Section 117-458** for specific requirements for certain uses.

B. Accessory and Temporary Uses and Structures

Accessory and temporary uses and structures shall meet the requirements of **Section 117-758(e)** (Accessory building setbacks for residential structures), and **Article IX** (Supplementary Regulations),

unless otherwise specifically addressed in this article. Accessory structures visible from the right-of-way shall meet the site and building design standards of this article.

Section 117-456. Site Dimensional Standards

The general intent of the T-zones is to ensure that the scale of the built form, formality of public spaces, and intensity of uses will vary throughout the community, and shall be reduced in scale, formality, and intensity as they go further away from the core. The site dimensional standards for each T-zone are described in the following sections.

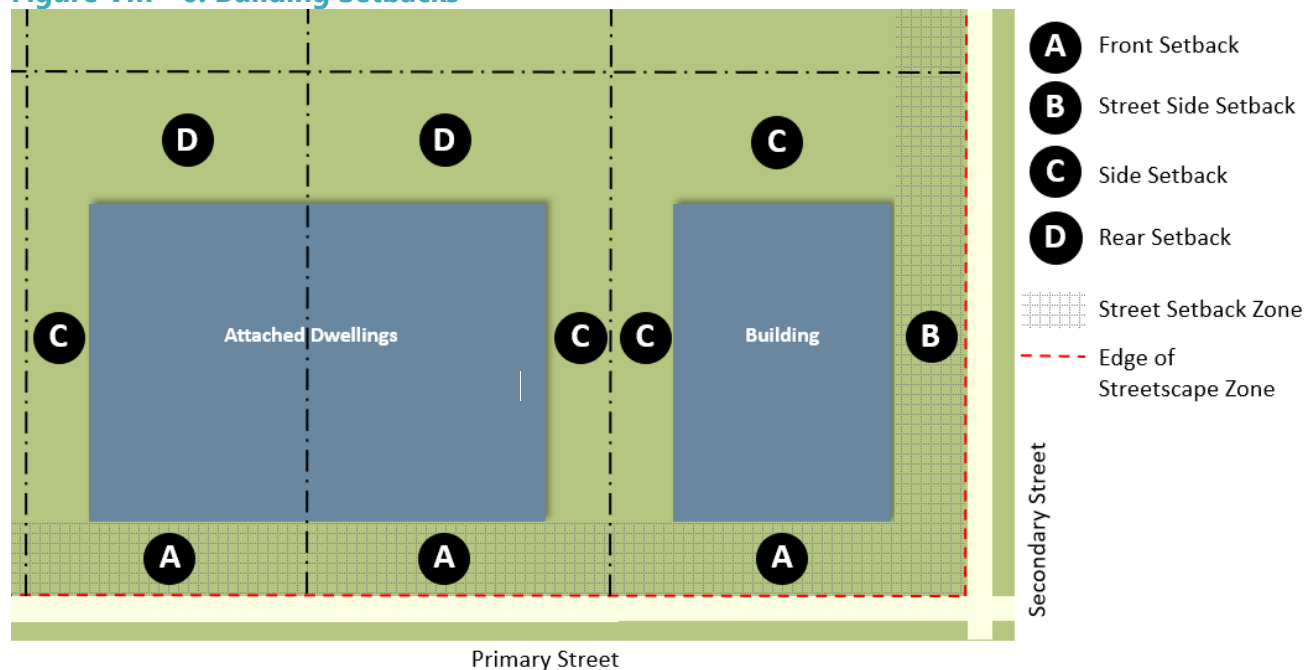
A. Lot Size

It is not the intent of this code to prevent development on existing lots or require lot aggregation. Lots within the Firm-Based Code area may be subdivided only if they meet a minimum lot depth of 100 feet. There is no minimum lot size or width requirements. However, subdivided lots must be adequate to accommodate the proposed development without the need for setback variances and not so wide that the building frontage requirement cannot be met.

B. Building Placement

The placement of a building on a site is critical to creating a coherent public realm. Urban development forms seek to support and foster pedestrian trips. Therefore, buildings need to be constructed in closer proximity to streets and sidewalks but not so close that the public realm is diminished. **Figure VIII - 6** illustrates the location of the street, side (interior), and rear setbacks.

Figure VIII - 6: Building Setbacks



1. *Required setbacks.* **Table VIII-1** contains the required setbacks by T-zone. See **Section 117-457.D** for minimum building frontage requirements, which are closely tied to the side setback requirements.

Table VIII - 1. Building Placement Standards by Transect

STANDARD	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Front Setback ^A	0' min. 6' max.	6' min. 10' max.	10' min. No max.	15' min. No max.
Street Side Setbacks ^B				10 min. No max.
Side Setback ^C	0'/6' min. ¹	0'/6' min. ¹	6' min.	6 min.
Rear Setback (lot or alley) ^D	10'			

¹ Zero-foot side yard setback permitted only if the adjacent building is also placed at the property line. Otherwise, 6' are required.

2. *Measuring setbacks.*

- a. Rear and interior side setbacks are measured from property lines (even if the site is split by a T-zone line).
- b. Setbacks along streets shall be measured from the property line but may require an additional setback to ensure sidewalks and parkways can be accommodated in front of the site, as identified in **Table VIII-2**. Due to the lack of right-of-way to accommodate adequate sidewalks and parkways along all streets, some development applicants will be required to dedicate an easement to the City to accommodate such features. Setbacks along the segment of Walnut Street from Palmetto Avenue to St. Johns Avenue shall be measured from the back of sidewalk.

Table VIII - 2. Sidewalks and Parkway by Street Segment

Street Segment	Sidewalk Width (min.)	Parkway Width (min.)
Orange Avenue and Ferris Street	8 ft.	6 ft.
All other streets	6 ft.	8 ft.

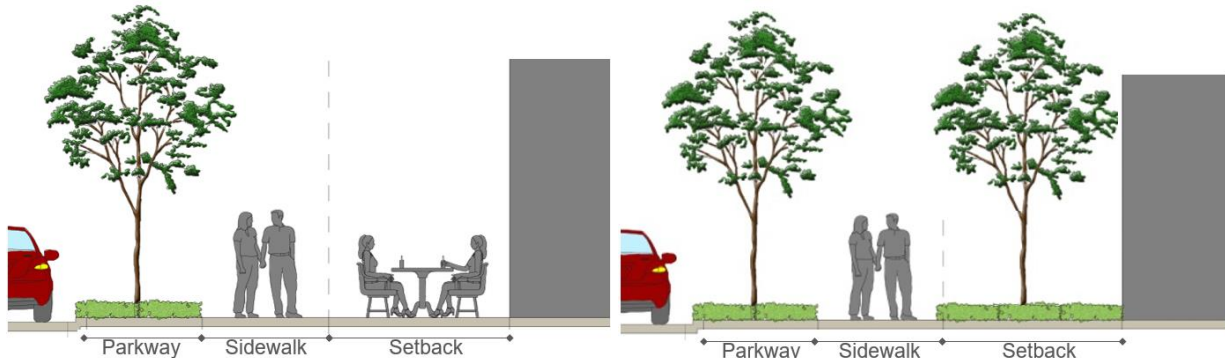
- c. The reconstruction of sidewalks and parkways shall be the responsibility of the development applicant but shall be coordinated with City staff. If the requirements cannot be met due to existing conditions or site constraints, the applicant may apply for a modification of standards (see **Section 117-452.B**). Provisions shall be made to connect existing and new sidewalks that have different alignments (see **Figure VIII-7**).

Figure VIII - 7: Connecting Existing and New Sidewalks



- d. The minimum and maximum setbacks along streets listed above do not apply to minor modifications but apply to new construction and major modifications (minor and major modifications are defined in **Section 117-451.B**).
 - e. The maximum setback requirement shall not apply to a major modification proposed to a historic home (identified in the City's Geohub Stories dashboard) as long as the modification preserves the residential character of the existing building,
3. **Setback Design.** The intent of the setbacks along streets is to provide a transition, both physical and visual, from the street to the building. The setback area should vary in design depending on the level of privacy desired along the building façade. Commercial buildings usually have a setback area designed to attract customers into the building, while residential, hotel and office buildings often have a setback area designed to provide privacy to the ground floor spaces, as shown on **Figure VIII-8**. Accessibility (ADA) laws shall be observed.

Figure VIII - 8: Examples of Front and Street Side Setback Area Activity



Examples of Street Setback design: outdoor seating (left) and buffer for residential uses (right).

The following setback area standards shall be met:

- a. Elements such as balconies, bay windows, and similar elements may encroach into the front and street side setback provided they do not interfere with required or protected landscaping. Allowed encroachments shall not extend into the public right-of-way.
- b. Setback areas along streets shall be landscaped unless the setback needs to be paved to allow for pedestrian interaction (as an extension of the public sidewalk)..

- c. Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the setback area or within the parkway along local streets.
- d. Outdoor dining is permitted within the setback area as long as restaurants are allowed in the transect zone.
- e. Elements within the setback area (landscaping and architectural features) shall comply with the sight triangle requirements.
- f. No vehicular parking areas or drive aisles/lanes are allowed between the building and the street.

C. Impervious Surface Area

To balance the desire for urban form and development with the need to prevent flooding within the Form-Based Code area, a maximum impervious surface area (ISA) is established for each T-zone, as shown in **Section 113-4(d)**.

Section 117-457. Building Design Standards

This section establishes standards for building design. The standards apply to all T-zones.

A. Building Typology.

Form-based regulations use physical form, rather than separation of land uses, to shape the character of the area. Buildings within the Form-Based Code area shall adopt one of the following building typologies based on the location of the property within one of the transect zones. The building typologies do not necessarily refer to the use of the building, but rather to the character of it. For instance, an office or multi-family development may only be allowed in a T-zone if the building has the appearance of a house. The list of permitted building typologies by transect is provided in **Table VIII-3**.

Table VIII - 3. Permitted Building Typology by Transect

Building Typology	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Mixed Use	Y	Y	Y	N
Non-Residential Single Use	Y	Y	Y	N
Non-Residential Multiple Use	Y	Y	Y	N
Multi-Family	Y	Y	Y	N
House	N	N	Y	Y

1. *Mixed-Use Building.* A type of building designed for ground floor occupancy by retail, service, and/or office uses, with upper floors configured for office use or dwelling units. The ground floor must be designed for maximum pedestrian interaction (e.g., storefronts, outdoor cafes, etc.).

Figure VIII - 9: Mixed Use Buildings



2. *Non-Residential Single Use Buildings.* A type of building designed to accommodate stand-alone non-residential activities such as retail, banks, hotels, restaurants, offices, and service uses. Large scale buildings (e.g., big box retailers, movie theaters, wholesale stores), auto repair, drive-through facilities and service stations fall into this category and shall meet all site and building design requirements of this code.

Figure VIII - 10: Non-Residential Single Use Buildings

Examples of appropriate design for supermarkets:



Examples of other single-use buildings:



3. *Non-Residential Multiple Tenant Buildings.* A type of building designed to accommodate multiple non-residential activities such as retail shopping centers with individual entrances.

Figure VIII - 11: Non-Residential Multiple Tenant Buildings



4. *Multi-Family Building.* A type of building designed to accommodate townhouses, condominiums, and apartment uses.

Figure VIII - 12: Multi-Family Building Examples



5. *House.* A type of building designed to resemble a single-family dwelling but used for any other type of use allowed in the T-zone. Regardless of the use, the House building shall be designed as noted below:
- A porch or stoop shall be provided facing the street.
 - Flat roofs are only allowed if they are combined with, and secondary to, sloped roofs.
 - Garages or carports shall be provided in one of two ways:
 - Attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of five feet, or
 - Placed in the rear yard and accessed by either an alley or a side yard driveway.
 - Garage frontage shall only be allowed for buildings that are used as a single-family home and shall not comprise more than 50 percent of the building's front façade.

Figure VIII - 13: House Building Examples



House used for office



House used for multi-family



B. Building Massing

The purpose of the building massing requirements is to break down large volumes into smaller volumes grouped together.

1. In no event shall buildings exceed a height to width ratio of 1:3 or 50 feet, whichever is less, without providing a substantial volume break which may consist of a projection or recess, a tower or bay, and/or an architecturally prominent entrance (see **Figures VIII-14 and VIII-15**). Vertical and horizontal projections and recesses shall have a minimum height, depth, and width of five feet.
2. Roofs or assemblies of roofs shall also be articulated to reduce building mass. Roof heights shall vary using the parameters listed in subsection 1, above.
3. Buildings on corner lots shall incorporate distinctive architectural treatments (e.g., corner entrance, tower) to emphasize their prominent location.

Figure VIII - 14: Example of Building Articulation Spacing

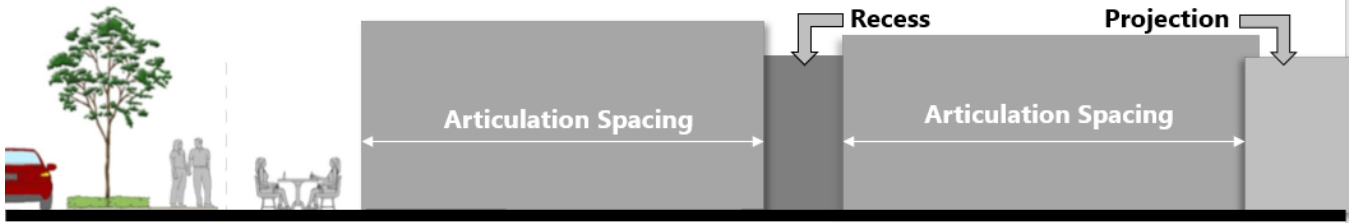
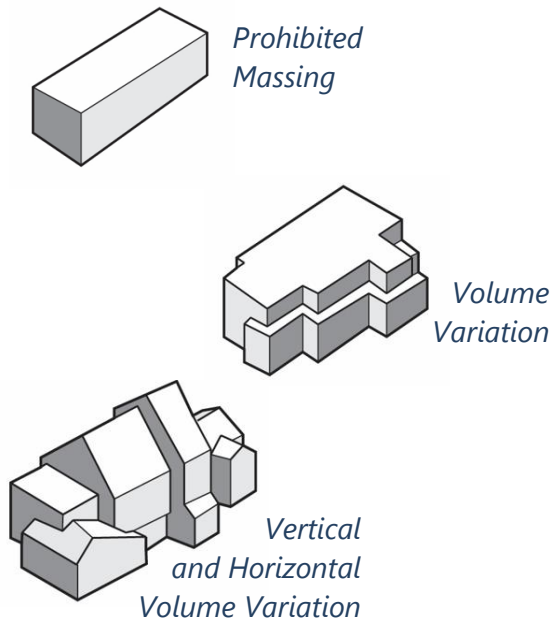


Figure VIII - 15: Massing



Vertical and Horizontal Volume Variation

C. Building and Floor Height

Table VIII-4 establishes the permitted building and floor height for each transect zone. The floor height requirements shall not apply to single family homes.

Table VIII - 4. Building and Floor Height Standards by Transect

	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Building Height	20' min. 2 stories max.	20' min. 3 stories max.	16' min. 2 stories max.	16' min 2 stories max.
Height with Bonus (see Sec. 117-454)	NA	4 stories	3 stories	NA
Ground Floor Elevation (above sidewalk or finished grade)	24" min. residential	24" min. residential	24" min. residential	24" min. residential
Ground Floor Ceiling Height	12' min./20' max.	12' min./20' max.	9' min./14' max.	9' min./14' max.
Upper Floor(s) Ceiling Height	9' min./14' max.	9' min./14' max.		

The following standards shall also apply:

1. Whenever a site is split between two or more zones, each frontage must comply with the building height restrictions and such height may extend back to the midpoint of the block length along the secondary street where the height must be stepped down.
2. Towers and cupolas extending above the roofline are generally intended to be visual landmarks and accentuate corners. If used, they shall not exceed a footprint of 30 feet by 30 feet and may extend up to ten feet above the designated height limit. See **Figure VIII-16**.
3. Floor height shall be measured from finished floor to finished ceiling. A single story exceeding the maximum floor height allowed shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.
4. Buildings spanning two or more transect zones may use the *floor* height standards required within each zone or the standards of the most intensive zone on the entire site.

Figure VIII - 16: Tower (left) and Cupola (right)



D. Building Frontage.

The purpose of the building frontage requirements is to ensure façade continuity and activity along the street, in addition to avoiding large expanses of blocks that are not framed by buildings. The building frontage standards are stated in **Table VIII-5** as a proportion of the building width (within the minimum and maximum building setbacks) relative to the width of the development site measured along the property line along the street. Portions of the building façade outside the required building setbacks do not count as building frontage (see **Figure VIII-17**).

In the case of corner or multiple frontage lots, the frontage requirement shall be met along the highest priority street (per **Figure VIII-18**). Along lower priority streets, the minimum building frontage shall be 30%.

Figure VIII - 17: Building Frontage

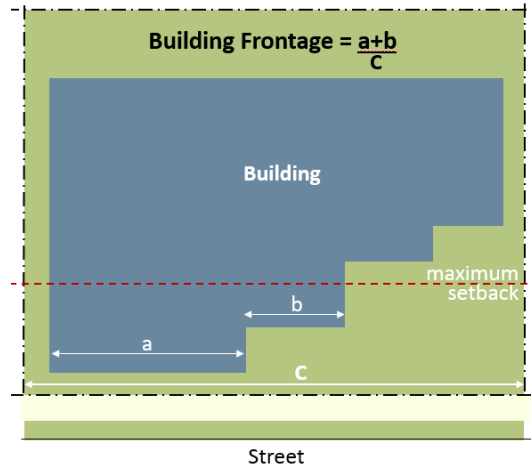
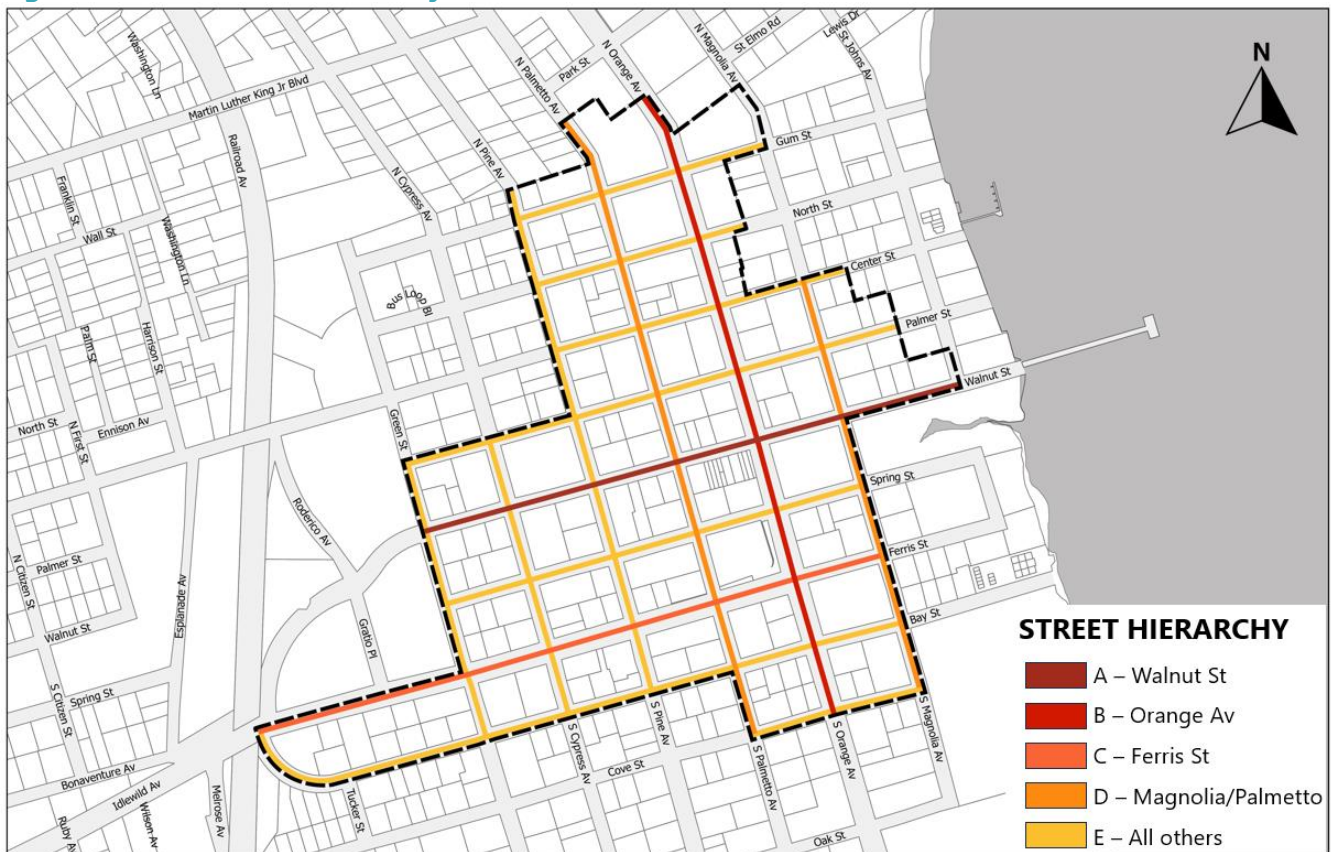


Table VIII - 5. Building Frontage Requirements by Transect

STANDARD	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Required Frontage	80% min.	60% min.	40% min.	40% min.

Figure VIII - 18: Street Hierarchy



1. Single family, duplex, live-work units, libraries, churches, public utility buildings, and schools (elementary, middle, and high) are not subject to the minimum frontage requirements.
2. Gas stations, drive-through facilities, and other auto-oriented developments, if allowed per **Section 117-3**, shall be designed to comply with the building frontage requirements (see also **Section 117-458**).
3. If a site with multiple street frontages cannot meet the building frontage requirements along all sides may request a modification of standards. If approved, any frontages that do not have buildings within the minimum and maximum required setbacks shall provide a street wall along the site frontage (excluding access points).
4. In the event the proposed building is too small to meet the minimum building frontage requirement, the applicant shall have the option to set aside room on the site for future buildings that will, when added to the small building, meet the frontage provisions, as shown on **Figure VIII-19**. No platting will be required, but the concept plan shall show the area available for future development and may not include any improvements other than a street wall delineating the site.
5. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the street, a gateway, arch, or similar feature shall be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, as shown on **Figure VIII-20**.
6. No maximum lot width is prescribed for development within some of the transect zones. However, the width of a lot shall not be justification for not meeting the building frontage requirements.

Figure VIII - 19. Exceptions to the Building Frontage

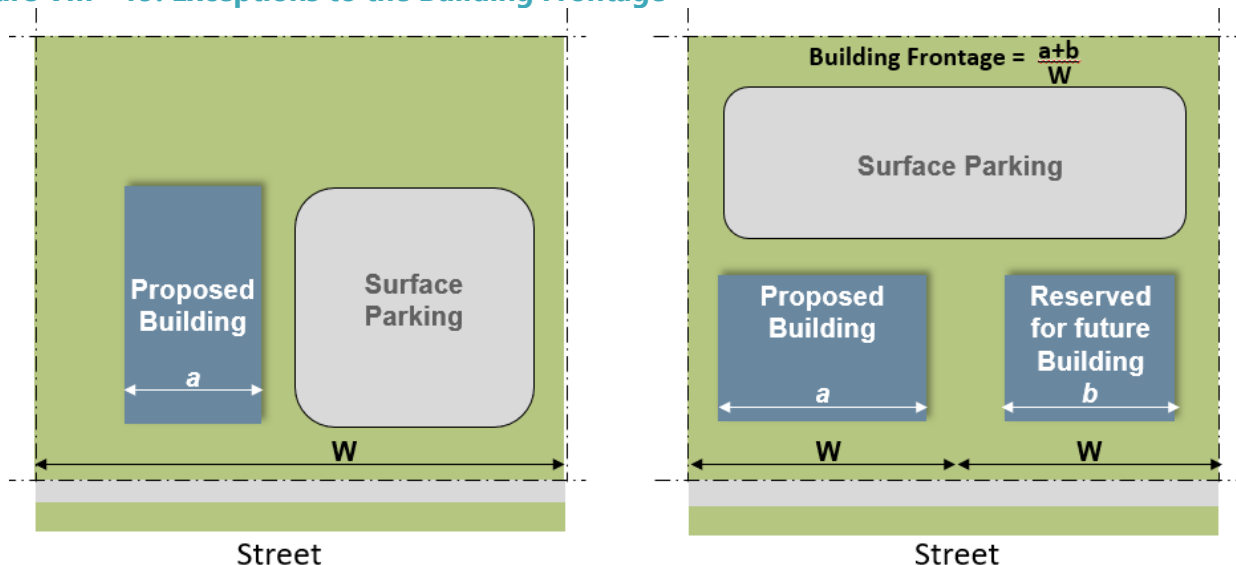


Figure VIII - 20. Gateway Feature



Gateway feature designed to meet minimum building frontage.

E. Building Frontage Design.

Building frontages (e.g., storefronts, arcades, galleries, stoops, forecourts, porches) addressed in the following subsections may be used as shown in **Table VIII-6** and shall conform to the standards contained in those subsections.

Table VIII - 6. Permitted Frontage Types by Transect

DOWNTOWN CORE ¹	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Storefront, awning/canopy, forecourt, stoop, gallery/arcade	Storefront, awning/canopy, forecourt, stoop, gallery/arcade	Forecourt, awning/canopy, storefront, porch, stoop	Porch, stoop

¹ Stoops and forecourts are not allowed on Walnut Street from Palmetto to Orange Avenue.

1. Storefronts

Storefront refers to the building façade designed to attract shoppers using display windows, entrances immediately adjacent to the sidewalk, awnings, canopies, and signage. While building style is not regulated within the Form-Based Code area, storefronts have a detailed set of design requirements to ensure they function properly and integrate smoothly with the historic storefronts on Walnut Street. The following are the minimum requirements for storefronts along Walnut Street from Palmetto Avenue to Orange Avenue (optional/recommended for all other zones).

Height, Clear	8' min.	①
Door Recess	5' max.	②
Bulkhead	18" min.; 30' max.	③
Distance between glass panels	2' max. (horizontal)	

New storefronts and modifications to existing storefronts shall meet the following standards:

- Storefronts are allowed in the Downtown Core and Primary Corridor zones and required along Walnut Street from Palmetto Avenue to Orange Avenue.
- The storefronts shall be located between the minimum and maximum setbacks.
- Storefronts shall include all the elements listed in **Figure VIII-21**. A canopy, arcade, or gallery may be used instead of the awning.
- Storefronts shall have an expression line (see **Figure VIII-21**) above, between the first and second story.
- Storefront windows may not be made opaque by window treatments (except operable sunscreen devices within the interior space).
- Reflective and frosted glass is prohibited on storefronts.
- Storefront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.
- The design of the upper stories varies depending upon the architectural style of the building. However, the upper floor must have single or paired, vertically oriented windows with clearly defined sills and lintels, and a cornice topping the parapet if a flat roof is used.

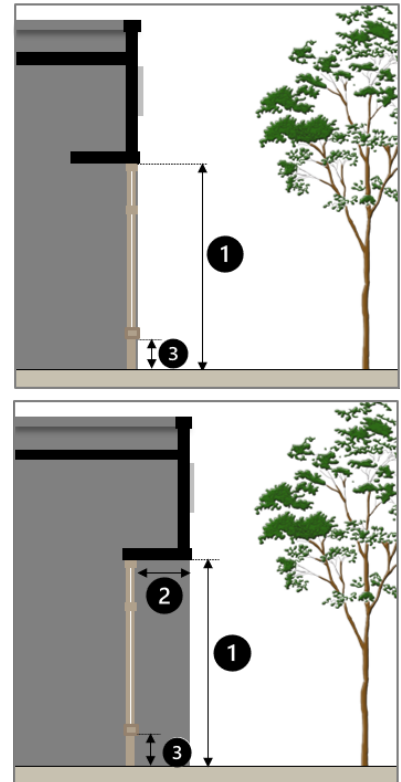


Figure VIII - 21: Components of a Storefront

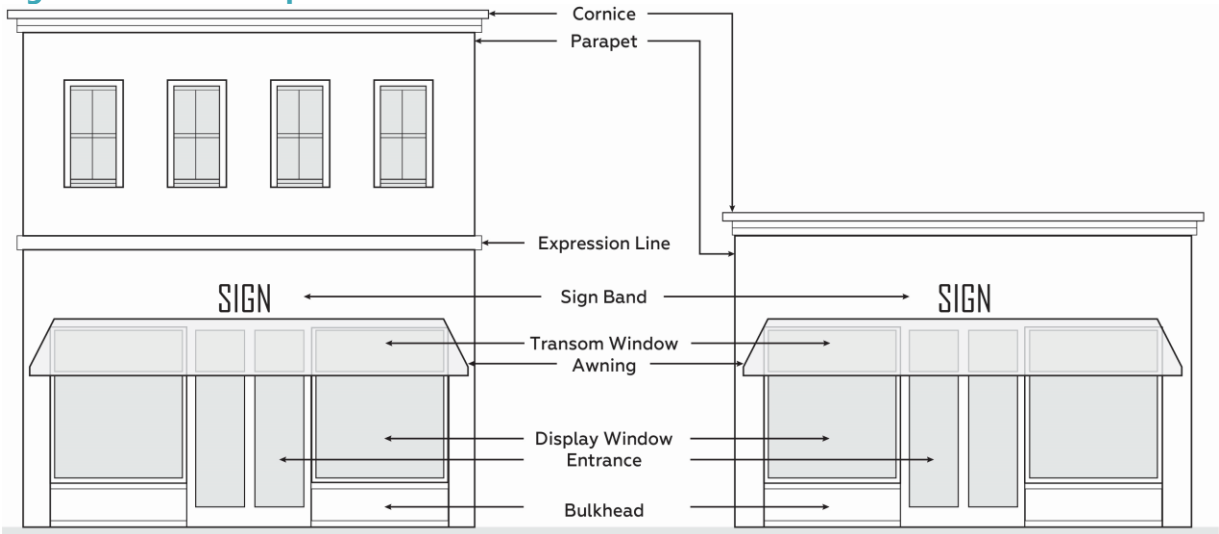


Figure VIII - 22: Examples of Storefronts



Storefronts with recessed entries



Storefronts with chamfered corner entries



2. Awnings and Canopies

Awnings and canopies (flat cantilevered structures also known as marquees) may be used to accent windows and doors and to protect pedestrians from the elements. **Table VIII-6** notes the transect zones where they are allowed/encouraged. All new awnings and canopies shall meet the following standards.

Depth	6' min.	①
Cumulative Width	70% min. of proposed façade width within setback	②
Height, Clear	8' min.	③

New awnings and canopies shall meet the following standards:

- Awnings and canopies shall not cover architectural elements such as cornices or ornamental features. Transom windows, however, may be covered.
- High-gloss materials, fabrics that resemble plastic, and aluminum shall not be permitted materials for awnings.
- Domed, bubble, and hoop style awnings are prohibited.
- Awnings should be at minimum match the width of the window or door opening.
- Backlit awnings are not allowed.
- The highest point of a first-floor awning on a multi-story building shall not be higher than the midpoint between the top of the first story window and the bottom of the second story window sill.
- Awnings and canopies may extend over the right-of-way but shall not project closer than two feet from the vertical projection of the back of the curb.

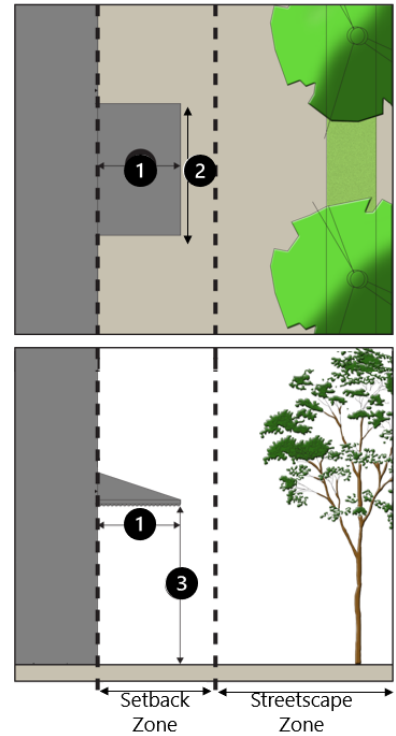


Figure 1: Awnings (Left) and Canopies (Right)



3. Gallery

Galleries and arcades are colonnades extending along the full or partial frontage of a building. Unlike arcades, galleries lack habitable space above, and thus, appear lighter in nature. Galleries may extend over the sidewalk. **Table VIII-6** notes the transect zones where galleries are allowed/encouraged. When used, galleries shall meet the following standards.

Width	75% of façade width min.	①
Depth, Clear	8' min.	②
Ground Floor Height, Clear	10' min.	③
Upper Floor Height, Clear	9' min.	④
Height	2 stories max.	
Setback from Curb	2' min. (see below)	

Galleries shall meet the following standards:

- Galleries extending over the sidewalk are subject to a right-of-way encroachment permit from the City. Along state roads, they are allowed to encroach only if FDOT allows it.
- Gallery openings shall correspond to storefront entrances.
- Galleries may be one or two stories.

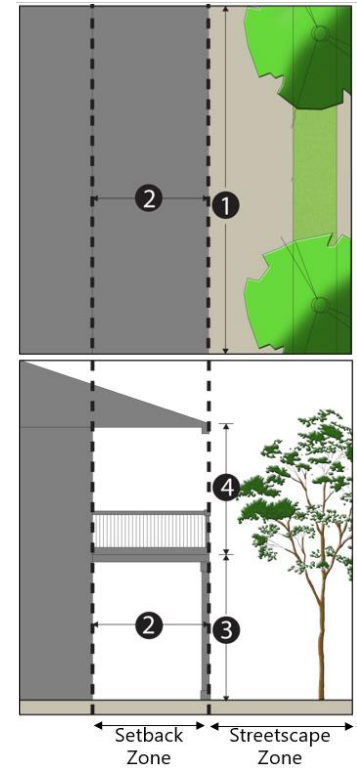


Figure VIII - 23: Examples of Galleries



4. Arcade

Arcades are colonnades extending along the full or partial frontage of a building and have habitable space above. **Table VIII-6** notes the transect zones where they are allowed/ encouraged. All new arcades shall meet the following standards.

Ground Floor Height, Clear	10' min.	①
Depth, Clear	8' min.	②
Width	75% of façade width min.	③

Arcades shall meet the following standards:

- Arcade openings shall correspond to storefront entrances.
- Arcades may not encroach into the public right-of-way.

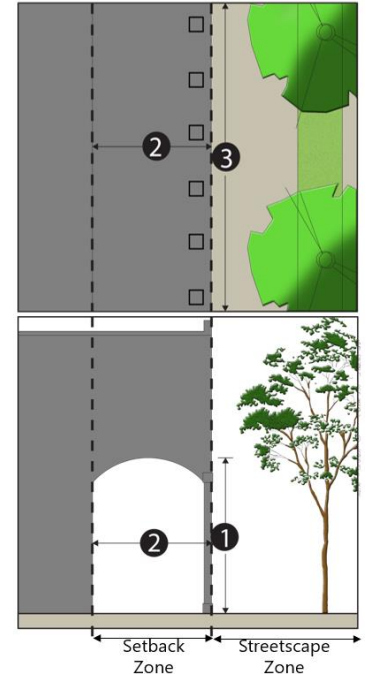


Figure VIII - 24: Examples of Arcades



5. Forecourt

A forecourt is a type of building frontage that has a portion of the façade recessed from the street to create a courtyard. This space can be used as an apartment or office entry court, garden space, or for outdoor seating or dining. **Table VIII-6** notes the transect zones where forecourts are allowed/encouraged. All new forecourts shall meet the following standards.

Width	12' min., 50% of front façade or 50' max. whichever is less.	1
Depth	12' min., 40' max.	2

Forecourts shall meet the following standards:

- Forecourts may be landscaped or paved and enhanced with landscaping.
- Forecourts are not intended to be covered; however, awnings and umbrellas are allowed and encouraged.
- Forecourts meeting the requirements of this section shall be counted as building frontage to meet the requirements of **Section 117-457.D** (Building Frontage).

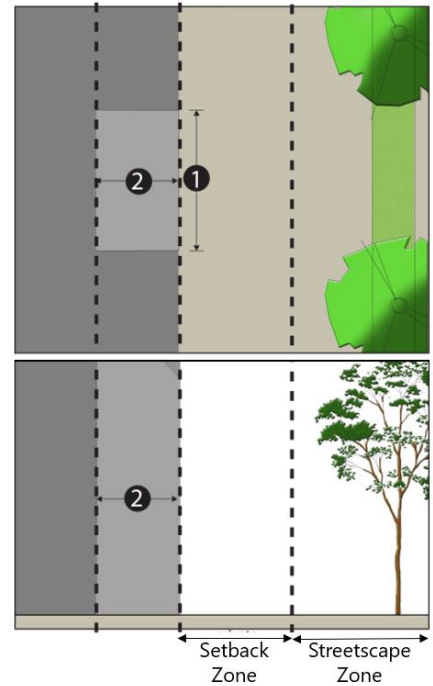
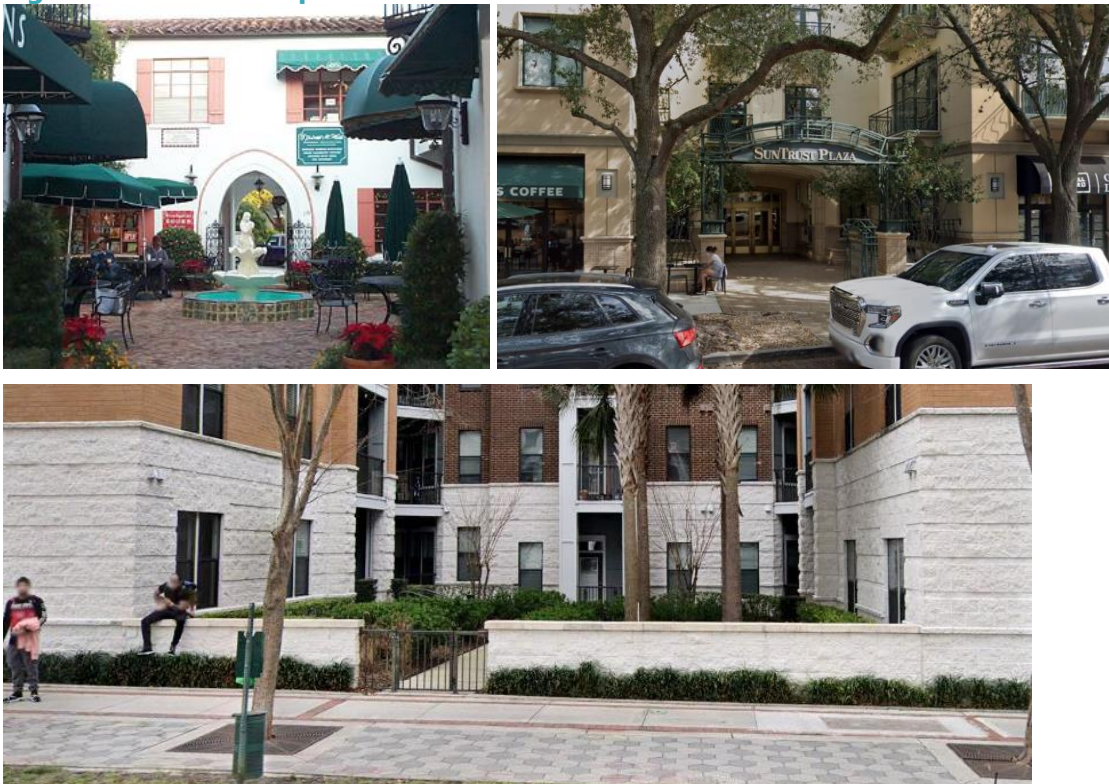


Figure VIII - 25: Examples of Forecourts



6. Stoop

A stoop is a small platform and/or stairway at a building entrance, commonly covered by a secondary roof or awning.

Width	5' min., 8' max.	①
Depth	5' min., 8' max.	②
Height	8' min.	③
Finish Level Above Sidewalk	24" min.	④

Stoops shall meet the following standards:

- Stoops are typically used in conjunction with residential and lodging uses but may also be used in conjunction with office uses.
- Stairs from the stoop may descend forward or to the side.
- Stoops may extend forward of the minimum setback line but shall not extend into the public right-of-way.

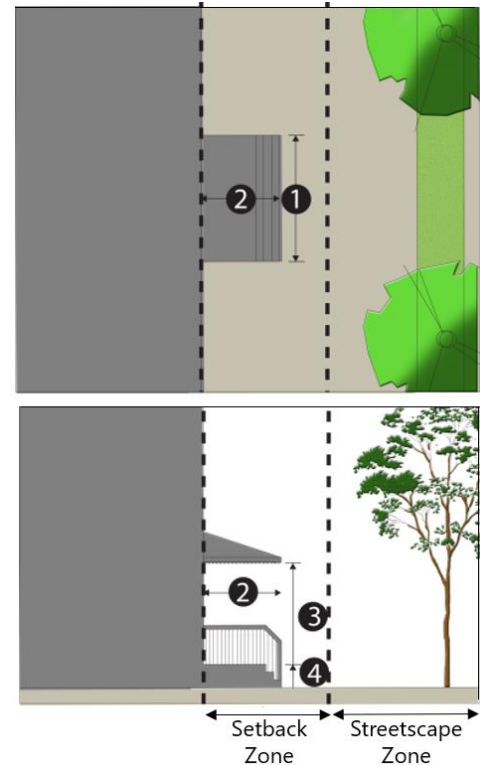


Figure VIII - 26: Examples of Stoops



7. Porch

A porch is a roofed space attached to the outside of an outer wall of a building and open on one or more sides. Porches may feature railings, a screen, or glass enclosure.

Table VIII-6 notes the transect zones where porches allowed/encouraged. All new porches shall meet the following standards.

Width	10' min.	①
Depth	8' min.	②
Clear Height	8' min.	③
Finish Level Above Sidewalk	24" min.	④

Porches shall meet the following standards:

- Stairs from the porch may descend forward or to the side.
- Porches may encroach into the setback but shall not extend into the public right-of-way.
- Porches may be open or enclosed. However, porches enclosed in glass or other solid materials may not encroach into the setback.
- Porches may be one or two stories.

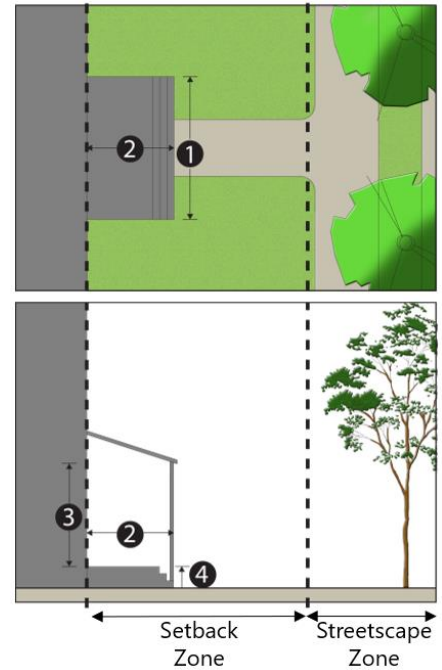


Figure VIII - 27: Porches



F. Façade Articulation

Facades facing a street or public space shall not exceed 20 horizontal feet and ten vertical feet (see **Figure VIII-28**) without including at least one of the elements listed below. Landscaping and signs shall not be considered façade elements.

1. Awning or canopy.
2. Gallery, arcade, forecourt, stoop, or porch.
3. A vertical or horizontal offset, column, band, cornice, or similar element with a minimum depth of six inches.
4. Expression line between floors. Bands of colors without a change in plane or material shall not be used for architectural detail (**Figure VIII-29**).
5. Balcony.
6. Window.
7. Door.
8. Any other treatment that meets the intent of this section and is approved during the review of the development plan.

Figure VIII - 28. Façade Articulation



Examples of blank wall exceeding 20 horizontal feet by 10 vertical feet without articulation

Figure VIII - 29: Color Bands



Left: Color bands without change in plane or materials. Right: Color bands using different planes.

G. Entrances

1. The primary entrance to every building must directly face a street or a forecourt (see **Section E.5** above). Additional building entrances are permitted. Corner lots shall orient the primary entrance to the highest priority street or may provide a corner entrance, if the corner is located at an intersection featuring the highest priority streets. See **Figure VIII-18** for street hierarchy.
2. Public entry and exit doors which swing outward shall be recessed into the façade a minimum of three feet where the building abuts the sidewalk.
3. Multifamily or multi-tenant buildings featuring a single entrance shall locate the entrance facing the right-of-way and the entrance shall be designed to stand out through the use of architectural features, a stoop, canopy, or similar elements (see **Figure VIII-30**).

Figure VIII - 30: Prominent Single Entrances



4. Buildings with multiple entrances (e.g., duplex, townhouses, multifamily) shall have at least one entrance facing the right-of-way (see **Figure VIII-31**) or facing a forecourt (**Section E.5** above).

Figure VIII – 31: Multiple Entrances



L: Combination of exterior and interior facing doors; R: Exterior facing doors

H. Fenestration

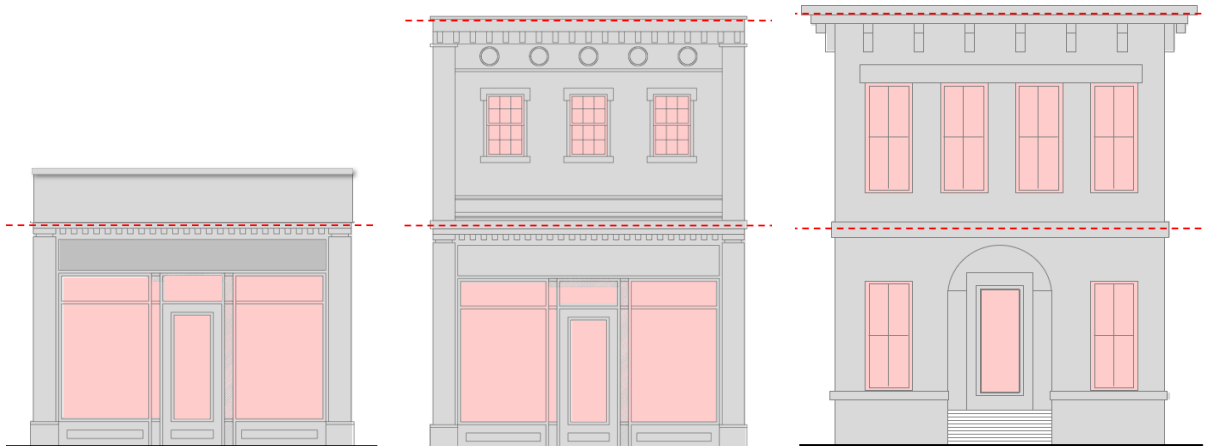
All building façades fronting a street or public space shall meet the minimum fenestration requirements outlined in **Table VIII-7**. Fenestration refers to the arrangement of windows and doors along a facade. The percentage of fenestration shall be calculated per floor and shall be a total percentage of windows and glass doors (represented in pink in **Figure VIII-32**) along that portion of the façade.

Table VIII - 7. Fenestration Standards

	Ground Floor	Upper Stories
Buildings with storefront	40% min.; 90% max.	15% min.; 50% max.
Other buildings	25% min.; 90% max.	15%; 50% max.

1. Glass block is not considered transparent and shall not count toward the minimum fenestration requirement.
2. Interior shelves or furniture shall not fully or partially block windows used to meet the transparency and fenestration requirements.

Figure VIII - 32: Façade fenestration



I. Windows

1. Window openings shall include a structural lintel above to express the conveyance of building weight.
2. Windows shall be vertically proportioned or subdivided to appear vertical.
3. Windows and glass doors shall utilize clear glass with no less than 90 percent Visible Light Transmission (VLT, percentage of light that passes through the window) for retail establishments, and 50 percent for office and residential uses.
4. To provide clear views of merchandise in stores and enhance the pedestrian shopping experience, the first-floor windows of all retail buildings facing the street shall remain unblocked for at least 60% of the surface of the window.

J. Building Materials.

Façade materials visible from the street shall be selected based on compatibility with the building style and neighborhood character.

1. Prohibited Façade Materials: Cedar shakes, wood shingles, or shakes; metal/steel walls; corrugated or reflective metal panels (not intended to prohibit metal roofs or architectural accents); unfinished block, textured plywood, mirrored glass, plastic siding, tile (except as an architectural accent), chain link fencing, and polyurethane and polystyrene foam products (except as an architectural accent).
2. Material Changes
 - a. When materials are combined on a building façade horizontally, heavier materials shall occur below lighter materials.
 - b. Changes from one material or color to another along the horizontal direction shall occur at "inside corner" transitions (Figure VIII-33).
 - c. Changes in material or color along the vertical direction shall occur at a hard-edge "bump-out" transition which gives materials a surface to terminate against.

Figure VIII - 33: Material or Color Changes



K. Foundation Screening.

Foundations visible between the ground and the base of the building shall be screened with durable materials including painted lattice or brick, wood paneling, stucco, or stone. Additionally, shrubs shall be planted along this foundation line to soften the architectural edge.

L. Accent Lighting

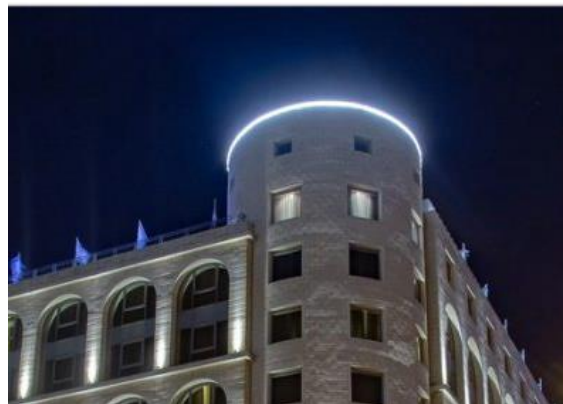
Lighting used to accentuate buildings is permitted as follows:

1. Accent lights in the form of string or LED rope lights outlining a building cornice or roof edge are permitted. Lights used to outline windows, doors, or other façade features are prohibited.
2. Flashing or moving accent lights shall be prohibited.
3. Lights that automatically change colors shall be programmed to change at intervals of less than once per hour.
4. Up lights contribute to light pollution in the sky and shall be prohibited. Spotlights illuminating downward are allowed.
5. Accent lighting incorporated into a sign shall be counted as part of the sign.
6. Holiday decorations displayed from ten days before Halloween through January 15 and security lighting are excluded from the provisions of this section.

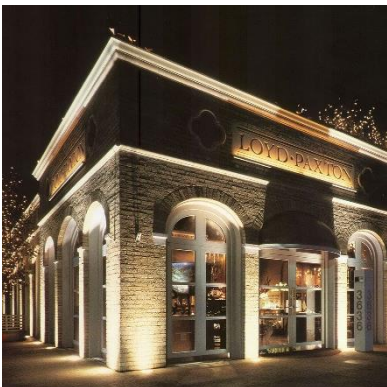
CITY OF GLEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

7. Light intensity, measured at the edge of the lot at five feet above ground level, shall not exceed 3.0 foot-candles. Incandescent lights shall be limited to 75 watts per fixture, fluorescent lights to 20 watts per fixture, and LED lights to 15 watts per fixture.
8. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets.
9. Where existing light fixtures cause visible glare to residential uses or motorists on the adjoining public rights-of-way, the fixtures shall be either shielded, redirected, replaced, or removed to eliminate the nuisance.

Figure VIII - 34: Accent Lighting



ABOVE: LED rope lights outlining the building cornice (permitted) BELOW: String lights outlining the cornice



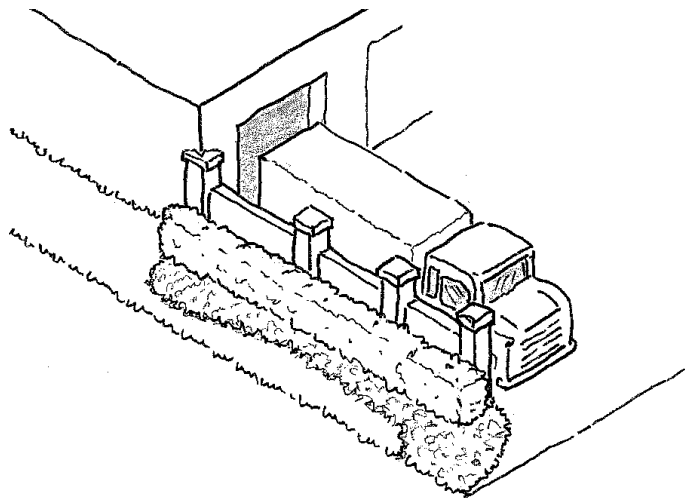
Up lights (prohibited)

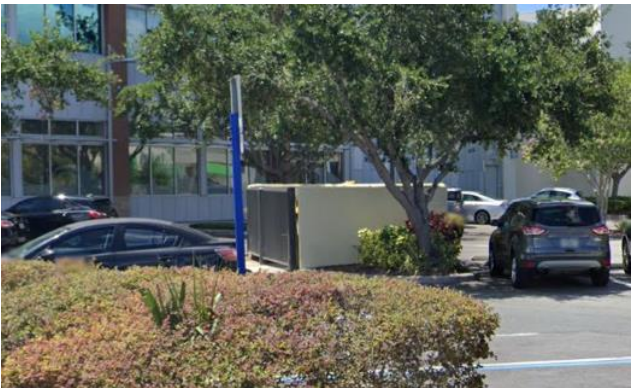
M. Service Areas & Mechanical Equipment

Mechanical equipment, for the purpose of this code, shall include any heating, ventilation, and air conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, geothermal wells, and similar elements. For the purpose of this code, electric vehicle (EV) chargers are not deemed mechanical equipment.

1. New development or substantial site improvements will require the placement of utility lines underground, where physically feasible.
2. Service areas, waste disposal containers, mechanical equipment, loading docks/spaces, satellite dishes, air conditioning equipment and similar elements shall be located in the rear or to the side of buildings and screened from view from adjacent public rights-of-way and pedestrian walkways. Dumpsters must meet the standards of **Section 113.246(7)** except that chain link fencing shall not be allowed. The enclosure shall be at least 6 feet high. Where possible, they shall be incorporated into the primary building design (**Figure VIII-35**).
3. Loading docks, overhead doors, and other service features shall not be located within view from residential buildings.
4. Shared loading facilities between adjacent uses are acceptable provided they meet the minimum space size requirements of this Land Development Code and are designed, located, and arranged to be usable by such uses. Share use agreement shall be required.

Figure VIII - 35: Service Area Screening





Dumpsters placed in the rear of the site and screened by walls.

5. If mechanical equipment needs to be located at-grade, and is visible from an adjacent street or sidewalk, it shall be inset into the building façade and screened with doors, a fence, or street wall (see **Figure VIII-36**).

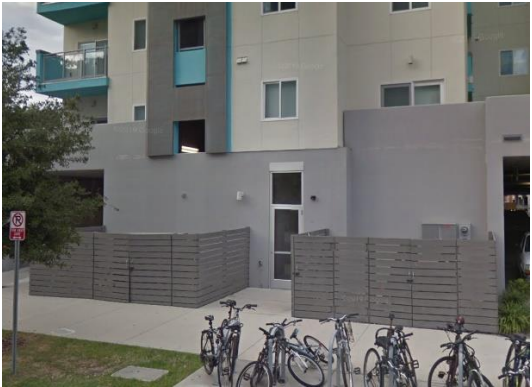
Figure VIII - 36: Mechanical Equipment Screening



Prohibited (utilities facing street)



Prohibited (not facing the street, but still visible)



Allowed (utilities screened by fence)



Preferred (utilities inset into the building and behind doors)

6. Rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features (see **Figure VIII-37**).
7. Rooftop equipment shall be set back from the edge of the roof by a distance at least equal to the height of the screening to minimize visibility from surrounding streets.

Figure VIII - 37: Rooftop Units Screening



Allowed



Prohibited

8. Shopping cart storage shall be located inside the building or shall be screened by a four-foot wall consistent with the building architecture and materials.

Section 117-458. Supplemental Site and Building Standards

A. Civic Buildings

Civic Buildings may include, but are not limited to, municipal buildings, religious facilities, libraries, schools, recreation facilities, and places of assembly. These buildings should represent landmarks of the community (see **Figure VIII-38**). Therefore, they shall meet the transect zone standards except for the following provisions:

1. The design and construction of Civic Buildings shall be of the highest quality to reflect the importance of these buildings within the community and with their function as landmarks in mind.
2. The scale of Civic Buildings should typically be larger than surrounding buildings to be more prominent and visible across greater distances.
3. Prominent roof forms and elements such as cupolas can visually extend the height of the building (not the number of stories). These features shall not exceed 20 feet above the T-zone's permitted height limit.
4. No maximum setbacks shall be applied provided the front yard is not used for parking, driveways, or other vehicular use areas and instead is used for public gatherings.
5. Floor-to-ceiling height and architectural details shall be proportionately larger than those of private buildings.

6. Building design requirements may be waived provided the individual facades do not feature large expanses of blank walls and instead incorporate elements consistent with the style. A minimum fenestration of 40% shall be met per façade (not per floor) visible from the public right-of-way.

Figure VIII - 38: Examples of Civic Buildings that stand out as landmarks



B. Gasoline Service Stations

Gasoline service stations may be permitted as shown in **Section 117-3**. However, all new and existing stations undergoing major modifications shall meet the standards of this article and the following provisions:

1. A ground-floor convenience store or service building shall be located in the front of the site (see **Figure VIII-39**) meeting the required setback of the T-zone. All pumps, parking and drive aisles, car wash, and service bays shall be located to the side (interior only) or rear of the main building.
2. A street wall shall be provided to screen vehicular use areas (see

Figure VIII - 39: Gas station Orientation



Section 117-460.D for street wall standards).

3. Accessory car wash structures shall not exceed 20 feet in height (excluding hip or gable roof, if used).
4. Accessory car wash openings, service, and storage areas, and refuse enclosures shall be oriented away from public view.
5. Lighted bands or tubes or applied bands of color (other than permitted as signage) are prohibited.
6. Site lighting shall minimize direct and reflected glare and excess brightness. Therefore, only cut-off fixtures shall be allowed.

Figure VIII - 40: Service Station Examples



Gas Station main facade with pumps to the side of the building



C. Drive-through Facilities

Drive-through facilities are auto-oriented and, therefore, may only be allowed within the Form-Based Code area if they are listed in **Section 117-3** and meet the standards of this article, including the following:

1. Drive-through lanes and windows shall be located along the side or rear of buildings, away from street frontages (see **Figure VIII-41**). If the use is located within a building that has a parking garage, the drive through windows/bays shall be located within the garage (see **Figure VIII-42**).
2. Remote drive-through facilities (on a site separate from the principal use) shall be prohibited.
3. Stacking lanes shall meet the requirements of **Section 113-136** (Standards for drive-up facilities).

Figure VIII - 41: Appropriately designed drive-through sites



Figure VIII - 42: Exterior Drive-Through Facilities



Examples of appropriate design for drive-through facilities (building up to the street; drive-through window in the rear)

Figure VIII - 43: Interior Drive-Through Facilities



D. Automobile Uses

All principal and accessory structures used for automobile sales, rental, lease, or repair shall meet the setback and frontage requirements of this article, and shall be located and constructed in accordance with the following requirements:

1. The building shall be located close to the street, meeting the setback standards. Vehicle display/storage shall be located to the side or rear of the building.
2. Vehicle repair facilities are not permitted as accessory to any permitted use unless vehicle repair is allowed as a permitted use in the T-zone.
3. Bay openings shall be located to the side or rear of the building (see **Figure VIII-44**) and screened from adjacent single family residential districts.
4. Vehicle display/storage areas should not be visible from the right-of-way and may instead be interior as depicted in **Figure VIII-45**. If they are outdoors and visible from the public right-of-way, the vehicular display/storage areas shall be screened by a street wall (see **Section 117-460.D**) for street wall standards).

Figure VIII - 44: Vehicle Repair Facility

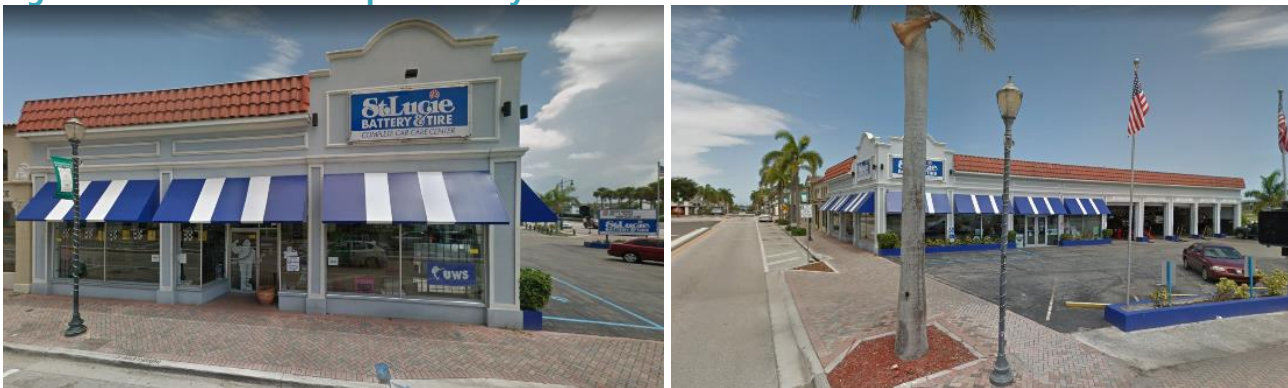


Figure VIII - 45: Auto Sales, Rental, or Leasing Facilities



E. Self-Storage Facilities

Self-storage facilities, if allowed per **Section 117-3**, shall be designed to meet the intent of the Form-Based Code to create a pedestrian-friendly urban environment (**Figure VIII-46**). Self-storage facilities shall be designed and constructed in accordance with this article and the following requirements:

1. Self-storage facilities are only allowed as part of a mixed-use building, as defined in **Section 101-5**, and must include retail, restaurants or office uses on the ground floor.
2. Access to the individual storage units shall not be visible from the street and may only be provided from interior spaces.
3. There shall be no outdoor storage allowed.
4. Loading docks shall be located inside the building.
5. Privacy fences or walls are not allowed around the property unless they are required by this Code.

Figure VIII - 46: Urban Self-Storage Facilities



Section 117-459. Access, Circulation and Parking Requirements

The intent of the following access, circulation, and parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. Given the developed nature of the downtown, it has been challenging for property owners to redevelop their sites and meet the City's prior land development regulations, particularly regarding parking space requirements. The goal of this section is to balance flexibility and sufficiency in the provision of these facilities within the Form-Based Code area.

A. Access and Circulation.

Vehicular and pedestrian access and circulation shall be provided in accordance with **Chapter 113, Division 4**, and the following provisions:

1. It is the intent of the City to minimize the number of curb cuts and driveways along Walnut Street, Orange Avenue, and Ferris Street. Therefore, new access driveways shall not be allowed along those streets, unless there is no alternative access.

2. Sites shall be accessed from rear alleys where they exist or can be created or from secondary streets if the lot is located on a corner (see **Figure VIII-47**).
3. If no rear alley or secondary street access is feasible, access shall be provided through neighboring properties utilizing cross-access easements (see **Figure VIII-48**). Cross-access easements must be recorded prior to construction plan approval.
4. If none of the allowed access options listed are feasible, access from the restricted streets shall be allowed.

Figure VIII - 47: Vehicular Site Access

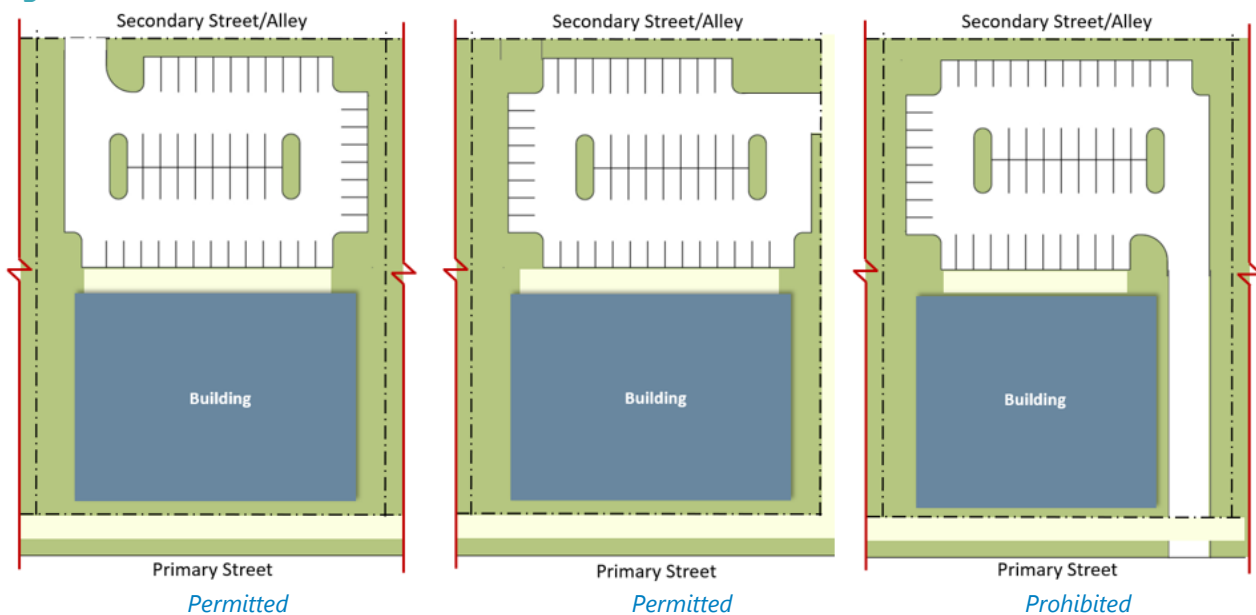
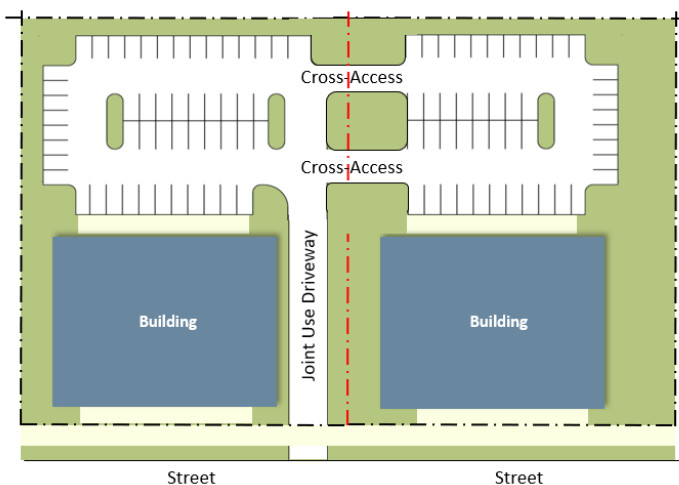


Figure VIII - 48: Joint Use Driveways/Cross-Access.

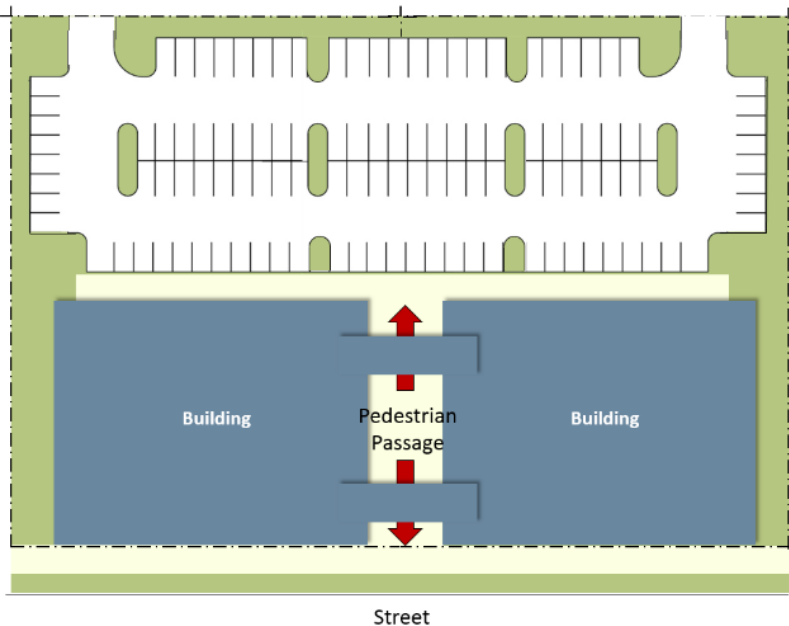


5. The width of vehicular access driveways in the Form-Based Code area may be reduced to 20 feet for two-way traffic and ten feet for one-way traffic if approved by the City on a case-by-case

basis. No reductions may be approved for access driveways along Orange Avenue or Ferris Street.

6. When connecting to adjacent properties through cross-access easements is not feasible, the proposed development shall still design the site to allow for future connections.
7. Access driveways shall be designed in a way that pedestrians crossing on the sidewalk are safe. This may be achieved by using different colors for the driveway and the sidewalk.
8. Circular drives are prohibited.
9. Direct pedestrian access from the public sidewalk to the building shall be required for all development.
10. Pedestrian connections between parking areas and the main building entrance shall also be provided. This may be achieved through pedestrian passageways (see **Figure VIII-49**) or sidewalks around the building. Pedestrian walkways shall be a minimum of five feet wide.
11. Safe pedestrian connections shall be provided not only along the perimeter of the blocks but also throughout the interior of development sites (non-residential sites only).
12. Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials and/or grade elevation.

Figure VIII - 49. Pedestrian Linkages



B. Parking Requirements

1. *Number of spaces.* Parking shall be provided for each use in accordance with the minimum requirements outlined by use in Chapter 113, Article III, except that:

- a. The number of parking spaces required as part of a change in use or redevelopment shall be provided to the maximum extent feasible. While remote parking locations are allowed, they shall not be required.
 - b. The applicant may submit a professional parking study showing the need for less spaces than required.
 - c. Parking stalls can be reduced to 8.5' in width for up to 25% of the required parking spaces (not including ADA spaces) and shall be designated as "compact" at the head of the parking stall (closest to the drive aisle) using thermoplastic reflective paint that can be seen at night.
 - d. If the provision of the required parking is not feasible, the applicant may elect to pay into a parking fund, if the City adopts such a program.
2. *Location.* Required parking spaces shall be provided in the same lot as the use it serves. However, the following alternatives are also acceptable:

- a. Shared parking is permitted. The amount of parking required is calculated by adding the total number of spaces required by each separate use and dividing that total number by the appropriate factor from the Sharing Factor matrix (**Figure VIII-50**) (e.g., the residential use requires ten spaces while the office portion requires 12 spaces. Independently they would require 22 spaces, but when divided by the sharing factor of 1.4, they would require only 16 spaces). The required number of handicap spaces cannot be reduced. When more than two uses share a parking facility, the lowest number shall be used.

Figure VIII - 50: Sharing Factor
SHARING FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE			OFFICE
RETAIL			RETAIL

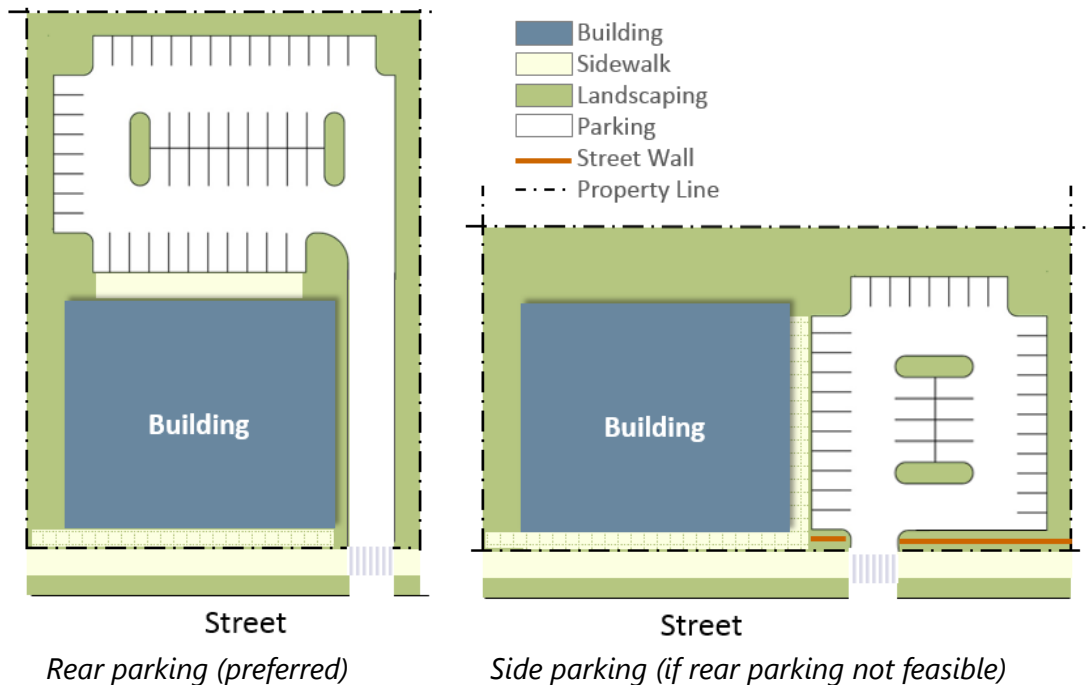
		1			
		1.1	1	1.1	
	1.4	1.7	1	1.7	1.4
1.2	1.3	1	1.3	1.2	
	1.2	1	1.2		
		1			

- b. On-street parking may also be counted towards the parking space requirement if at least 50% of the length of the space is located directly adjacent to the site. On-street parking shall remain open to the public and cannot be reserved or dedicated for private use.
- c. Satellite/off-site parking may also be allowed if located within 1/4 mile of the building's primary entrance. See **Section 113-160** for other requirements applicable to off-site parking.

The use of any of the parking alternatives identified in this subsection shall be subject to the filing of a deed restriction satisfactory to the City attorney ensuring that such off-street parking will be maintained in the future so long as a use or uses requiring such off-street parking or loading continue. If all or a portion of the parking required to serve a use is located on a property under different ownership, the City may require the execution of an agreement among the property owners involved as a precondition to approval of the requested parking alternative and may record such agreement in the title records of the properties involved.

3. *Visibility.* Parking shall be located behind the primary building or, if rear parking is not feasible, to the side of the building. The location of parking to the side of the building, however, does not exempt the development from meeting the building frontage requirements of **Section 117-457.D**. Parking lots located on the side of the building shall be masked from the street by a street wall (see **Section 117-460.D**).

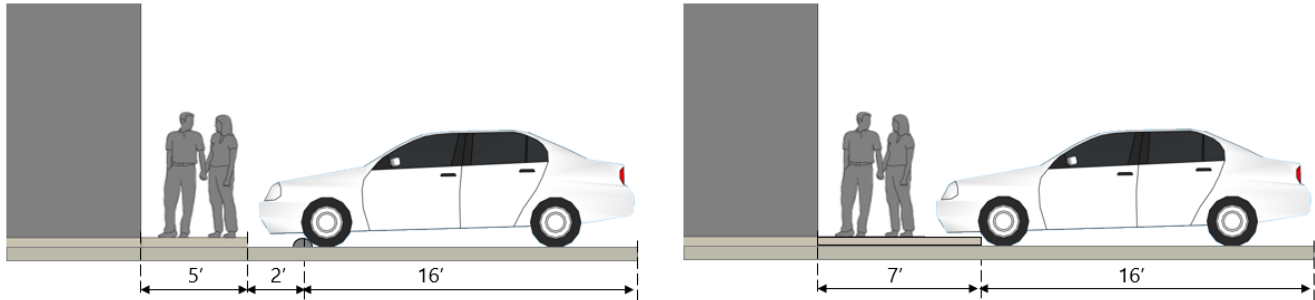
Figure VIII - 51: Parking Location



4. *Design.*
- Surface parking areas adjacent to a street shall have at least the same setback as the building façade facing the same street and shall be screened by a street wall. See **Section 117-460.D** for street wall requirements.
 - Surface parking areas abutting other sites shall be set back the distance necessary to allow for the required perimeter landscaping required in **Section 113-244**. However, parking areas designed to be shared by two or more property owners are not required to provide perimeter landscaping.
 - Street facing garages for single family, duplex, triplex, or townhouse units shall be setback at least five feet from the building's front façade and shall not extend more than 50% of the façade width.
 - Bicycle racks shall be provided in conjunction with non-residential and multi-family developments.

- e. Multi-family developments shall provide electric vehicle charging stations to eliminate the possibility of extension cords stretching from residences into parking areas.
- f. Parking spaces adjacent to an internal sidewalk or walkway shall use wheel stops at least two feet from the edge of the sidewalk so that the width of the sidewalk or walkway is not reduced to less than five feet due to the car overhang. If wheel stops are not used, the sidewalk must be widened by two feet (see **Figure VIII-52**).

Figure VIII - 52: Parking Overhang



- 5. *Pervious surface*. To mitigate the potential impact of additional impervious parking areas, if a parking area will have sporadic use as a parking lot, the applicant may request a waiver to use turf, block, bricks, pavers, gravel, millings, or an acceptable substitute to stabilize the required parking area, subject to the review and approval of the City. Pervious parking surfaces must comply with the following requirements:
 - a. All required handicap parking spaces shall be designed as required by state law and shall be located to provide easy access to the building.
 - b. The site must not contain soils rated low to medium as determined by the City or having steep slopes exceeding five percent.
 - c. The millings or gravel shall cover the parking area to a minimum thickness of between two and four inches or as otherwise required by the City.
 - d. Landscape timbers or a comparable substitute shall be used to outline and contain shifting surfaces.
 - e. The owner or developer agrees to execute and record a maintenance agreement providing for maintenance, replacement, and repair of the parking area.
 - f. The City may require maintenance of the area and replacement or repair of the parking surface upon inspection and identification of deficient thickness or irregularities in the surface.
 - g. All parking areas shall be appropriately lit under all applicable provisions of this Code.
- 6. *Existing Non-Conforming Parking Facilities*. There are several sites in the Form-Based Code area with parking spaces that do not meet current code standards in terms of access, location, or size. In these instances, the following standards shall apply:

- a. In conjunction with the redevelopment of a site, parking facilities that are already located in front of a building that is not being moved or demolished may remain provided the design accommodates a public sidewalk and the parking spaces are determined to be safe by the City.
- b. Non-conforming curb cuts and driveways will only be required to meet the standards of this section if there is a major modification, as defined in **Section 117-451.B**.

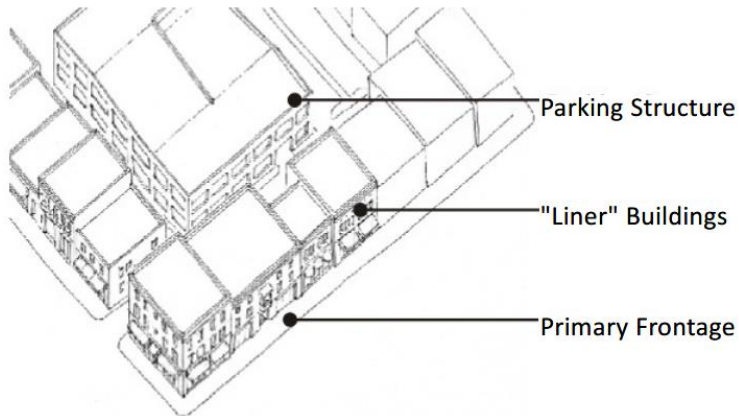
C. Parking Garages

1. The first floor of parking garages that front on a street shall be used for active uses (e.g., commercial, office, residential). The commercial uses may be located within a liner building, or as an integral part of the parking garage building (see **Figure VIII-53**). Additionally, liner buildings may be attached or detached from the parking garage (see **Figures VIII-54**).
2. Parking garages and liner buildings shall meet the building design standards of **Section 117-457**.
3. Direct access to parking garages shall not be provided from Walnut Street or Orange Avenue.

Figure VIII - 53: Parking Garages and Liner Buildings



Figure VIII - 54: Liner Building Detached from Garage



D. Parking Lot and Pedestrian Area Lighting

Parking lot lighting shall meet the standards of **Section 113-160(d)** and the following:

1. The maximum height of any parking lot lighting pole shall be 15 feet.
2. Light fixture cutoffs shall block no less than 85% of light projecting upward.
3. The design, color, shape, style, and materials of the fixtures shall match or complement the style and materials of the buildings on the site.
4. Parking lot light fixtures shall be designed so that light is directed onto the parking area and away from neighboring residential lots (e.g., house side shields). For residential conversions, no additional lighting shall be added that would change the character of the site.
5. The location and species of trees shall be coordinated with the lighting plan so that the trees do not prevent the light from shining down (see **Figure VIII-55**).

Figure VIII - 55: Lighting



Section 117-460. Landscape, Buffers and Screening Standards

Landscaping, buffering and screening shall be provided in accordance with **Chapter 113, Article VI** (Landscaping), except for the following:

A. Landscaping Between Parcels and Along the Street

The buildings in the Form-Based Code area are intended to be actively engaged with the street. Therefore, the following provisions supersede the requirements of **Section 113-244(d)(2)**:

1. For properties fronting on Orange Avenue and Ferris Street, the six-foot-wide landscaped strip required between the public sidewalk and the building may be paved to expand the public sidewalk.
2. The ten-foot-wide landscape strip along all other roads within the Form-Based Code area shall not be required. Instead, the required setback shall include landscape, hardscape, or a combination of both.
3. The landscape strip between parcels shall be five feet unless the site is adjacent to a single-family zoned property. In such cases, a ten-foot-wide landscaped buffer combined with a brick, stone or concrete block wall shall be required.
4. No landscape strip shall be required between parking areas shared by adjacent parcels.

B. Landscaping Design

1. The use of grass shall be minimized and shall not be planted in strips less than five feet wide.
2. The design of the landscape shall maximize the use of green infrastructure best management practices such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters to slow and treat stormwater runoff while providing multiple additional community benefits.
3. For residential conversions in the Secondary Corridor and Transition Zones, the overall landscaping requirements for surface parking lots may be reduced at the discretion of the Development Services Director.

Figure VIII - 56: Planters Adjacent to Buildings



C. Street Trees

Street trees shall be provided along parkways and must comply with the following.

1. Street trees shall be canopy trees and must be spaced every 50 feet on center.

2. Planting pits and tree grates are typically used in mixed-use, urban areas with medium to high pedestrian traffic. Tree grates may be integrated within planting pits to protect root balls and prevent soil compaction. Grates shall be expandable for tree growth.
3. Coordination will be required to integrate the placement of street trees, signage, and lighting to ensure that each element complements the other.
4. Street trees along state roads (Orange Avenue and Ferris Street) shall be coordinated with FDOT.
5. Tree species and placement shall avoid branches interfering with vehicle movements.

D. Street Walls

Freestanding street walls are intended to mask vehicular use areas (e.g., parking, drive aisles) from the street and to strengthen the spatial definition of the public realm. They are the only type of wall or fence permitted within the required front and street side yard setbacks.

1. Street walls shall have a minimum height of 2.5 feet and a maximum height of five feet (measured from the elevation of the public sidewalk). The portion of the street wall above 2.5 feet shall be transparent (e.g., wrought iron or similar material). Street walls shall have columns/posts (one foot by one foot minimum) spaced every 24 feet (see **Figure VIII-57**).

Figure VIII - 57. Street Wall Examples



2. Street walls shall have openings no larger than necessary to allow automobile and/or pedestrian access.
3. Street walls shall be placed in line with the building façade facing the same street.
4. Street walls shall not be permitted within the right-of-way.

5. Street walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum, or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls/fences shall be prohibited.
6. The area in front of a street wall/fence shall include a landscaped strip with a minimum width of three feet (with ground cover, hedges, or shrubs). The landscape strip may be waived by the Development Services Director if the area in front of the wall is needed to expand the public sidewalk (see **Figure VIII-58**).
7. The area between the street wall and on-site parking shall also include a three-foot wide landscape strip.
8. Understory trees shall be planted in front or behind the street wall at a rate of one tree per 25 feet of wall length. The trees may be waived by the Development Services Director if they conflict with the required or existing street trees.

Figure VIII - 58. Street Wall Landscaping Examples



Section 117-461. Stormwater Management

Like parking, stormwater requirements are difficult to comply with within developed areas such as downtown. While the City can encourage applicants to use alternative methods for stormwater management, it is the regional agencies that establish the minimum regulations. An alternative to providing the required on-site stormwater facilities is a regional system. The City is considering the implementation of such a system but, in the meantime, stormwater requirements must be met onsite. The following standards are intended to integrate stormwater systems into the design of the site and to encourage the use of Low Impact Development (LID) best management practices (BMP).

- A. Where site grading is required, the resulting finished floor elevation shall be sensitively integrated into the design of the site using appropriate landscaping, building design, or active uses that can be appropriately elevated one to three steps above the sidewalk grade such as outdoor dining spaces. No steps or railings shall be permitted to encroach within the public right-of-way.
- B. All stormwater systems shall be designed to function as site amenities, or exfiltration shall be required. Green roofs, rain gardens, rain cisterns, or other green or LID stormwater techniques may be considered site amenities for the purpose of this requirement.

- C. Where the St. Johns Water Management District requires fencing around a stormwater facility, only ornamental metal fencing will be allowed.
- D. Pervious paving shall be permitted and is encouraged to reduce stormwater runoff volume (see **Section 117-459.B.5**).
- E. Green roofs shall be permitted for all building types.
- F. Bioretention systems, bioswales, tree filters, and other vegetated stormwater BMPs are encouraged for treatment of stormwater runoff from streets, parking lots, plazas, and other impervious surfaces. These vegetated BMPs can include impermeable liners with underdrains to provide water quality treatment where infiltration is not technically feasible due to site contamination concerns.
- G. For new construction and major modifications, retention must be placed in the rear or side yard, not facing the public right-of-way, unless it is integrated into the design and featured as a site amenity.
- H. Special detention areas such as parking lots, rooftops ("blue roofs"), parks, plazas, and fields are areas primarily designated for other uses but that may be used for temporary infiltration and/or peak rate mitigation during storm events if the requirements herein are satisfied (**Figure VIII-59**). Special detention areas shall be designed sensitive to land use context, public use requirements, and the following conditions:

Figure VIII - 59. Alternative Stormwater Detention Facilities



1. Temporary ponding storage areas must be located so that ponding will not significantly disrupt typical traffic (pedestrian/bicycle/vehicle) flow, and areas shall be adequately sloped towards outlets to ensure complete drainage after storm events.
2. Special detention areas shall be clearly identified as such and their primary use shall be restricted during storms.
3. Emergency overflows shall be incorporated and designed to prevent excessive depths from occurring during extreme storm events or if the primary flow control structure/structures are clogged. In most cases, ponding depth shall not exceed 12 inches.
4. Rooftop storage must consider structural support, HVAC requirements, waterproofing, emergency overflows, and all other building design considerations.

5. Landscaping materials used for high-intensity public uses (e.g., community parks, athletic fields, greens, etc.) shall be located in areas of well-draining soils to guarantee public use is not compromised by excessively wet ground between rain events.

Section 117-462. Signs

Development within the Form-Based Code area shall comply with the sign standards of this section in addition to the dimensional standards contained in **Chapter 125** of the Land Development Code. If any sign standards in this document disagree with the citywide sign code, the standards detailed in this document shall take precedent.

A. Wall Signs



1. Wall signs shall be either a panel or individual letters applied to the wall, shall not extend above the top of the wall where they are located, and in the case of two-story buildings, they shall be placed between the first and second floor windows. Cabinet signs and signs painted directly onto the façade are not allowed. Push through signs, however, are allowed.
2. Wall signs shall not extend closer than two feet to the side edges of the façade.

B. Projecting Signs



1. Projecting signs may be read horizontally or vertically.
2. The sign may extend into the front or street side building setback, and the sidewalk provided they are setback four feet from the curb and provide a nine-foot clearance over the sidewalk.

3. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts. No portion of a sign shall extend below the lowest point of the roof or above the top edge of the parapet of the building to which it is attached.

C. Canopy Signs



1. Canopy signs may be suspended from, attached to, supported from, or form a part of a canopy.
2. The sign may extend into the front or street side building setback, and the sidewalk provided they are setback four feet. from the curb and provide a nine-foot clearance over the sidewalk.
3. Canopy signs shall not exceed 75 percent of the width of the canopy. They are allowed to be placed fully or partially above or below the edge of the canopy (see figure above), provided the sign consists of individual letters (as opposed to a panel). Canopy signs are also allowed to hang from the bottom of the canopy facing the street.

D. Awning Signs



1. Awning signs may be painted, silk-screened, stitched on, imprinted on, or otherwise applied directly onto the fabric of the awning.
2. Awning signs may extend into the front or street side building setback, and the sidewalk provided they are setback four feet. from the curb and provide a nine foot. clearance over the sidewalk.
3. Awning signs may extend up to 75% of the width of the awning but shall not cover more than 30% of the surface of the awning facing the street.
4. Awning signs are only allowed on the vertical portion of the awning. They are not allowed on the sloping or curved section.

E. Hanging Signs



1. Hanging signs placed under a canopy, awning, or arcade, perpendicular to the building façade, are not intended to be seen by motorists.
2. Hanging signs shall provide a 9-foot clearance over the walkway.
3. Hanging signs shall not count toward the maximum sign area allowed, provided they are placed under the awning or canopy, perpendicular to the building, and near the front door of the business. Such signs shall have an eight-foot minimum vertical clearance as measured from grade to the bottom of the sign, and a maximum height of two feet.

F. Window Signs



1. Window signs may be affixed to, or painted (silk screen, vinyl letters, gold leaf, hand painted or neon) on either the face of a window or glass door that leads to the exterior of the building.
2. Window signs shall not occupy more than 25% of the glass window or door and may be allowed for first and second story businesses.

G. Free Standing Signs

Freestanding signs, in the form of pole or monument signs, are not permitted. However, the street wall signs are allowed as follows:

1. Street wall signs shall be placed flat on the street wall facing the street.
2. The sign shall not exceed a maximum of 36 square feet.

3. The sign shall not exceed a height of six feet measured from the ground (see **Figure VIII-60**).

Figure VIII - 60. Street Wall Signs



H. Additional standards

1. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts. No portion of a sign shall extend below the lowest point of the roof or above the top edge of the parapet of the building to which it is attached.
2. Signs may have interior or exterior illumination sources (see **Figure VIII-61**). Signs with interior illumination are limited to individual letters or push-through lettering. There shall be no illuminated signs facing a single-family home. Existing cabinet signs that change messages shall have opaque backgrounds.

Figure VIII - 61. Permitted Sign Illumination





Section 117-463. Development Bonuses

The bonus program is established to encourage the location of higher density/intensity development at places where they will not have a negative impact on single-family residential sites, and to encourage the provision of amenities that would benefit the community as a whole. The density/intensity shall not exceed the maximum noted in the corresponding future land use category and the maximum building height noted in **Table VIII-4**.

A. Improvements Eligible for Bonuses

1. *Vertical Mixed-Use*. Developments that include a vertical mix of residential and commercial or office are entitled to the maximum building height allowed with the bonus. The development shall meet the definition of mixed-use (see **Section 101-5**).
2. *Affordable Housing*. Developments with at least 25% of its residential units deemed affordable, as defined in **Section 105-7**, are entitled to the maximum height allowed with the bonus. Such units will be subject to a land use restriction agreement with the City to ensure the units remain affordable for a period of no less than 30 years.
3. *Parking Garages*. If located below or above the residential, commercial or office space, the development is entitled to one additional floor for each floor of the parking garage, not to exceed the maximum allowed with the bonus. The parking garage shall meet the standards of **Section 117-459.C**.
4. *Public Open Space & Amenities*. Developments that include a public open space (urban plaza or park) are entitled to one additional floor above the permitted base height for every 3,000 square feet of continuous public open space, not to exceed the maximum height allowed with a bonus. The urban plaza or park shall not be enclosed, shall be easily accessible by the public, include amenities (landscaping, hardscaping, and furnishing), and be privately-owned and maintained, but open to the public. The public open space shall not be located within required buffers.

Figure VIII - 62. Examples of Public Open Space



B. Review and Approval

1. Requests for bonuses do not require a separate application. They shall be noted on the site plan and shall be reviewed concurrently with the site plan to ensure all other requirements of the Code, including the requirements of this article, are met.
2. Buildings utilizing the bonus system shall not be located within 100 feet from properties zoned for single-family residential use.

Chapter 101 - GENERAL PROVISIONS AND ADMINISTRATION

ARTICLE I. - IN GENERAL

Sec. 101-5. - Definitions.

Bulkhead means the part of a storefront that forms a base for one or more display windows.

Mixed-use building means a ~~use which contains a mixture of one or more residential units and commercial businesses within the same building.~~ building where two or more uses are layered vertically and are physically and functionally integrated within a single building. Land uses, which when combined constitute a mixed-use development, exclude parks, schools, and public facilities (fire stations, utility substations, etc.) but include residential (a minimum of 5 dwelling units), commercial, and industrial uses. For a development to qualify as a "mixed-use," the secondary use may not be reserved for use only by the principal user (for example, a residents-only gym, an employee cafeteria, or the leasing office of a residential development).

Parkway means the portion of a public street right-of-way between the curb and sidewalk.

Visible Light Transmission (VLT) means the amount of light that can pass through a glass. The higher the VLT, the more light that passes through the glass.

Chapter 113 - DEVELOPMENT STANDARDS

ARTICLE I. - IN GENERAL

Sec. 113-4. - Impervious surface coverage.

(a) Generally. Impervious surface on a development site shall not exceed the ratios provided in the table in subsection (d) of this section.

(b) Ratio calculation. The impervious surface ratio is calculated by dividing the total impervious surface by the gross site area.

(c) Alternative paving materials. If porous paving materials are used in accordance with the construction manual, then the area covered with porous paving materials shall not be counted as impervious surface.

(d) Table of impervious surface ratios.

Land Use District	Maximum Impervious Percent*
Residential low density	40
Residential medium	50
Residential high density	70
Commercial low intensity	70
Commercial medium intensity	70
Commercial high intensity	70
Industrial/warehousing and light manufacturing	70
Mixed use highway (MUH)	70
Public, semi-public	70

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Downtown Core	100
Primary Corridor	80
Secondary Corridor	70
Transition	50
*The maximum impervious surface ratio is given for each district, regardless of the type of use proposed and allowable pursuant to chapter 117.	

Chapter 117 - LAND USE REGULATIONS

ARTICLE I. – IN GENERAL

Sec. 117-3. - Specific allowed uses, generally.

This chapter defines and prescribes the specific uses allowed within each land use district described in the comprehensive plan and this subpart.

(a) Permitted use table.

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
RESIDENTIAL USES										
Residential Operation	Home Occupation ¹		P	P	P			P	P	P
Residential Type	Mobile Home Park								N	N
	Multifamily Dwelling	P	P ²³	P ²			P	P	P	P
	Single-family Dwelling, Detached	P	P	P	P		N	N	P	P
	<u>Single family dwellings (existing)</u>						P	P	P	P
	Single-family Dwelling, Attached	P	P ²	P ²	P		P	P	P	P
	Two-family dwelling						N	N	P	P
RETAIL USES										
General Retail	Antiques	P	P	P	P ¹³		P	P	P	P
	Appliance Sales and Rentals	P	P				P	P	P	P
	Art Supplies	P	P	P	P ¹³		P	P	P	P
	Automobile Parts		SE	SE				SE	SE	SE
	Bait and Tackle							N	N	N
	Bakery	P	P				P	P	P	P
	Bicycle Sales and Service	P	P				P	P	P	P
	Billiards	P	P				P	P	SE	SE
	Book/Stationery Store	P	P	P	P ¹³		P	P	P	P
	Brewpub	P					P	P	SE	SE
	Bowling Alley							P	N	N
	Building Supplies and Materials							N	N	N
	Cabinet Shops							N	N	N
	Cameras and Photographic Supplies	P	P	P	P ¹³		P	P	P	P
	Carpet Outlets							N	N	N
	Ceramic Sales and Studios	P	P				P	P	P	P
	Cigar and Smoke Shops	P	P	P	P ¹³		P	P	SE	P

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
	Clock Shops	P	P	P	p ¹³		P	P	P	P
	Clothing Shops	P	P				P	P	P	P
	Commercial Retail Packaging and Mail	P	P				P	P	P	P
	Convenience Stores (no gas pumps)	P	P	P	p ¹³		P	P	P	P
	Convenience Stores (with gas pumps)		SE	SE	SE		N	P	P	N
	Curio Shops	P	P				P	P	P	P
	Decorating Studio/Shop	P	P				P	P	P	P
	Delicatessen						P	P	N	N
	Department Store	P	P				P	P	P	P
	Drapery Shops	P	P	P	p ¹³		P	P	P	P
	Drug Sales (including medical marijuana treatment center dispensing facilities)	P	P	P	SE		p ⁽³⁴⁾	P	P	p ⁽³⁴⁾
	Electrical Shops							N	N	N
	Florist	P	P	P	p ¹³		p ⁽³⁴⁾	P	P	p ⁽³⁴⁾
	Food Outlet Store		P	P	SE			P	P	P
	Fruit and Vegetables Sales (retail, no packing)	P					P	P	P	P
	Furniture Store	P	P				P	P	P	P
	Game Room	P	P				P	P	P	P
	Gift Shop	P	P	P	p ¹³		P	P	P	P
	Grocery Store	P	P				P	P	P	P
	Gun Sales and Repair	P	P	P	p ¹³		P	P	P	P
	Hardware Store	P	P				P	P	P	P
	Heating and Air Conditioning Sales and Service						N	P	NP	N
	Hobby and Craft	P	P	P	p ¹³		P	P	P	P
	Interior Decorating	P	P	P	p ¹³		P	P	P	P

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
	Janitorial Supplies							P	SN	N
	Jewelry Store	P	P	P	p ¹³		P	P	P	P
	Leather Goods and Luggage	P	P	P	p ¹³		P	P	P	P
	Locksmiths	P	P	P	p ¹³		P	P	P	P
	Meat Markets	P					P	P	P	P
	Medical Supplies	P	P				P	P	P	P
	Mobile Home Sales and Service							N	N	N
	Motorcycle Sales and Service							N	N	N
	Music Store							N	N	N
	Newsstands	P	P	P	p ¹³		P	P	P	P
	Nurseries							N	N	N
	Office and/or Business Machines	P	P	P	p ¹³		P	P	P	P
	Office and/or Business Supplies	P	P	P	p ¹³		P	P	P	P
	Optical Shops	P	P				P	P	P	P
	Opticians	P	P	P	p ¹³		P	P	P	P
	Outdoor Sales	SE					N	N	N	SE
	Outdoor Pool Sales			SE	P			SE	SE	SE
	Paint/Wallpaper	P	P	P	p ¹³		P	P	P	P
	Pawn Shops	P	P	P			P	P	P	P
	Pet Grooming	P	P				P	P	P	P
	Pet Shops		P					P	P	P
	Pool Supplies							N	N	N
	Printing Shops	P	P				P	P	P	P
	Professional Offices	P	P	P	p ¹³		P	P	P	P
	Rentals	p ²⁴					p ²⁴	P	P	P
	Second Hand Retail		P				N	P	P	P
	Shoe Repair	P	P	P	p ¹³		P	P	P	P
	Shoe Store	P	P				P	P	P	P
	Shopping Center						N	P	N	N
	Skating Rink		P					P	N	SE

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
	Sporting Goods Store	P	P				P	P	P	P
	Sundries and Notions Shops	P	P		SE		P	P	P	P
	Tailor/Dressmaker	P	P	P	P ¹³		P	P	P	P
	Television and Radio Sales and Service	P	P				P	P	P	P
	Theaters	P	P				P	P	P	P
	Toy Stores	P	P				P	P	P	P
	Upholstery Shops						N	N	N	N
	Utility Building Sales						N	N	N	N
	Vape Shop/E-Cigarette Store	SE					SE	SE	SE	SE
	Watch Repair	P	P	P	P ¹³		P	P	P	P
	Wearing Apparel Shops	P	P				P	P	P	P
	Wholesaling from Sample Stock				SE ¹⁴		N	N	N	N
Vehicular Sales	Automobile Sales, Service, Repair, and Rentals		SE ²²	SE ²¹	SE ¹⁵		N	SE	SE	SE
	Boat and Motor Sales and Service						N	N	N	N
	Tire Sales and Service						N	P	N	N
SERVICE USES										
Agricultural Use	Timber Growing, Tree Farming, Nursery, or Agricultural Related Businesses						N	N	N	N
Business Service	Parking Lot	P					SE	SE	N	N
	Parking Garage						SE	P	N	N
	Pest Control Service Establishments						N	N	N	N
	Radio or TV Broadcasting Offices, Studios, Transmitters, or Antennas						N	N	N	N
	Television and Radio Studios (excluding transmission equipment)						N	N	N	N

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
Eating or Drinking Establishment	Alcoholic beverages (all types, sale and service) for on-premises consumption	SE	SE				P	P	SE	SE
	Alcoholic beverages for off-premises consumption		SE	SE ³¹	SE		N	P	SE	SE
	Brewpub	SE					P	P	SE	SE
	Restaurants (with drive-through)		P	SE			N	P	N	N
	Restaurants (without drive-through)	P	P	P	SE		P	P	P	P
Hospitality and Tourism	Art Gallery or Studio	P	P	P			P	P	P	P
	Hotel/Motel	P	P				P	P	P	P
	Museum	P	P	P			P	P	P	P
Office Use	Building Trade Contractors with Fleet Parking On-Site						N	N	N	N
	Financial Institutions (with drive-through)	P	P				N	P	P	N
	Financial Institutions (without drive-through)	P	P	P	p ¹³		P	P	P	P
	Office Space for Building Trades Contractor with No Fleet Parking On-Site	P					P	P	P	P
	Professional Offices	P	P	P	p ¹³		P	P	P	P
Personal Service	Barbershops/Beauty Shops	P	P	P	p ¹³		P	P	P	P
	<u>Car Wash (principal use)</u>						N	N	N	N
	Dry Cleaners	P	P				p ⁽³⁴⁾	P	P	P
	Funeral Homes	P	P	P	p ¹³		P	P	P	P
	Health Spa	P	P				P	P	P	P
	Laundries/Laundromats	SE					SE	P	SE	SE
	Licensed Masseurs						N	N	N	N
	Mini-Warehouse						N	N	N	N
	Palmist/Psychic						N	N	N	N

CITY OF GEEN COVE SPRINGS LAND DEVELOPMENT CODE
ARTICLE VIII - DOWNTOWN FORM-BASED CODE

Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
	Well Drilling and Pump Services						N	N	N	N
EDUCATION/RECREATION/SOCIAL USES										
Community Service	Adult Day Care				SE	P	N	P	SE	SE
	Child Care	SE	P	P	SE	P	SE ⁽³³⁾	P	P	P
	Church	SE	P	P	SE	P	SE ⁽³³⁾	P	SE	SE
	Group Care Home						N	N	N	N
	Nursing Home	SE					SE	SE	SE	SE
Educational Use	Pre-school		P	P		P	N	P	P	P
	Private School	SE				P	SE	P	SE	SE
	School, elementary & secondary					P	N	P	N	N
	School, post-secondary					P	N	P	N	N
	Vocational, Technical, Trade, or Industrial School					P	N	P	N	N
Recreational Use	Adult Arcade/Electronic Game Center						N	N	N	N
	Athletic Complex						N	N	N	N
	Clubs/Lodges/Fraternal Organizations						P	P	N	N
	Country club						N	N	N	N
	Dance/Music/Gymnastics Studio	P	P				P	P	P	P
	Go-Cart Track						N	N	N	N
	Golf Course						N	N	N	N
	Public Recreational Uses						P	P	P	P
	Race Tracks						N	N	N	N
	Recreational Facility					P	P	P	N	N
PUBLIC USES										
Public Use	Bus Passages, Parcel Pick-ups and terminals						N	N	N	N
	Governmental Uses		P			P	P	P	P	P

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Use Category	Use Type	CBD	GCC	GCN ²⁰	C-1 ⁸	INS ²⁶	DOWNTOWN CORE	PRIMARY CORRIDOR	SECONDARY CORRIDOR	TRANSITION
	Public Utilities		P			P	SE	P	P	P
	Ancillary Public Facilities		P			P	N	P	P	P
HEALTH CARE USES										
Health Care Use	Convalescence Facility	SE					SE ⁽³³⁾	P	SE	P
	Dental Clinic	P	P	P	p ¹³		P	P	P	P
	Emergency Shelter					SE ³²	N	N	N	N
	Hospital	SE	P	SE	SE	P	N	SE	SE	SE
	Medical/Dental Laboratories	P	P	P	p ¹³		P	P	P	P
	Medical Clinic	P	P	P	p ¹³		P	P	P	P
	Nursing Home	SE					SE	P	SE	SE
	Veterinarian Clinics	p ²⁵	P	P	p ¹³		p ²⁵	P	P	P
	Clinics, in connection with industrial activity					P	N	N	N	N
	Bed and breakfast establishments						N	N	P	P
	Communication towers and facilities						N	N	N	N