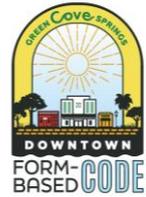


Green Cove Springs Downtown Form Based Code

Public Workshop #2 Summary



WORKSHOP INFORMATION

Date and Time: Thursday, January 18, 2024, from 6 to 8 pm

Venue: Green Cove Springs City Hall (321 Walnut St, Green Cove Springs, FL 32043)

PRESENTATION SUMMARY

The purpose of this memorandum is to provide a summary of the second public workshop for the Green Cove Springs Downtown Form Based Code (FBC) project. This event was the final workshop in a two-part workshop series which provided opportunities for public input on the project.

Mike Daniels, Green Cove Springs Development Services Director, opened the workshop by thanking audience members for their attendance and introducing the project's consulting team from Inspire Placemaking Collective. After, Deputy Project Manager Nick Hill began a PowerPoint presentation (see attached) which detailed how the project came to fruition; the purpose, components, and framework of FBCs; and how FBCs are different from traditional zoning codes.



Project Manager Pat Tyjeski then identified the area subject the proposed FBC, discussed changes to the zoning map, presented possible adjustments to the development review process, and provided an overview of how development standards relating to site and building design, parking, landscaping and buffering, lighting, and signage would change if these amendments are adopted. Once the overview concluded, workshop attendees were invited to review and provide their input on the project and the draft FBC by participating in the two activities programmed for the evening. Pat relayed to attendees that their input would be utilized to revise the FBC amendments before the hearing and adoption process begins sometime in the next few months.

Pat then mentioned that a draft of the FBC is available on the project website (tinyurl.com/GCSFBC), which also includes the prior workshop's presentation and input summary, as well as an interactive map forum. Finally, Pat concluded the presentation by soliciting questions from the audience regarding any information presented within the PowerPoint. No questions were asked during this time.



WORKSHOP ACTIVITIES

Two workshop activities were offered to attendees of the second FBC Workshop. The *first activity* was split across four stations, each equipped with boards highlighting the standards proposed in the first draft of the FBC. At each station, attendees were encouraged to review the proposed amendments and provide their input to include in Draft #2. A description of each station is provided below:



Transect Comparison. The *first station* detailed potential changes in zoning, permitted uses, and certain dimensional standards that would be applicable to properties located within the FBC area.

Development Review Process. The *second station* detailed the types of development and redevelopment that would be subject to the FBC provisions and what development review procedures they would be required to follow.



Site Design Standards. The *third station* highlighted requirements pertaining to site design within the FBC area, including building placement and setbacks, on- and off-street parking, sidewalk, parkway, and street walls.

Building Design Standards. The *fourth station* showcased proposed standards for building design with the FBC area, such as massing, façade articulation, windows, and entrances.

The *second workshop activity* offered to attendees was the **Community Idea Wall**. The purpose of this activity was to facilitate project-related discussions and ideas that may not apply to the materials presented at the other four stations.

PUBLIC INPUT SUMMARY

Public sentiment regarding the changes proposed in the first draft of the FBC were largely positive. A majority of the conversations facilitated during the activity portion of the evening were not recommendations for potential revisions to the draft FBC, but rather issues with the City's current zoning regulations or features about other downtowns they wish to see emulated within Green Cove Springs. The limited number of requested revisions to the draft FBC provided during the workshop activities are listed as follows. Note that some comments have been reworded slightly for clarification purposes (the original language can be viewed as an attachment to this summary) and comments provided verbally are included in this listing as well:



FBC Activity - Transect Comparison (Station 1)

- Notify property owners within the FBC area of proposed changes
- Protect and create more green spaces within the FBC area
- Limit buildings within the FBC area to no more than two stories
- Permit parking in front of businesses if desired by the property owner

FBC Activity - Development Review Processes (Station 2)

- No comments provided at this station

FBC Activity – Site Design Standards (Station 3)

- Require landscaping to incorporate FL native plants
- Consider low-impact development standards
- Permit the use of Xeriscaping to reduce or eliminate the need for onsite irrigation

FBC Activity – Building Design Standards (Station 4)

- Prohibit the use of lights that automatically change color
- Do not permit the use of neon lights



Community Idea Wall Activity

- Develop architectural guidelines that will encourage new development to complement Green Cove Spring’s historical buildings and character
- Development bonuses should be afforded to those who abide by the architectural guidelines within the FBC area

WORKSHOP ATTENDEES

City of Green Cove Springs

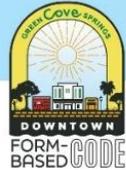
1. Mike Daniels, Development Services Director
2. Steve Kennedy, City Manager
3. Lyndie Knowles, Development Services Representative
4. Matt Johnson, City Council
5. Connie Butler, Mayor
6. Mike Null, Assistant City Manager
7. Steven Kelley, Vice Mayor

Inspire Placemaking Collective

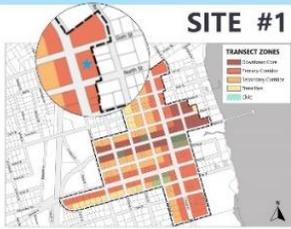
8. Pat Tyjeski, Project Manager
9. Nick Hill, Planner
10. Gabriela Castro, Planner
11. Erik Bredfeldt, Economic Development Planner

Participants

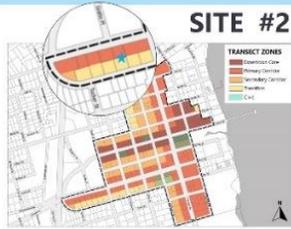
12. Kim Evans
13. Anthony Evans
14. Charles Pourciau
15. Valerie Kelley
16. Raymond Ferrara
17. Melody Rivera
18. Kevin Hurley
19. Katie Hurley
20. Dodie Selig
21. Raymona Ferrara
22. Donna Snelling
23. Janey Fox
24. John Mahoney



2 APPLICABILITY | DEVELOPMENT REVIEW | FLEXIBILITY



Location: Orange Av. between Gum St. and North St.
Current: Gateway Corridor Commercial zoning
Proposed: Primary Corridor T-Zone.



Location: Ferris St. west of Green St.
Current: Gateway Corridor Neighborhood zoning
Proposed: Primary Corridor T-zone along Ferris, Transition along Bay St.

MINOR ADDITION/MODIFICATION



A minor addition (defined below) does not require the entire site to be brought up to code. Only the new portion needs to meet code (except setbacks and building frontage requirements). In this case the site had adequate parking for existing and new uses.



In this case, the addition had to meet the form-based code, but also the parking lot as the current number of parking was not adequate to meet current and proposed needs.

MAJOR ADDITION/MODIFICATION



A major addition (defined below) requires the entire site to be brought up to code. The parking had to be restriped, street walls added, and sidewalks meeting the minimum required width had to be provided. The current building, however, didn't have to be brought up to code.



In this case, access to Bay Street had to be provided to accommodate sufficient parking for the current and new buildings (one-way in and out of the site).

REDEVELOPMENT



If the owner decides to demolish the current building, all new buildings on the site must be brought close to the street (in this case Orange Avenue). Code allows up to 3 stories in this area, but with affordable housing, the owner may go up to 4 stories (bonus).



If a new building is built in the front of the site (determined to be along Ferris Street based on the Street Priorities Map) there is no room to add a building along Bay Street and still meet parking requirements.

APPLICABILITY:

Existing developments shall not be required to meet code unless site or building modifications are proposed.

Minor modifications only require the specific changes to the site or building to meet the new standards

Major modifications*require the entire site to be brought up to code to the maximum extent feasible.

* 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.

DEVELOPMENT REVIEW:

Council: If Special Exception or Variance requested

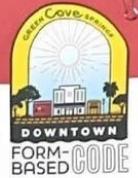
Planning Director: all others

DESIGN FLEXIBILITY:

Planning Director: Up to 10% of dimensional requirement

P&Z: > 10% up to 30% and non-dimensional requirements

Council: >30% (variance) and appeals

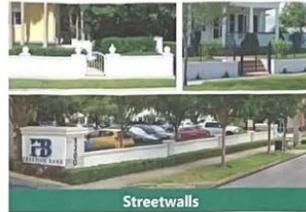


3

BUILDING PLACEMENT | PUBLIC REALM | PARKING | LANDSCAPING



LANDSCAPING/BUFFERS

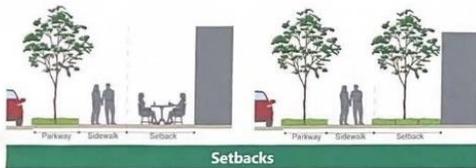


- Street walls are required to screen parking areas from the street.
- Must be transparent (wrought iron or similar material) between 2.5' and 5' height.

- Make landscaping FL Native plants / LIT
- Xeriscape

Streetwalls

BUILDING PLACEMENT

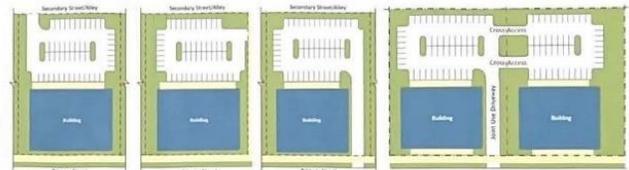


| STANDARD | DOWNTOWN CORE | PRIMARY CORRIDOR | SECONDARY CORRIDOR | TRANSITION |
|--|-------------------------|-------------------------|--------------------|---------------------|
| Front Setback ^(A) | 0' min. | 6' min. | 10' min. | 15' min. No max. |
| Street Side Setbacks ^(B) | 6' max. | 10' max. | No max. | 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' | | | |

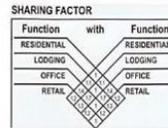
¹ Zero-foot side yard setback permitted only if the adjacent building is also placed at the property line. Otherwise, 6' are required.

still allow parking in the front

PARKING



on-site parking | shared parking | on-street parking | satellite parking | pay fee in lieu



PUBLIC REALM

| Street Segment | Sidewalk Width (min.) | Parkway Width (min.) |
|---------------------------|-----------------------|----------------------|
| Orange Av. and Ferris St. | 8 ft. | 6 ft. |
| All other streets | 6 ft. | 8 ft. |



4

BUILDING DESIGN

TYOLOGY | HEIGHT | FRONTAGE | FAÇADE DESIGN | LIGHTING



TYOLOGY

| 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 |



FAÇADE DESIGN



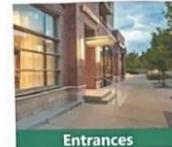
Facade Articulation



Fenestration

1. Awning or canopy
2. Gallery, arcade, forecourt, stoop, or porch
3. Vertical or horizontal offset, column, band, cornice, or similar element 6" deep
4. Expression line between floors (not color bands)
5. Balcony
6. Window
7. Door
8. Other treatment

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



Entrances



Materials

HEIGHT

| BUILDING AND FLOOR HEIGHT | 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 | N/A | 4 stories | 3 stories | N/A |
| 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. |

HEIGHT BONUSES/INCENTIVES

- Vertical Mixed-Use
- Affordable Housing
- Parking Garages
- Public Open Space & Amenities

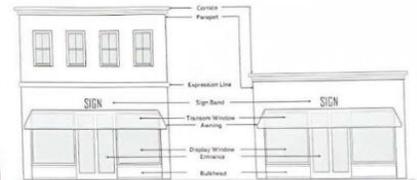


Arcade

Forecourt

Stoop

Porch



Gallery

Canopy

Awning

Storefront

LIGHTING

PROHIBIT:

1. Lights outlining windows, doors, or other features.
2. Flashing or moving accent lights.
3. Up lights.
4. Accent lighting incorporated into a sign unless part of the sign.



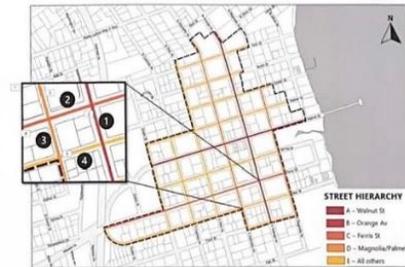
ALLOW:

1. String or LED rope lights outlining the roof edge.
2. Lights that automatically change colors (<once/hour).
3. Spotlights illuminating downward are allowed.
4. Holiday decorations displayed from ten days before Halloween through January 15.

Security lighting.

no neon lights

FRONTAGE

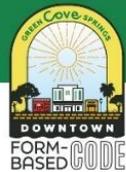


STREET HIERARCHY
 A - Walnut St
 B - Orange Ave
 C - Fern St
 D - Magnolia/Palmerts
 E - All others



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





4

BUILDING DESIGN AUTO-ORIENTED USES | SIGNS

AUTO-ORIENTED USES



Gas Stations

- Convenience store up to the street
- Pumps in the rear or side



Drive-through

- Restaurant up to the street
- Drive-through window in the rear
- Option for outdoor dining



Vehicle Repair

- Customer service building up to the street
- Service bays in the rear



Auto Sales

- Building up to the street
- Car display indoor or in the rear



Self-Storage

- Allowed as part of mixed-use building
- Access to individual storage spaces from inside the building

SIGNS



Streetwall

- Street wall signs are the only free-standing signs allowed



Illumination

- Interior or exterior illumination allowed
- Signs with interior illumination are limited to individual letters or push-through lettering



Projecting

- May be horizontal or vertical
- May extend into sidewalk (if clearance)



Window

- Limited to 25% of the window (if clearance)
- Allowed on first and second stories



Hanging

- Don't count toward maximum area permitted if not visible from the street



Canopy

- May extend into sidewalk (if clearance)
- 75% max. of canopy width



Awning

- May extend into sidewalk (if clearance)
- 75% max. of canopy width
- Only on vertical part of awning



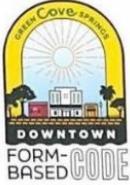
Wall Sign

- Panel or individual letters allowed
- No closer than 2' from edge of side facade

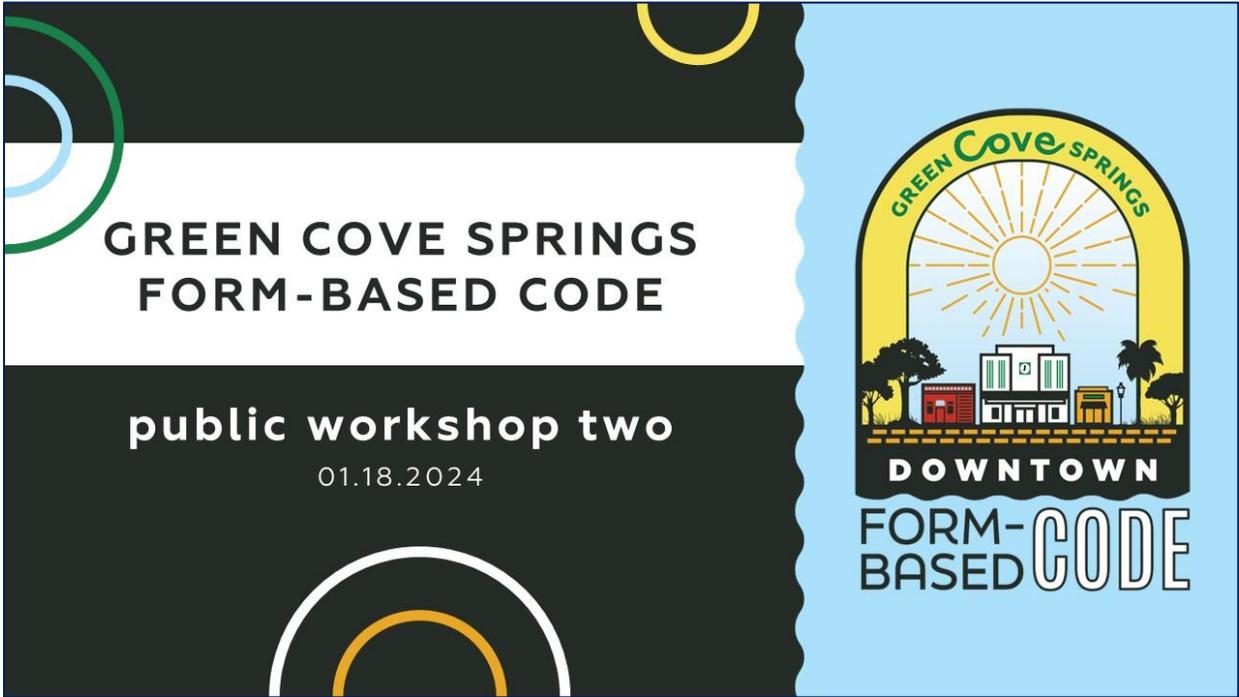
5

ARCHITECTURAL
STANDARD THAT COMPLEMENT
GCS HISTORICAL BUILDING
THE CITY SHOULD ENCOURAGE
w/ Bonuses

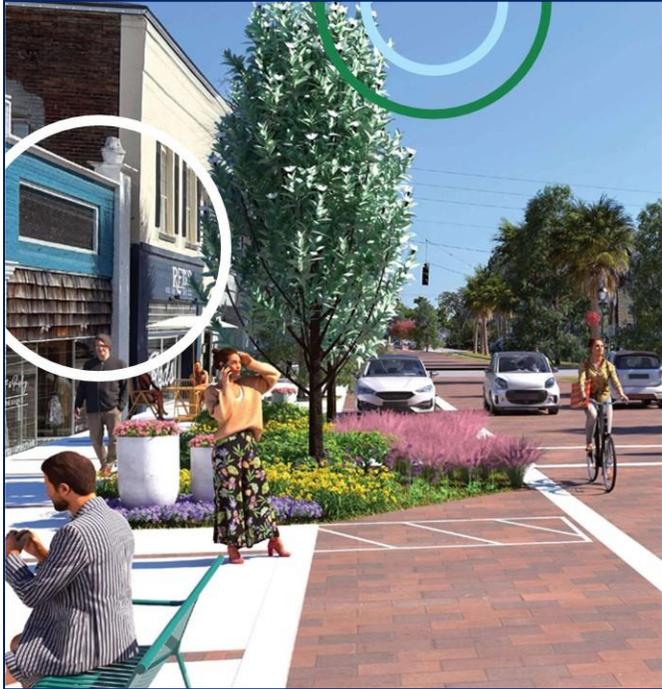
Share your thoughts!



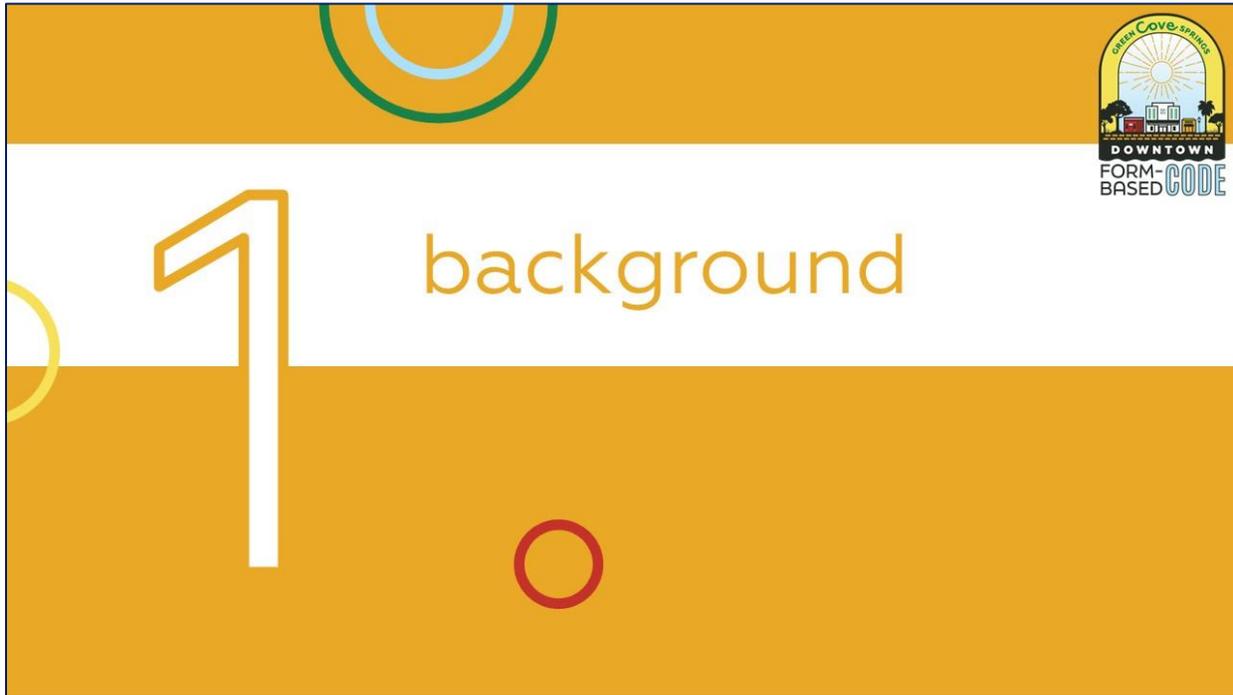
ATTACHMENT B: WORKSHOP PRESENTATION



The slide features a black background with white and yellow circular graphics. The text is centered and reads: "GREEN COVE SPRINGS FORM-BASED CODE" in large white letters, followed by "public workshop two" in a smaller white font, and "01.18.2024" in a small white font. On the right side, there is a logo for "GREEN COVE SPRINGS DOWNTOWN FORM-BASED CODE" featuring a stylized sun, buildings, and trees within a yellow arch.



The slide has a black background with a white header section. The header contains the word "AGENDA" in bold white letters. Below the header, there is a list of four items, each with a numbered circle icon: 1 (yellow circle) background, 2 (light blue circle) form-based code, 3 (red circle) engagement activities, and 4 (green circle) next steps.



BACKGROUND



FUTURE LAND



GO TO DEVELOP AND MAINTAIN LAND TO PROVIDE FOR THE MOST APPROPRIATE DIRECT GROWTH TO SUITABLE AREAS FOR HEALTH, SAFETY AND WELFARE OF THE COMMUNITY

OBJECTIVE 1.3. Character & Compatibility

Future development and redevelopment projects shall protect the City's unique character, historic neighborhoods, and high quality of life.

Future development and redevelopment projects shall protect the City's unique character, historic neighborhoods, and high quality of life.

Policy 1.3.1. The City shall update the current zoning map and district regulations to implement the following principles:

Policy 1.3.2. The City shall establish locational criteria in the LDC for future rezoning of sites to higher density and/or intensity districts. The following principles shall be considered:

- a. Compatibility means that different land uses can coexist in relative proximity to each other provided that use is not impacted directly or indirectly by another use.
- b. Increases in density and intensity must generally occur in a gradual fashion, avoiding abrupt transitions.
- c. High density residential uses should generally be located in areas that have adequate vehicular access and proximity to service uses.
- d. Spot zoning should be avoided. Spot zoning refers to changing the zoning designation of a small parcel of land for a development that is different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

Policy 1.3.3. As the City continues to grow, its LDC shall be updated to incorporate urban design principles, such as:

- a. Form-based code regulations for the downtown and surrounding areas;
- b. Smaller building setbacks and lot sizes;
- c. Green infrastructure; and
- d. A reduction and relocation of vehicular parking spaces and areas to the rear or side of structures where appropriate.

Policy 1.3.4. The City shall require all new development and redevelopment projects to integrate harmoniously into established neighborhoods through the use of buffering, open landscaping, and other site design tools.

Policy 1.3.5. The City shall ensure that all existing, new, and expanded developments are consistent with the sustainability, character, compatibility, resource preservation, and economic development of the City.

Policy 1.3.6. The City shall prohibit future encroachment of nonresidential development into established neighborhoods which are incompatible with the character of the area.

Policy 1.3.7. The City shall amend its LDC to include additional design and compatibility requirements for developments located along major roadway corridors.

Policy 1.3.8. The City shall encourage the shared construction, maintenance, and use of shared parking and stormwater management facilities between adjacent and nearby developments.

Policy 1.3.9. The City shall seek to develop a signage and wayfinding master plan to enhance the navigability, branding, and aesthetic character of the City.

Policy 1.3.10. The City shall work with FDOT and the North Florida RPO to improve the image of the US 17 and SR 16 corridors by adding landscaping, banners, and other elements that would help create a sense of place.

Policy 1.3.11. The City shall explore the possibility of creating a gateway near the Governors Creek bridge, where the waterfront is first visible to drivers traveling south on US 17.

February 2022

Future development and redevelopment projects shall protect the City's unique character, historic neighborhoods, and high quality of life.

Policy 1.3.3. As the City continues to grow, its LDC shall be updated to incorporate urban design principles, such as:

- a. Form-based code regulations for the downtown and surrounding areas;
- b. Smaller building setbacks and lot sizes;
- c. Green infrastructure; and
- d. A reduction and relocation of vehicular parking spaces and areas to the rear or side of structures where appropriate

BACKGROUND



4. Establish & Adopt Form-Based Code

The Land Development Code and Zoning Map are the most important tools for implementing the vision for Downtown. Most sites in the Downtown are zoned Central Business District (CBD), the north and south gateways into downtown (US 17) are zoned Gateway Corridor Commercial (GCC), and the south side of the Ferns Street corridor and the west side of Palmetto Avenue are zoned Gateway Corridor Neighborhood (GCN). There are a few sites on Magnolia Avenue zoned R-1. Public sites are zoned Institutional (IN). While the current zoning standards have tried to address infill, redevelopment, and quality of design, transitioning to a Form-Based Code for the Downtown area and the US 17 and SR 90 commercial corridors as they enter the downtown would be the best option to achieve the vision.

The intent of the Form-Based Code (FBC) will be to preserve the existing character of the Downtown, while promoting quality infill and redevelopment in a walkable and mixed-use urban environment. The new FBC will contribute to streamlining the current zoning and development review process and provide developers, builders and residents with a more predictable and transparent process for development and redevelopment. Implementation of a form-based code would also lead to greater interest in the city for new investment and economic growth that would be fueled by the creation of a richer and more vibrant urban environment in the heart of Green Cove Springs.

Block Layout / Connectivity

Block size is key to achieving good urban form and transportation connectivity. Shorter blocks improve the pedestrian experience as well as foster a street network that supports the efficient distribution of traffic. The urban core gridded network shall be maintained and improved.

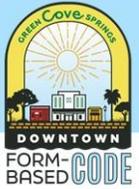
Building Placement / Orientation

The placement of a building on a site is critical to creating a vital and coherent public realm. Buildings must be oriented to the street, parking areas must be placed behind the building. Building orientation can also be achieved by requiring building entrances along the principal street.

The intent of the Form-Based Code (FBC) will be to preserve the existing character of the Downtown, while promoting quality infill and redevelopment in a walkable and mixed-use urban environment. The new FBC will contribute to streamlining the current zoning and development review process and provide developers, builders and residents with a more predictable and transparent process for development and redevelopment. Implementation of a form-based code would also lead to greater interest in the city for new investment and economic growth that would be fueled by the creation of a richer and more vibrant urban environment in the heart of Green Cove Springs.



April 2022

form-based code

purpose / framework

zones

applicability

site design

building design

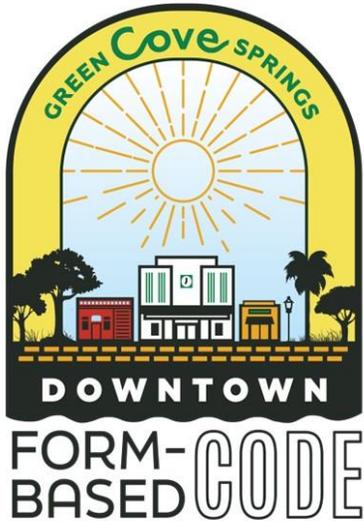
parking design

landscaping / buffers

signs

FORM-BASED CODE

purpose / framework



Form-Based Codes

can be described as ...

- an alternative to conventional zoning
- regulations, not guidelines
- focused on the appearance and design of buildings, rather than their use
- concerned with how the site is accessed by a range of transportation options

FORM-BASED CODE

purpose / framework



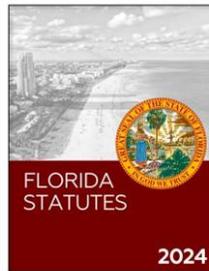
Form-Based Codes

are intended to ...

- create walkable, vibrant places
- cultivate economic development
- support redevelopment
- improve the safety of the transportation system
- retain community character

FORM-BASED CODE

purpose / framework



Form-Based Codes

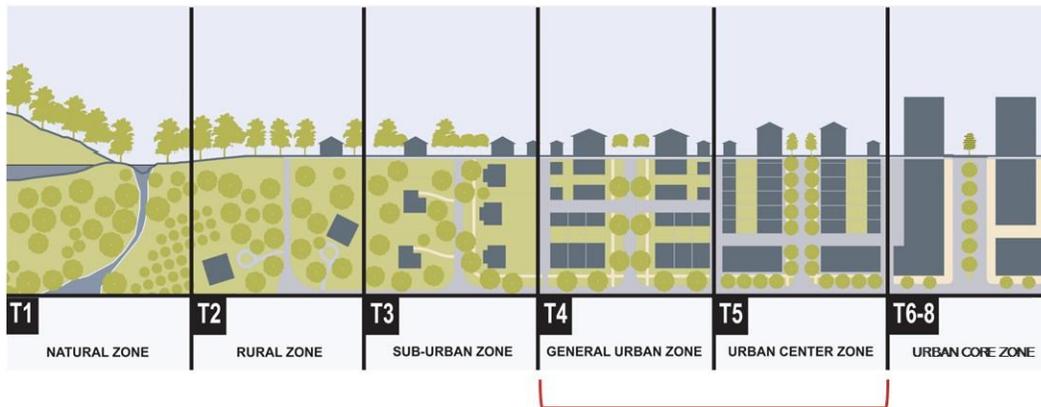
must consider ...

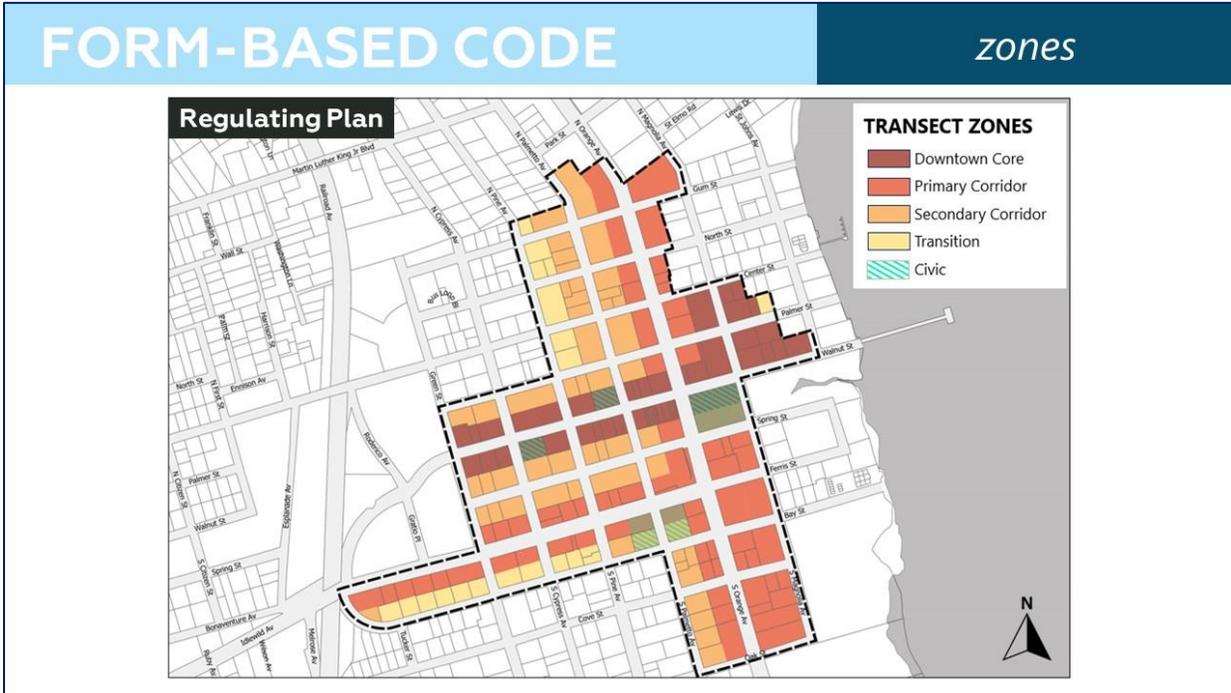
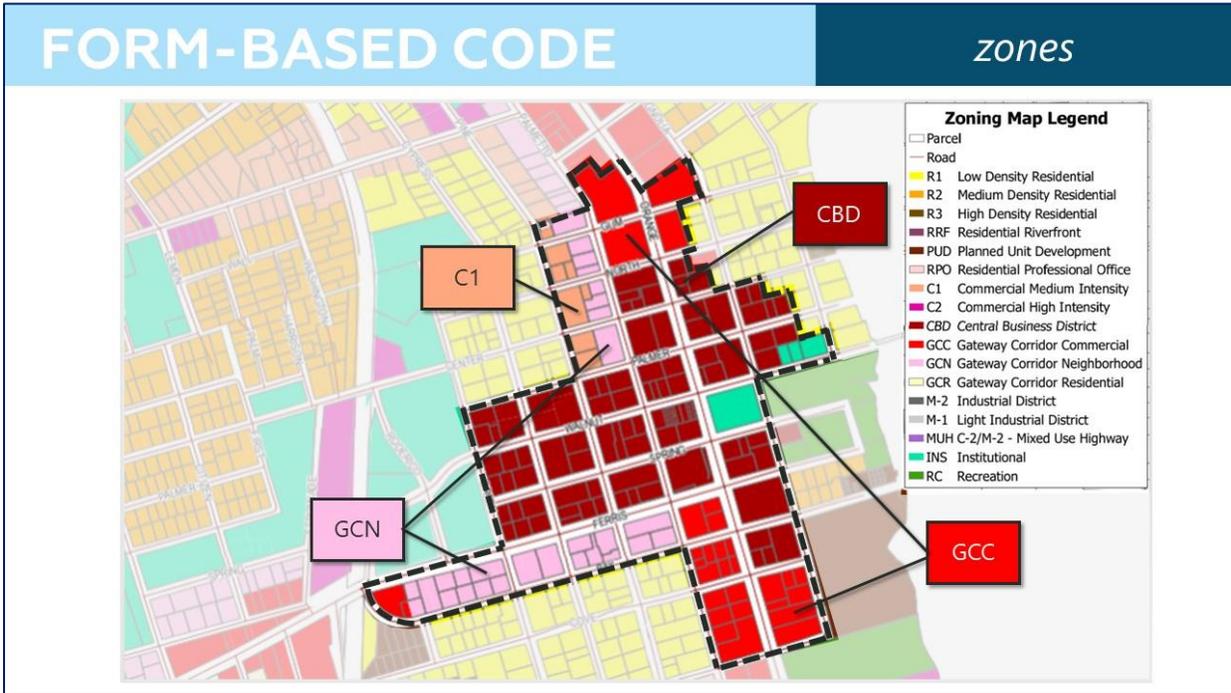
- property rights
- existing land 'entitlements' (e.g., permitted uses, building height, etc.)
- current infrastructure capacity



FORM-BASED CODE

zones





FORM-BASED CODE zones



DOWNTOWN CORE



Walnut Street and Magnolia (Walnut to Center Street)

FORM-BASED CODE zones



MAIN CORRIDOR



Orange Avenue and Ferris Street

FORM-BASED CODE zones



SECONDARY CORRIDOR



Palmetto Avenue, Palmer Street, and Spring Street

FORM-BASED CODE zones



TRANSITION



Bay Street and Pine Avenue

FORM-BASED CODE

zones

| Use Category | Use Type | CBD | GCC | GCN ²⁰ | C-1 ⁸ | SECONDARY CORRIDOR |
|---|----------|-----|-----|-------------------|------------------|--------------------|
| Commercial Retail Packaging and Mail | | P | P | | | P |
| Convenience Stores (no gas pumps) | | P | P | P | P ¹¹ | P |
| Convenience Stores (with gas pumps) | | SE | SE | SE | | P |
| Gun Shops | | P | P | | | P |
| Decorating Studio/Shop | | P | P | | | N |
| Department Store | | P | P | | | P |
| Department Store | | P | P | | | P |
| Drug Sales (including medical marijuana treatment center dispensing facilities) | | P | P | P | SE | P |
| Drive-through facilities with an allowed use | | | | | | N |
| Electrical Shops | | | | | | N |
| Florist | | P | P | P | P ¹¹ | P |
| Drive-through facilities with an allowed use | | | | | | N |
| Food Outlet Store | | P | P | | | P |
| Fruit and Vegetables Sales (retail, no packing) | | P | P | | | P |
| Furniture Store | | P | P | | | P |
| Game Room | | P | P | | | P |
| Gift Shop | | P | P | | | P |
| Grocery Store | | P | P | | | P |
| Gun Sales and Repair | | P | P | | | P |
| Hardware Store | | P | P | | | P |
| Heating and Air Conditioning Sales and Service | | P | P | | | P |
| Home and Craft | | P | P | | | P |
| Interior Decorating | | P | P | | | P |
| Janitorial Supplies | | P | P | | | P |
| Jewelry Store | | P | P | | | P |
| Leather Goods and Luggage | | P | P | | | P |
| Locksmiths | | P | P | | | P |
| Meat Markets | | P | P | | | P |
| Medical Supplies | | P | P | | | P |
| Mobile Home Sales and Service | | P | P | | | P |
| Motorcycle Sales and Service | | P | P | | | P |
| Music Store | | P | P | | | N |
| Newsstands | | P | P | P | P ¹¹ | P |
| Nurseries | | P | P | | | N |
| Office and/or Business Machines | | P | P | P | P ¹¹ | P |
| Office and/or Business Supplies | | P | P | P | P ¹¹ | P |
| Optical Shops | | P | P | | | P |
| Opticians | | P | P | P | P ¹¹ | P |
| Outdoor Sales | | SE | | | | P |

| Use Category | Use Type | CBD | GCC | GCN ²⁰ | C-1 ⁸ | SECONDARY CORRIDOR |
|----------------------|----------|-----------------|-----|-------------------|------------------|--------------------|
| Outdoor Pool Sales | | | SE | P | | P |
| Paint/Wallpaper | | P | P | P | P ¹¹ | P |
| Paint Shops | | P | P | P | | P |
| Pet Grooming | | P | P | | | P |
| Pet Shops | | P | P | | | P |
| Pool Supplies | | P | P | | | N |
| Printing Shops | | P | P | P | P ¹¹ | P |
| Professional Offices | | P | P | P | P ¹¹ | P |
| Rentals | | P ¹¹ | | | | P |
| Second Hand Retail | | P | P | | | P |
| Shoe Repair | | P | P | P | P ¹¹ | P |
| Shoe Store | | P | P | | | P |
| Shopping Center | | | | | | N |
| Staging Store | | | | | | P |
| Kiosks/Concave Store | | P | P | | | P |

| Use Category | Use Type | CBD | GCC | GCN ²⁰ | C-1 ⁸ | SECONDARY CORRIDOR |
|--|----------|-----|------------------|-------------------|------------------|--------------------|
| Building Trade Contractors with Fleet Parking On-Site | | | | | | N |
| Financial Institutions (with drive-through) | | P | P | | | N |
| Financial Institutions (without drive-through) | | P | P | P | P ¹³ | P |
| Office Space for Building Trades Contractor with No Fleet Parking On-Site | | P | | | | P |
| Radio or TV Broadcasting Offices, Studios, Transmitters, or Antennas | | | | | | N |
| Television and Radio Studios (including transmission equipment) | | | | | | N |
| Eating or Drinking Establishment | | SE | SE | | | SE |
| Alcoholic beverages (all types, §§9c and services for on-premises consumption) | | SE | SE | | | SE |
| Alcoholic beverages for off-premises consumption | | SE | SE ¹¹ | SE | | SE |

FORM-BASED CODE

applicability

SITE ONE

minor addition/modification

FORM-BASED CODE applicability

SITE ONE
major addition/modification

This section displays a site plan and six architectural renderings for Site One. The site plan on the left shows the project location within the downtown grid, with a red circle highlighting the site. A legend titled 'TRANSECT ZONES' identifies five zones: Downtown Core (dark red), Primary Corridor (orange), Secondary Corridor (light orange), Transition (yellow), and Civic (green). The renderings show a multi-story building with a flat roof, a parking lot, and a street-level view featuring a 'Retro' storefront with outdoor seating. Other views include a street-level view of a building with a parking lot, a street-level view of a building with a parking lot, a street-level view of a building with a parking lot, and a street-level view of a building with a parking lot.

FORM-BASED CODE applicability

SITE ONE
redevelopment

This section displays a site plan and six architectural renderings for Site One redevelopment. The site plan on the left is identical to the one above, showing the project location and the 'TRANSECT ZONES' legend. The renderings show a multi-story building with a flat roof, a parking lot, and a street-level view featuring a modern building facade with large windows and balconies. Other views include a street-level view of a building with a parking lot, a street-level view of a building with a parking lot, a street-level view of a building with a parking lot, and a street-level view of a building with a parking lot.

FORM-BASED CODE

applicability

Site Plan Approval

- Minor - Admin. approval
- Major- Council approval
 - →1 acre
 - →5,000 sq. ft.
 - SE required
 - Variance requested
 - complex/controversial

Flexibility

- Admin: up to 10% of dimensional requirement
- Planning & Zoning Board:
 - >10% up to 30%*
 - Non-dimensional provisions

* >30% deemed a variance

Review Criteria for modifications

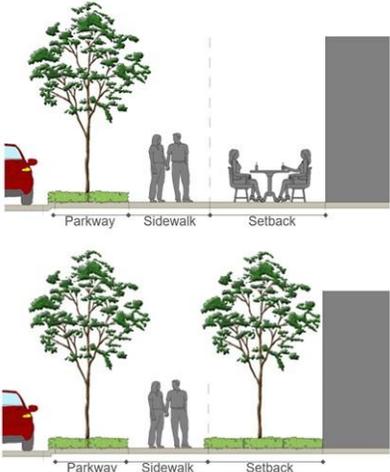
- Consistency with code and comprehensive plan
- No impact (or adequate mitigation) on adjacent uses
- Allows superior design
- Necessary to enhance natural or cultural resources
- Code compliance not feasible or results in inferior design
- No impact on public facilities, land use, traffic, or environment

FORM-BASED CODE

site design



FORM-BASED CODE
site design



Building Setbacks

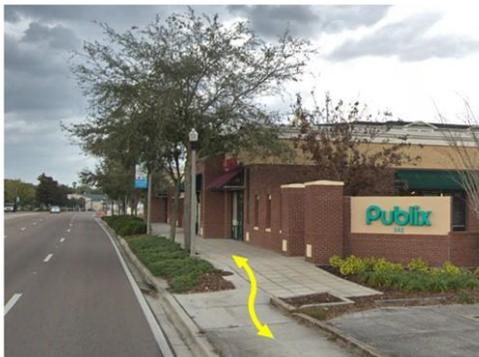
| STANDARD | DOWNTOWN CORE | PRIMARY CORRIDOR | SECONDARY CORRIDOR | TRANSITION |
|--|-------------------------|-------------------------|--------------------|---------------------|
| Front Setback ^(A) | 0' min. | 6' min. | 10' min. | 15' min. No max. |
| Street Side Setbacks ^(B) | 6' max. | 10' max. | No max. | 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.

FORM-BASED CODE
site design

Public Realm

| Street Segment | Sidewalk Width (min.) | Parkway Width (min.) |
|---------------------------|-----------------------|----------------------|
| Orange Av. and Ferris St. | 8 ft. | 6 ft. |
| All other streets | 6 ft. | 8 ft. |




FORM-BASED CODE

building design

| 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 |








FORM-BASED CODE

building design

Building and Floor Height

| PROPOSED | 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 Bonuses <ul style="list-style-type: none"> Vertical Mixed-Use Affordable Housing Parking Garages Public Open Space & Amenities |
| Height with Bonus | 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. | |

| CURRENT | CBD | GCC | GCN | CI | INS | DOWNTOWN CORE | PRIMARY CORRIDOR | SECONDARY CORRIDOR | TRANSITION |
|------------------------|-----|-------------------------------|-------------------------------|-----|-----|---------------|-----------------------------|-----------------------------|------------|
| ISR | | | | | | | | | |
| Comm/Off: | NA* | 80% | 70% | | | 100 | 80% | 70% | 50% |
| MF: | | 80% | NA | | | | | | |
| Detached: | | NA | 60% | | | | | | |
| Attached: | | NA | 70% | | | | | | |
| Building Height | | | | | | | | | |
| Comm/Off: | NA* | 54' (up to 70')/ 4 stories | 35' (up to 50')/ 3 stories | | | 2 stories | 3 stories (4 with bonus) | 2 stories (3 with bonus) | 2 stories |
| MF: | | 54' (up to 70')/ 4 stories | NA | 35' | 85' | | | | |
| Detached: | | NA | 35'/3 stories | | | | | | |
| Attached: | | NA | 35'/3 stories | | | | | | |

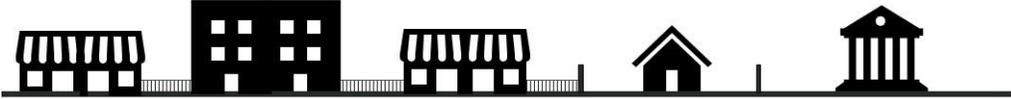
* Per current development

FORM-BASED CODE
building design

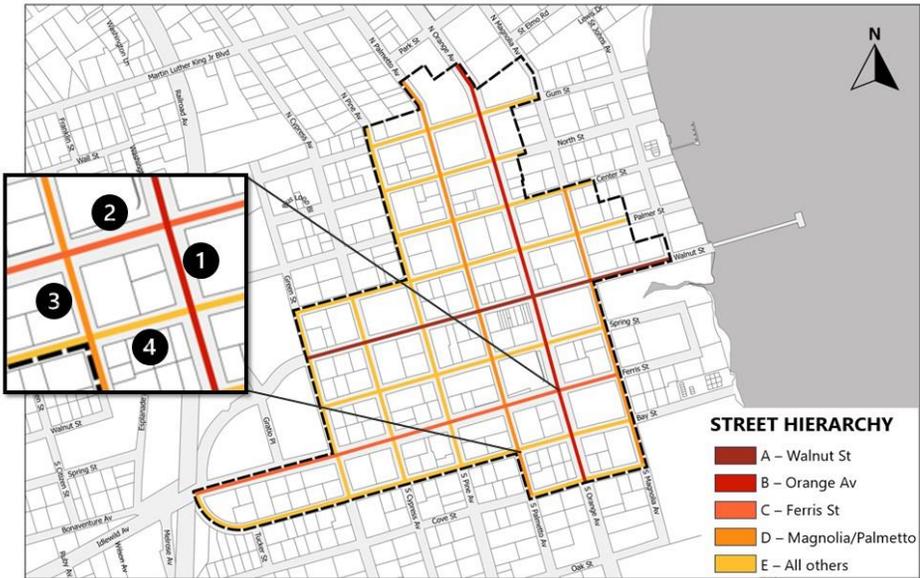


Building Frontage

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



FORM-BASED CODE
building design

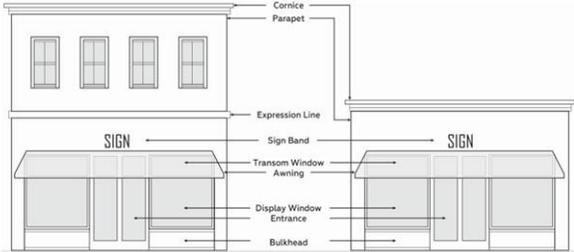


STREET HIERARCHY

- A – Walnut St
- B – Orange Av
- C – Ferris St
- D – Magnolia/Palmetto
- E – All others

FORM-BASED CODE

building design





Storefront



Canopy



Awning



Gallery



Arcade



Forecourt



Stoop



Porch

FORM-BASED CODE

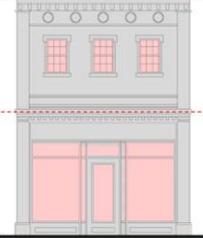
building design

Facade Articulation



Entrances





Fenestration



Materials

1. Awning or canopy.
2. Gallery, arcade, forecourt, stoop, or porch.
3. Vertical or horizontal offset, column, band, cornice, or similar element 6" deep.
4. Expression line between floors (not color bands).
5. Balcony.
6. Window.
7. Door.
8. Other treatment

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

FORM-BASED CODE
building design

Accent Lighting



ALLOW:

1. String or LED rope lights outlining the roof edge.
2. Lights that automatically change colors (<once/hour).
3. Spotlights illuminating downward are allowed.
4. Holiday decorations displayed from ten days before Halloween through January 15.
5. Security lighting.

PROHIBIT:

1. Lights outlining windows, doors, or other features.
2. Flashing or moving accent lights.
3. Up lights.
4. Accent lighting incorporated into a sign unless part of the sign.

FORM-BASED CODE
building design



Gas Stations





Drive-through



FORM-BASED CODE

building design



Vehicle Repair



Auto Sales

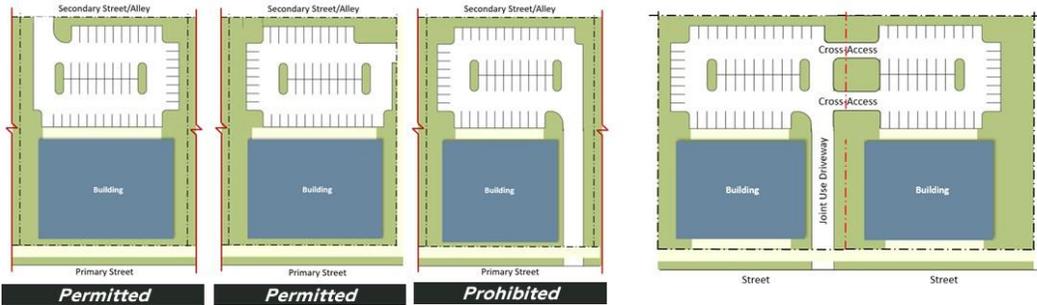


Self-Storage



FORM-BASED CODE

parking design



on-site parking | shared parking | on-street parking | satellite parking | pay-in-lieu

FORM-BASED CODE

landscaping / buffers



2.5 feet to 5 feet. The portion 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.

FORM-BASED CODE

signs





3

ENGAGEMENT ACTIVITIES

ENGAGEMENT ACTIVITIES

STATIONS



- 1 Transect Comparison Boards**
("How have uses and setbacks changed for me?")
Topics discussed: zoning, permitted uses, building height
- 2 Development Review Processes**
("When will these standards apply?")
Topics discussed: minor and major modifications, redevelopment, and approval bodies
- 3 Site Design Standards**
("What will new development need to look like?")
Topics discussed: building placement/setbacks, parking, stormwater, etc.
- 4 Building Design Standards**
("What will new buildings need to look like?")
Topics discussed: massing, façade articulation, windows, entrances, materials, etc.



NEXT STEPS



SCAN ME

Document Library

View project documents and meeting summaries below.

-  **Public Workshop #1 Summary (08.08.2023)**
PDF (7.50 MB)
A summary of the presentation and input received during Public Workshop 1
-  **Public Workshop #1 Presentation (08.08.2023)**
PDF (2.16 MB)
Summary of the presentation from Public Workshop 1
-  **Existing Conditions Analysis**
PDF (4.58 MB)
A summary of the existing conditions within the Study Area.

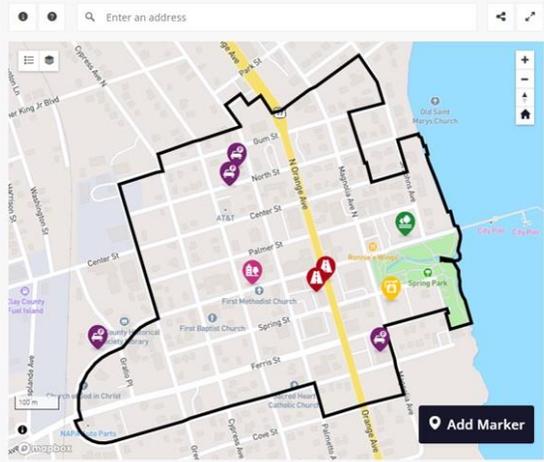


tinyurl.com/GCSFBC

Share your Ideas on the Interactive Map

What should future development look like within the Downtown? Where could additional building heights be located? Where can setbacks be minimized? Do the current sign regulations seem to be working? Where should onsite parking be located in relation to the building and the street? Please use the icon to share your thoughts and ideas to help the Project Team develop a new form-based code for the Downtown.

9 contributions so far



NEXT STEPS

1 REVISE



January - February

2 ADOPT



March - April

QUESTIONS

