

**ORDINANCE NO. O-36-2023**

**AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117, SEC 117-656 GATEWAY CORRIDOR DESIGN GUIDELINES OF THE CITY CODE TO ALLOW FOR PARKING TO BE LOCATED BETWEEN THE STREET FRONT AND BUILDING LOCATION SUBJECT TO THE INSTALLATION OF A STREET WALL; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

**WHEREAS**, the City Code should be evaluated on an ongoing basis to determine if the allowable uses are consistent with the Comprehensive Plan; and

**WHEREAS**, the City desires to promote development and redevelopment of the U.S. Highway 17 and S.R. 16 corridor; and

**WHEREAS**, due to the existing space limitations within the district and its close proximity to established residential neighborhoods, there needs to be flexibility in design to allow efficient use of the land.

**WHEREAS**, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

**NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:**

**Section 1. That Chapter 117, Sec. 117-656 shall be amended as follows:**

**Sec. 117-656. Design guidelines.**

Compliance with all land development regulations as adopted is required for all properties located within the corridor. In addition to the requirements of this Code, development in the gateway corridor zoning categories shall meet the following design guidelines:

- (1) Orient nonresidential uses to face the street with parking behind or to the sides of buildings or provide a street wall subject to the requirements set forth below:
  - a. Street walls are freestanding walls that are intended to mask parking areas from the street and shall have a minimum height of 3 feet and a maximum height of six feet (measured from the elevation of the public sidewalk). The portion of the street wall 3 feet and below shall be solid (e.g. brick and masonry or similar material). The portion of the street wall above 4 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.
  - b. Street walls shall have openings no larger than necessary to allow automobile and/or pedestrian access.
  - c. Street walls shall not be permitted within the right-of-way.
  - d. 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.
  - e. The area in front and behind the street wall/fences shall include a landscaped strip pursuant to the requirements forth in Sec. 117-626 and Sec. 113-244(d)(3).
  - f. Street walls shall be with clear site line requirements set forth in Sec. 113-76.
- (2) In lieu of meeting onsite parking requirements, the developer may enter into an agreement with the city to reduce the required on-street parking. The reduction of on-street parking shall be approved if the developer agrees to improve the adjoining right-of-ways with landscaping and on-street parking or provides the city with funds to provide additional public parking.
- (3) No commercial access, except for ingress and egress for office uses, shall be allowed on residential streets or streets where residential future land use categories exist. This includes access for service vehicles.
- (4) Commercial land uses facing residential land uses or future land use categories must be residential in character, with residential elevations or facades.
- (5) Density controls for buildings with both residential and commercial permitted uses and/or permissible by special exception shall be based on the density controls for the building use on the first story of the structure.
- (6) Improvements to offsite parking spaces to develop on-street parking shall be counted to meet the minimum parking requirements and to meet the minimum landscape area and pervious surface requirements.

**Section 2.** Conflicts. If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

**Section 3.** Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 4.** Effective Date. Upon its adoption by the City Council, this ordinance shall become effective.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY  
THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS  
6<sup>th</sup> DAY OF FEBRUARY 2024.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Constance Butler, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 20<sup>th</sup> DAY OF FEBRUARY 2024.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Constance Butler, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM:

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L. J. Arnold, III, City Attorney