

9. Essential services including roads, water, sewer, gas, electric, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small private satellite dishes, and similar use, meeting the performance standards and development criteria set forth in Part 4.

B. Commercial permitted uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Restaurants, including full service of beer, wine and liquor, with the outside sale and service and drive-through service.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
7. Art galleries, museums, community centers, dance, art or music studios, and similar uses.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.

17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
 18. Churches, including a rectory or similar use.
 19. Outside retail sales of holiday seasonal items, subject to the performance standards and development criteria set forth in Part 4.
 20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
 25. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 26. Medical, dental and chiropractic offices and clinics.
- C. Commercial permissible uses by exception:
1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
 2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
 3. Crematories.
 4. Service garages for minor or major repairs provided all work is to be conducted indoors.
 5. Auto laundry or manual car wash.
 6. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 7. Retail sales of new or used automobiles.
 8. Blood donor stations, plasma centers and similar uses.

9. Private clubs.
10. Billiard parlors.
11. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
12. Schools meeting the performance standards and development criteria set forth in Part 4.
13. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
14. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted uses throughout the Property:

1. Conservation and wetland mitigation.
2. Silviculture.
3. Controlled open burning for silvicultural or agricultural purposes.
4. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.
5. Excavations, lakes and borrow pits subject to the regulations contained in Part 9.
6. Outdoor storage of heavy equipment as required to facilitate the above uses, as well as general site maintenance.

E. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

F. Limitation on uses:

1. Notwithstanding anything contained herein to the contrary, the minimum lot size for parcels bordering Solomon Road shall be one (1) acre.
2. There shall be no connectivity permitting through traffic to access Solomon Road from the remainder of the development.
3. There shall be no individual lot access permitted along Forest Trail Road.

V. DESIGN GUIDELINES

A. Residential lot requirements:

1. Single Family Lots – 90 feet and greater
 - a. Minimum lot area: 9,900 square feet
 - b. Minimum lot width: 90 feet

- c. Maximum lot coverage: 45 percent
2. Single Family Lots – 80 to 89 feet
 - a. Minimum lot area: 8,800 square feet
 - b. Minimum lot width: 80 feet
 - c. Maximum lot coverage: 45 percent
3. Single Family Lots – 70 to 79 feet
 - d. Minimum lot area: 7,200 square feet
 - e. Minimum lot width: 70 feet
 - f. Maximum lot coverage: 45 percent
4. Single Family Lots – 60 to 69 feet
 - a. Minimum lot area: 6,000 square feet
 - b. Minimum lot width: 60 feet
 - c. Maximum lot coverage: 50 percent
5. Single Family Lots – 50 to 59 feet
 - a. Minimum lot area: 5,000 square feet
 - b. Minimum lot width: 50 feet
 - c. Maximum lot coverage: 50 percent
6. Single Family Lots – 40 to 49 feet
 - a. Minimum lot area: 4,000 square feet
 - b. Minimum lot width: 40 feet
 - c. Minimum lot coverage: 50 percent
7. Attached Single Family/Townhome Lots
 - a. Minimum lot area: 1,500 square feet
 - b. Minimum lot width: 15 feet
 - c. Maximum lot coverage: 70 percent
8. Minimum front yard: 20 feet
9. Minimum side yard: 5 feet for single family, and 0 feet for single family attached except that 10 feet shall be provided for end units.
10. Minimum rear yard: 10 feet

11. Maximum height of structures: 35 feet
12. Maximum lot coverage: 70%
13. Front Yards: Each lot is intended to have one front yard. For double frontage/corner lots, the location of the front yard will be determined upon submission for a building permit or plat and will generally include the portion of the lot which includes the residential driveway.
14. Encroachments: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, landscaping and other similar improvements shall be permitted within the minimum building setbacks.

B. Commercial lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet.
7. Maximum height of structures: 60 feet.

C. Ingress, egress and circulation:

1. Parking requirements: The parking requirements for this development shall be as provided in the prevailing ITE parking standards at such time as a permit is required.
2. Vehicular access: Vehicular access to the Property shall be by way of Normandy Boulevard substantially as shown in the Site Plan. The final location of interior roads and access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access within the Property shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
4. Coordination with Florida Department of Transportation: The applicant has submitted a Traffic/Corridor Study to the Florida Department of Transportation (FDOT) and the Transportation Planning Division identifying intersection improvements, future signalization and traffic forecasts to Normandy Boulevard. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant will provide the City with confirmation from FDOT that they have been notified of the intent to proceed with the development subject to this agreement.

A traffic operational analysis (Special Purpose Corridor Study) of the adjacent roadway network shall be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change.

D. Residential Use Signs:

1. Residential subdivisions shall be permitted one double-faced or two single-faced, monument signs not to exceed twenty-four (24) square feet in area per sign face and twenty (20) feet in height at each primary entrance.
2. Directional signs shall be permitted throughout the Property. Vehicle oriented directional signs shall be a maximum of twenty (20) square feet per sign face. Pedestrian oriented signs shall be a maximum of sixteen (16) square feet per side.
3. Temporary construction signs and the like not to exceed twenty-four (24) square.
4. External illumination is permitted.

E. Commercial/Institutional Use Signs:

1. Commercial signage shall be subject to the regulations applicable to the CCG-1 zoning district except as modified and supplemented below herein.
2. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
3. Wall signs are permitted.
4. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
5. In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
6. External and internal illumination is permitted.

7. Changing message devices are permitted.
 - a. The entire portion of the sign that can change shall be static and unchanging for at least eight seconds.
 - b. The time to completely change the entire portion of the sign that can change is a maximum of one second.
 - c. The change shall occur simultaneously for the entire portion of the sign that can change; and
 - d. There shall be a default design that will ensure no flashing, intermittent message or any other apparent movement that is displayed should a malfunction occur.
- F. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that a minimum forty (40) foot on average landscaped and/or screened buffer shall be provided for residential development along Normandy Boulevard.
- G. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan. Private and semi-private amenities/recreation facilities including, but not limited to, parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses shall count toward recreation space requirements. Representative park areas are depicted on the conceptual site plan; however, the final size and location for such spaces are subject to change.
- H. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- I. Stormwater: Developers will coordinate with the City of Jacksonville Public Works department at the time of permitting to meet or exceed City and State requirements for stormwater management. All storm runoff in the development must ultimately be disposed of in a manner which will not cause damage to upstream or downstream property owners. Developers shall respect the rights of adjacent property owners with regard to overloading the stream or creating an excessive rise in water level in the receiving body of water.
- J. Wetlands: Wetland preservation, mitigation, and restoration will be allowable, as permitted by the applicable regulatory agencies. Class II (Riverine/Estuarine) wetlands as defined by the City of Jacksonville 2030 Comprehensive Plan will be preserved. From time to time governmental agencies may require work within wetlands for stormwater management purposes, emergency preparedness, and the like. Such work, with appropriate permits from cognizant agencies shall be permissible under this PUD.