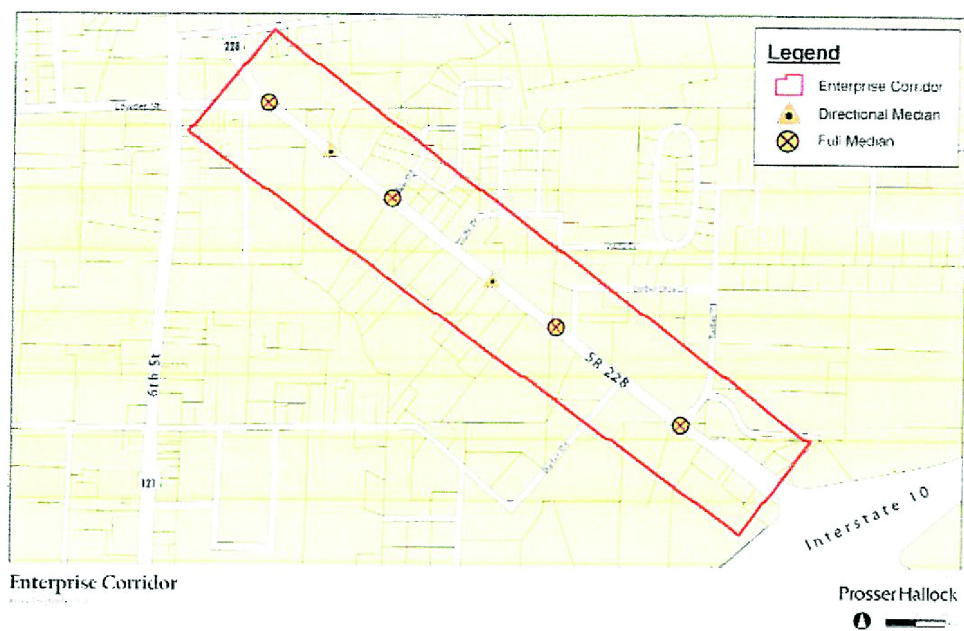


Sec. 4-82. - Enterprise corridor: EC.

- (a) *Intent.* The enterprise corridor ("EC") district is intended to discourage strip and other disorganized commercial development patterns along State Road 228 through the City of Macclenny. The EC district includes properties fronting State Road 228 from the Interstate 10 interchange and extending northwest to Lowder Street (see figure below). Mixed-use master-planned developments that employ innovative site planning and coordinated access management techniques are encouraged in the EC zoning district. Such development will create an attractive and inviting "gateway" into Macclenny that is compatible with interstate development nodes. The enterprise corridor plan proposes a safe and efficient transportation system containing limited joint use access driveways to a 120-foot right-of-way buffered by parallel service roads.



- (b) *Regulations.* Regulations for the EC district are as follows:

- (1) *Permitted uses and structures.* Those uses allowed by right are as follows:

- a. Reserved.
- b. Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- c. Reserved.
- d. Reserved.
- e. Reserved.
- f. Child care centers.
- g. Churches, schools, community or club buildings, art gallery, museum, library, community center, convention center, vocational trade or business school and similar civic facilities.
- h. Commercial or retail uses, including offices and clinics.

- i. Convenience store with gas pumps to include the sale of beer and wine as defined by Florida Statutes for off-premises consumption.
- j. Hotels and motels and commonly associated facilities.
- k. Private clubs, fraternal organizations and lodge halls.
- l. Professional and business offices, employment offices, union halls and similar uses.
- m. Commercial recreational or entertainment facilities in a completely enclosed building, such as a billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
- n. Shopping centers and retail outlets including sporting goods, home furnishings and appliances, office equipment or furniture, used merchandise, hardware and similar uses.
- o. Restaurants, including drive-thrus, and commonly associated facilities.
- p. Service establishments such as home equipment rentals, barbershops and salons, tailors and dressmakers, radio and television repair, and laundry and dry cleaning.
- q. Hobby and gift shops, delicatessens and bakeries, florist shops, antique shops and similar uses.
- r. Reserved.
- s. Vocational, technical, trade or industrial schools and similar uses.

(2) *Permitted accessory uses.* Residential uses may be permitted as accessory uses.

- a. Reserved.
- b. Where an accessory building is attached to a main structure by a breezeway, passage or otherwise, it shall comply with the dimensional requirements of the main building.
- c. A detached accessory building shall not be closer than ten (10) feet to the main building and not less than five (5) feet from any rear lot line and ten (10) feet from any side lot line.
- d. No detached accessory building or use shall be located in the required front yard or side yard.
- e. Reserved.

(3) *Permitted uses by special exception.* Special exceptions may be granted for the following uses according to the procedures and conditions outlined in chapter 3 of this Code:

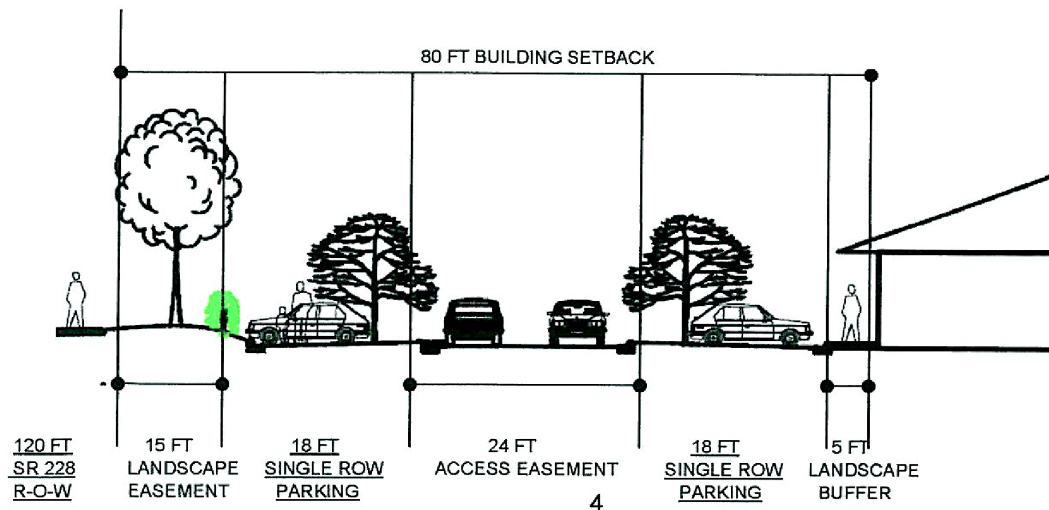
- a. Auto service stations and repair garages.
- b. Automobile and truck sales used and new.
- c. Funeral homes.

(4) *Minimum lot requirements (width and area).* Ten thousand (10,000) square feet.

(5)

*Building restriction area.* Minimum setback requirements from the perimeter of the site are listed below for buildings up to thirty-five (35) feet in height. Buildings that exceed thirty-five (35) feet shall increase all required setbacks listed below by one (1) foot for every three (3) feet in additional building height above thirty-five (35) feet. Parcels that front public rights-of-way on two (2) sides shall be required to have two (2) front yards; however, the one not fronting State Road 288 may be reduced up to fifty (50) percent of the minimum setback listed below. Parking areas are permissible within required building restriction areas.

- a. Front: Eighty (80) feet.
- b. Side: Twenty (20) feet.
- c. Rear: Twenty-five (25) feet.
- d. All buildings must be set back a minimum of eighty (80) feet from State Road 228 to accommodate an unobstructed access easement to be created parallel to State Road 228. This access easement will minimize ingress and egress points from State Road 228 while providing for internal traffic circulation among properties within the Enterprise Corridor. The access easement shall be located within the required eighty-foot setback from State Road 228. This easement shall be twenty-four (24) feet in width and shall be separated from State Road 228 by a fifteen-foot section that may contain landscaping, common signage and shared access points to State Road 228.



(6) *Building restrictions.* Building restrictions shall be as follows:

- a. Maximum building height: Fifty (50) feet.
- b. A minimum of ten (10) percent of the total lot area shall be landscaped.
- c. A fifteen-foot landscaped easement shall be required between State Road 228 and the unobstructed access easement and parking area. This landscape easement area shall contain shrubs and Live Oaks.
- d. Live Oaks of five-inch caliber DBH shall be planted at forty (40) feet on-center at an elevation equal to one foot (1') above the adjacent crown of State Road 228.

- e. Shrubbery shall be of a type that will grow to a height of five (5) feet within the first year of planting. The shrubbery shall be planted within five (5) feet of the interior side of the landscape easement. It shall be planted and maintained to screen parked vehicles from view from the adjacent crown of State Road 228.
- f. Every seven (7) parking spaces within the eighty-foot building setback shall be landscaped with terminal islands not less than ten (10) feet wide with a planted and maintained specimen tree of not less than five-inch caliber DBH.
- g. All utilities shall be located underground within the EC zoning district.

(7) *Review and approval procedures.*

- a. The applicant is required to confer with the city manager or his designee in order to review the general character of the intended plan of development, on a basis of a tentative land use sketch, if available, and to obtain information on projected programs. The plan must contain provisions that assure compatibility with adjacent uses through a unified plan of development.
- b. Access management. Development within the EC district shall employ such access management techniques as shared site access from State Road 228, cross-access easements and connectivity with adjacent parcels. The enterprise corridor shall contain no more than four (4) signalized full medians and two (2) directional medians spaced consistent with FDOT access management standards.
- c. Access corridor. All applications must identify provision for an access corridor parallel to State Road 228 that minimizes access points from State Road 228 while providing for internal traffic circulation among properties. The application must identify consistency with the access corridor requirements listed in section 4-82(b)(6)d.
- d. Interconnectivity. Connections between adjacent parcels shall be provided where feasible. Such connections shall provide for pedestrian, bicycle and motor vehicle travel within the enterprise corridor.
- e. Landscaping. At a minimum, landscaping within the EC district shall comply with the requirements of Chapter 8 of the Macclenny Unified Land Development Regulations.
- f. Signage. Temporary sign permits may be issued in conjunction with temporary FDOT access permits. Such temporary signs will be replaced with common signage at shared access points along State Road 228. Signage at these shared access points shall be monument signs. In addition to the requirements contained within Chapter 14 of the Macclenny Unified Land Development Regulations, pylon-mounted signs shall be prohibited within the EC district.

*Dedication of right-of-way.* To accommodate future widening of State Road 228 to a one hundred twenty-foot right-of-way, owners of EC zoned property must dedicate a ten-foot-wide tract of land along the property's entire perimeter fronting State Road 228 to the city. Dedication of this right-of-way to the city must occur at the time of issuance of any city development permits.

(Ord. No. 07-29, § 1, 9-11-07; Ord. No. 08-21, § 8, 11-18-08; Ord. No. 12-04, § 1(exh. A), 5-8-12)