

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



**JEFFREY R. CLEMENTS**  
Chief of Research  
(904) 255-5137

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202  
FAX (904) 255-5229

**Bill Type and Number:** Ordinance 2021-386

**Introducer/Sponsor(s):** Council Member Gaffney

**Date of Introduction:** June 22, 2021

**Committee(s) of Reference:** LUZ

**Date of Analysis:** June 24, 2021

**Type of Action:** Zoning Code amendment

**Bill Summary:** The bill amends the Zoning Code in Part H – Downtown Overlay Zone and Downtown District Use and Form Regulations – to add personal property/self-storage facilities as a permissible use by exception, meeting certain development standards, in the Southbank District of downtown.

**Background Information:** Self-storage facilities are not currently permitted within the Southbank District. This amendment provides that personal property/self-storage facilities may be permitted by exception in the Southbank District subject to several conditions: no more than 25% of the ground floor building façade fronting a road classified as Minor Arterial or higher may be occupied by the rental and management office of the facility; such facilities must be located at the intersection of two roads classified as Minor Arterials or higher; no form of live occupation of the units (other than a manager’s office and residence, if any) are allowed; and personal property storage facilities may not be located along or within 500 feet of any waterway.

**Policy Impact Area:** Downtown development regulations

**Fiscal Impact:** None

**Analyst:** Clements