

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY

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Bill Type and Number: Ordinance 2025-74

Introducer/Sponsor(s): Council Member White

Date of Introduction: January 28, 2025

Committee(s) of Reference: NCSPHS, R, LUZ

Date of Analysis: January 30, 2025

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 656 – Zoning Code – to revise requirements for drive-in and drive-through facilities that are permissible uses by exception in the Brooklyn, NorthCore, Central Core, Sports and Entertainment, and Working Waterfront districts of downtown to allow such uses to be accessed from a parking lot (excluding a commercial surface lot).

Background Information: The language in each of the district regulations currently states that “Drive-in or drive through facilities for any permitted use (including but not limited to restaurants, dry cleaners, and banks) are permissible only by exception and provided the service window or device and all queuing lines are located entirely within an enclosed structure such as a parking garage”. New language is added allowing such facilities if “the service window or device is contiguous to and accessed from an improved vehicle use area (e.g. parking lot) other than a commercial surface lot, existing as of 2014, and all queuing lines are located within such approved vehicle use area.” The addition permits the use of drive-ins and drive-throughs at buildings that do not have an attached parking garage but do have a parking lot with sufficient space to allow vehicles to queue for the drive-in within the lot and not on public rights-of-way.

Policy Impact Area: Zoning Code amendment

Fiscal Impact: None to City

Analyst: Clements