

Introduced by Council Member White and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-448

AN ORDINANCE REGARDING INDUSTRIAL AND COMMERCIAL DEVELOPMENTS; AMENDING SECTION 656.604 (NUMBER OF OFF-STREET PARKING SPACES REQUIRED), SUBPART A (OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET PARKING, ON-STREET PARKING AND LOADING REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO MODIFY THE PARKING REQUIREMENTS FOR INDUSTRIAL, WHOLESALE, WAREHOUSE, STORAGE AND SIMILAR USES; AMENDING SECTION 656.1209 (APPLICABILITY), SUBPART C (LANDSCAPING REQUIREMENTS), PART 12 (LANDSCAPE AND TREE PROTECTION REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO MODIFY LANDSCAPING REQUIREMENTS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Amending Section 656.604 (Number of off-street parking spaces required), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street, On-Street Parking and Loading Regulations), Chapter 656 (Zoning Code), *Ordinance Code*. Section 656.604 (Number of off-street parking spaces required), Subpart A (Off-Street Parking, On-Street Parking and

Loading for Motor Vehicles), Part 6 (Off-Street, On-Street Parking and Loading Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

CHAPTER 656 - ZONING CODE

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**PART 6. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING
REGULATIONS**

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**SUBPART A. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR
MOTOR VEHICLES**

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Sec. 656.604. - Number of off-street parking spaces required.

Off-street parking spaces shall be provided and maintained in all districts. The parking standards provided herein are minimum requirements, however, except as set forth in subsections (e), and (f) and (g) below, the maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces. There shall be no maximum number of off-street parking spaces for single-family dwellings. Parking spaces located in parking garages do not apply toward the determination of the maximum number of parking spaces. Additional increases in parking, beyond the allowed, shall require an Administrative Deviation and parking demand analysis.

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(g) *Industrial, wholesale, warehouse, storage and similar uses: One space per 2,000 square feet of gross floor area. However, the parking ratios for the Off-Street Parking Overlay, under Section 656.361.16 shall be calculated based upon one space for each 5,000 square feet of gross floor*

area, ~~or one per employee on the peak shift, whichever is~~
greater.

* * *

**Section 2. Amending Section 656.1209 (Applicability),
Subpart C (Landscaping Requirements), Part 12 (Landscape and Tree
Protection Regulations), Chapter 656 (Zoning Code), Ordinance Code.**
Section 656.1209 (Applicability), Subpart C (Landscaping
Requirements), Part 12 (Landscape and Tree Protection Regulations),
Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read
as follows:

CHAPTER 656 - ZONING CODE

* * *

PART 12. - LANDSCAPE AND TREE PROTECTION REGULATIONS

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SUBPART C. - LANDSCAPING REQUIREMENTS

Sec. 656.1209. - Applicability.

This Subpart shall be applicable to all new landscapes and
irrigation systems for public agency projects and private development
projects, including, but not limited to, industrial, commercial,
recreational, multi-family residential developments and single family
residential developments that have not had a plat recorded and have
not been accepted for maintenance by the City before April 4, 2011,
or to the expansion or renovation of any existing development,
including property in government use. Except for industrial and
commercial developments, within ~~Within~~ any three-year period, when
the total cumulative renovation of existing development is equal to
at least 50 percent of the assessed value of the lot improvements on
the start of the three-year period, according to the Property
Appraiser, or the total square footage of a structure is expanded to
50 percent or greater, as well as any cumulative square footage
expansions totaling 50 percent, the project will be deemed a Qualified

1 Project then this Subpart shall be applicable to existing development
2 and the expansion. For industrial and commercial developments, when
3 the total cumulative renovation of existing development within one
4 year is equal to at least 60 percent of the assessed value of the lot
5 improvements for the current year's value, according to the Property
6 Appraiser, or the total square footage of a structure is expanded to
7 60 percent or greater, as well as any cumulative square footage
8 expansions totaling 60 percent, the project will be deemed a Qualified
9 Project, then this Subpart shall be applicable to existing development
10 and the expansion. If the Qualified Project includes alterations to
11 parking areas or exterior areas where landscaping improvements are
12 required, the area where such project is planned shall also be brought
13 into full compliance with this Subpart. For all other non-industrial
14 and non-commercial development Qualified Projects, 20 percent of the
15 project cost shall be applied to meet the requirements of this
16 Subpart. For all other industrial development Qualified Projects, 5
17 percent of the project cost shall be applied to meet the requirements
18 of this Subpart. If full compliance with this Subpart is not achieved
19 through the improvements described herein, priority for improvements
20 shall be given to areas that are visible from public rights-of-way
21 and other public areas and improvements providing internal parking
22 lot shade. All property used for right-of-way is specifically exempted
23 from the provisions of this Subpart. No building permit shall be
24 issued in violation of any of the provisions hereof. Landscape
25 materials installed in addition to the minimum requirements of this
26 Subpart, shall meet all criteria of this Subpart except for plant
27 size and quantity. Property located in any single-family Residential
28 District (RR, RLD, or single family residential portion of a PUD) and
29 used as such or property used for agriculture or single-family
30 residential in an Agriculture (AGR) district is excluded from the
31 requirements of Sections 656.1214, 656.1215 and 656.1216. Owners of

single family residences within residential subdivisions that have not had a plat recorded and have not been accepted for maintenance by the City before April 4, 2011, shall follow the Best Management Practices for Florida-Friendly landscape, Efficient Irrigation and Water Wise Principles, but shall have flexibility in meeting the requirements as set forth in this Subpart.

Section 3. Codification Instructions. The Codifier and the Office of General Counsel are authorized to make all chapter and division "table of contents" consistent with the changes set forth herein. Such editorial changes and any other changes necessary to make the *Ordinance Code* consistent with the intent of this legislation are approved and directed herein, and the changes to the *Ordinance Code* shall be made forthwith and when inconsistencies are discovered.

Section 4. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Dylan Reingold

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