

**Ordinance 2024-916**  
**2024B Series Text Amendment**  
**City of Jacksonville 2045 Comprehensive Plan**  
**Future Land Use Element**

***BUSINESS PARK (BP)***

**BP - GENERAL INTENT**

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, except for with the exception of commercial retail sales or service and ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA premium transit station. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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***LIGHT INDUSTRIAL (LI)***

**LI - GENERAL INTENT**

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage and retail sales and service, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred; except for sites located within the DIA's jurisdictional boundaries.

### **LI - GENERAL USES**

The uses provided herein shall be applicable to all LI sites in all Development Areas and uses, other than outside storage, shall be conducted within an enclosed building.

#### **Principal Uses**

Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing, including storage of flammable and combustible products and products not deemed extremely hazardous; Distribution; Research and development activities; Transportation terminals; Radio/T.V. studios; Transmission and relay towers; Yard waste composting; Recycling facilities; Offices; Medical clinics; Veterinary offices; and Vocational/trade schools and building trade contractors.

Existing dwellings which were legally built as single or multi-family dwellings prior to the adoption of the 2010 Comprehensive Plan shall be allowed as a legal, non-conforming uses and may be rebuilt if necessary so long as the original structure and density is not intensified or enlarged in any way, as long as there is not an adopted Neighborhood Action Plan and/or study recommending against them.

#### **Secondary Uses**

All public facilities and non-residential uses permitted in residential and commercial land use categories may also be permitted as secondary uses.

In addition, the following secondary uses may also be permitted: Railroad yards; Truck terminals; Bus and rail stations; Solid waste management facilities including composting and recycling operations; Institutional uses and public facilities; Utility plants and facilities; Broadcasting studios including transmitters; and Telephone and cellular phone towers.