

1 Introduced by Council Member Gaffney:
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4 **ORDINANCE 2021-386**

5 AN ORDINANCE AMENDING SECTION 656.361.5.2
6 (USES REGULATED BY DISTRICT) AND SECTION
7 656.361.5.4 (DEVELOPMENT STANDARDS FOR USES
8 REGULATED BY DISTRICT), SUBPART H (DOWNTOWN
9 OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND
10 FORM REGULATIONS), PART 3 (SCHEDULE OF
11 DISTRICT REGULATIONS), CHAPTER 656 (ZONING
12 CODE), *ORDINANCE CODE*, TO ADD PERSONAL
13 PROPERTY STORAGE FACILITIES AS A PERMISSIBLE
14 USE BY EXCEPTION, MEETING CERTAIN DEVELOPMENT
15 STANDARDS, TO THE SOUTHBANK DISTRICT OF
16 DOWNTOWN; PROVIDING AN EFFECTIVE DATE;

17
18 **BE IT ORDAINED** by the Council of the City of Jacksonville:

19 **Section 1.** Section 656.361.5.2 (Uses Regulated by
20 District) and Section 656.361.5.4 (Development Standards for Uses
21 Regulated by District), Subpart H (Downtown Overlay Zone and
22 Downtown District Use and Form Regulations), Part 3 (Schedule of
23 District Regulations), Chapter 656 (Zoning Code), *Ordinance Code* is
24 hereby amended to read as follows:

25 **CHAPTER 656. ZONING CODE**

26 * * *

27 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

28 * * *

29 **SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND**
30 **FORM REGULATIONS**

31 * * *

1 **Sec. 656.361.5.2. Uses Regulated by District.**

2 * * *

3 H. Southbank District.

4 1. *Bonus uses:* None.

5 2. *Uses permissible by exception.*

6 (a) Drive-in or drive through facilities for any permitted
7 use (including but not limited to restaurants, dry
8 cleaners, and banks) are permissible only by exception
9 and provided the service window or device and all
10 queuing lines are located entirely within an enclosed
11 structure such as a parking garage.

12 (b) Filling or Fueling Stations with fewer than eight
13 fueling stations.

14 (c) Commercial Surface Parking Lot meeting the exception
15 criteria contained in Section 656.361.5.3.

16 (d) Auto laundry.

17 (e) Thrift stores (retail outlets for the sale of used
18 goods).

19 (f) Service garage for minor repairs provided there is no
20 outdoor storage of vehicles and vehicle service bays do
21 not face the public right-of-way.

22 (g) Manufacturing of medical, dental or optical products in
23 conjunction with a retail point of sale or a clinic; or
24 as a standalone facility not to exceed 10,000 square
25 feet.

26 (h) Private clubs.

27 (i) Personal property/self-storage facilities meeting the
28 development standards contained in Sec. 656.361.5.4.

29 * * *

30 **Sec. 656.361.5.4. Development Standards for Uses Regulated**
31 **by District.**

1 The following additional development standards shall apply to
2 uses permitted and permissible in Downtown:

3 A. Personal property/self-storage. It is the intent that personal
4 property/self-storage facilities are part of a mixed-use
5 building with ground floor activation.

6 1. All storage shall be located within the building, and
7 outside storage of any type, including the outside
8 storage of moving vans, trailers, vehicles and boats,
9 shall not be permitted.

10 2. For ground floor building façades that front public
11 streets, at least 50 percent of street frontages shall
12 be devoted as functional space for at least one primary
13 use unrelated to, and not an accessory to, the self-
14 storage facility. For the purposes of meeting this
15 requirement, functional space does not include vehicle
16 use areas, open space, or other non-activation
17 activities, but does include uses such as professional
18 and medical offices, commercial retail sales and
19 services, eating and drinking establishments, and art
20 galleries.

21 3. No more than 25 percent of the ground floor building
22 façade fronting a ~~public street~~ road classified as Minor
23 Arterial or higher may be ~~wrapped with~~ occupied by the
24 rental and management office associated with the self-
25 storage facility.

26 4. Direct access to the individual self-storage units
27 located in the building shall not be provided from the
28 exterior of the building. Access to the individual self-
29 storage storage units shall be provided by internal
30 hallways.

31 5. The minimum height of a building containing a self-

1 storage facility shall be three stories.

2 6. The maximum height of a building containing a self-
3 storage facility shall be the maximum height permitted
4 in the Downtown Overlay District in which it is located.

5 7. Building façades visible from the public right-of-way
6 must have the appearance of an office, retail or
7 residential building through the use of doors, windows,
8 awnings, and other appropriate building elements.

9 8. The facility must be located at the intersection of two
10 (2) roads classified as Minor Arterials, or higher.

11 9. No form of live occupation of units (other than manager's
12 office and residence, if any) are allowed.

13
14 Personal property storage facilities are prohibited along, or
15 within 500 feet of, any waterway.

16 * * *

17 **Section 2. Effective Date.** This ordinance shall become
18 effective upon signature by the Mayor or upon becoming effective
19 without the Mayor's signature.

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21 Form Approved:

22
23 /s/Susan C. Grandin

24 Office of General Counsel

25 Legislation prepared by: Susan C. Grandin

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