

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

ORDINANCE 2025-74-E

AN ORDINANCE AMENDING VARIOUS SECTIONS OF SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND FORM REGULATIONS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO REVISE REQUIREMENTS FOR DRIVE-IN AND DRIVE THROUGH FACILITIES AS A USE PERMISSIBLE BY EXCEPTION IN THE BROOKLYN, NORTHCORE, CENTRAL CORE, SPORTS AND ENTERTAINMENT, AND WORKING WATERFRONT DISTRICTS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Amending Subpart H (Downtown Overlay Zone and Downtown District Use and Form Regulations), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*. Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Subpart H (Downtown Overlay Zone and Downtown District Use and Form Regulations), *Ordinance Code*, is hereby amended as follows:

CHAPTER 656. - ZONING CODE

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PART 3. - SCHEDULE OF DISTRICT REGULATIONS.

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

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Sec. 656.361.5. Use Regulations.

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Sec. 656.361.5.2. Uses Regulated by District.

A. *Brooklyn District.*

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2. *Uses permissible by exception.*

(a) 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, provided:~~

i. the service window or device and all queuing lines are located entirely within an enclosed structure such as a parking garage; or

ii. when in conjunction with an existing, multi-use building 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 Parking Lot, existing as of 2014, and all queuing lines are located within such approved vehicle use area.

C. *NorthCore District.*

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2. *Uses permissible by exception.*

(a) 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, provided:~~

i. the service window or device and all
queuing lines are located entirely within
an enclosed structure such as a parking
garage; or

ii. when in conjunction with an existing,
multi-use building 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
Parking Lot, existing as of 2014, and all
queuing lines are located within such
approved vehicle use area.

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E. *Central Core District.*

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2. *Uses permissible by exception.*

(a) 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, provided:~~

i. the service window or device and all
queuing lines are located entirely within
an enclosed structure such as a parking
garage; or

ii. when in conjunction with an existing,

multi-use building 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 Parking Lot, existing as of 2014, and all queuing lines are located within such approved vehicle use area.

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F. *Sports and Entertainment District.*

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2. *Uses permissible by exception.*

(a) 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, provided:~~

i. the service window or device and all queuing lines are located entirely within an enclosed structure such as a parking garage; or

ii. when in conjunction with an existing, multi-use building 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 Parking Lot, existing as of 2014, and all queuing lines are located within such approved vehicle use area.

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G. *Working Waterfront District.*

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2. *Uses permissible by exception.*

(a) 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,~~ provided:

i. the service window or device and all queuing lines are located entirely within an enclosed structure such as a parking garage; or

ii. when in conjunction with an existing, multi-use building 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 Parking Lot, existing as of 2014, and all queuing lines are located within such approved vehicle use area.

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Section 2. 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: Laura C. Hartung

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