

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

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4
5 **ORDINANCE 2025-74-E**

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

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

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

24 **CHAPTER 656. - ZONING CODE**

25 * * *

26 **PART 3. - SCHEDULE OF DISTRICT REGULATIONS.**

27 * * *

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

30 * * *

31 **Sec. 656.361.5. Use Regulations.**

* * *

Sec. 656.361.5.2. Uses Regulated by District.

A. *Brooklyn District.*

* * *

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.*

* * *

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~~

1 ~~service window or device and all queuing lines~~
2 ~~are located entirely within an enclosed~~
3 ~~structure such as a parking garage, provided:~~

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

8 ii. when in conjunction with an existing,
9 multi-use building the service window or
10 device is contiguous to and accessed from
11 an improved vehicle use area (e.g. parking
12 lot) other than a Commercial Surface
13 Parking Lot, existing as of 2014, and all
14 queuing lines are located within such
15 approved vehicle use area.

16 * * *

17 E. *Central Core District.*

18 * * *

19 2. *Uses permissible by exception.*

20 (a) Drive-in or drive through facilities for
21 any permitted use (including but not limited to
22 restaurants, dry cleaners, and banks) are
23 permissible only by exception ~~and provided the~~
24 ~~service window or device and all queuing lines~~
25 ~~are located entirely within an enclosed~~
26 ~~structure such as a parking garage, provided:~~

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

31 ii. when in conjunction with an existing,

1 multi-use building the service window or
2 device is contiguous to and accessed from
3 an improved vehicle use area (e.g. parking
4 lot) other than a Commercial Surface
5 Parking Lot, existing as of 2014, and all
6 queuing lines are located within such
7 approved vehicle use area.

8 * * *

9 F. *Sports and Entertainment District.*

10 * * *

11 2. *Uses permissible by exception.*

12 (a) Drive-in or drive through facilities for
13 any permitted use (including but not limited to
14 restaurants, dry cleaners, and banks) are
15 permissible only by exception ~~and provided the~~
16 ~~service window or device and all queuing lines~~
17 ~~are located entirely within an enclosed~~
18 ~~structure such as a parking garage, provided:~~

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

23 ii. when in conjunction with an existing,
24 multi-use building the service window or
25 device is contiguous to and accessed from
26 an improved vehicle use area (e.g. parking
27 lot) other than a Commercial Surface
28 Parking Lot, existing as of 2014, and all
29 queuing lines are located within such
30 approved vehicle use area.

31 * * *

1 G. Working Waterfront District.

2 * * *

3 2. Uses permissible by exception.

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

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

15 ii. when in conjunction with an existing,
16 multi-use building the service window or
17 device is contiguous to and accessed from
18 an improved vehicle use area (e.g. parking
19 lot) other than a Commercial Surface
20 Parking Lot, existing as of 2014, and all
21 queuing lines are located within such
22 approved vehicle use area.

23 * * *

24 **Section 2. Effective Date.** This Ordinance shall become
25 effective upon signature by the Mayor or upon becoming effective
26 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Laura C. Hartung

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