

Introduced by Council Member Clark-Murray:

**ORDINANCE 2025-394**

AN ORDINANCE REGARDING CAMPING GROUNDS AND TRAVEL TRAILER PARKS; AMENDING SECTIONS 656.331 (AGRICULTURE) AND 656.334 (RECREATION AND OPEN SPACE CATEGORY), SUBPART E (MISCELLANEOUS CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SECTION 656.401 (PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA), SUBPART A (PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA), PART 4 (SUPPLEMENTARY REGULATIONS), AND SECTION 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO ALLOW FOR CAMPING GROUNDS AND TRAVEL TRAILER PARKS AS PERMITTED USES, PROVIDE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA IN AGRICULTURE AND RECREATION OPEN SPACE ZONING DISTRICTS AND PROVIDE DEFINITIONS; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

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

**Section 1. Amending Sections 656.331 (Agriculture) and 656.334 (Recreation and Open Space Category), Subpart E (Miscellaneous Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code.**  
Sections 656.331 (Agriculture) and 656.334 (Recreation and Open Space Category), Subpart E (Miscellaneous Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code),

Ordinance Code, are hereby amended to read as follows:

**Chapter 656 - ZONING CODE**

\* \* \*

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

\* \* \*

**SUBPART E. - MISCELLANEOUS CATEGORIES AND ZONING DISTRICTS**

\* \* \*

**Section 656.331. - Agriculture.**

\* \* \*

A. *Primary zoning districts.* The primary zoning districts shall include the following:

\* \* \*

I. *Agriculture (AGR) District.*

(a) *Permitted uses and structures.*

(1) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line.

(2) Dude ranches, riding academies, or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line, private camps, country clubs, golf courses, parks, ~~camping grounds~~ and recreational areas ~~and travel trailer parks~~.

\* \* \*

(15) Home occupation meeting the performance standards and development criteria set forth in Part 4.

(16) Camping grounds and travel trailer parks meeting the performance standards and development criteria set

1                   forth in Part 4.

2                   \* \* \*

3   **Section 656.334. - Recreation and Open Space Category.**

4                   \* \* \*

5       A. *Primary zoning districts.* The primary zoning districts shall  
6 include the following:

7                   \* \* \*

8           I. *Recreation and Open Space (ROS) District.*

9           (a) *Permitted uses and structures.*

10               (1) Dude ranches, riding academies or boarding  
11 stables, if structures for the housing of animals are  
12 not located within 100 feet of a property line.

13               (2) Private camps, ~~camping grounds,~~ and parks and  
14 recreational areas ~~and travel trailer parks.~~

15                   \* \* \*

16               (9) Essential services, including water, sewer, gas,  
17 telephone, radio and electric, meeting the  
18 performance standards and development criteria set  
19 forth in Part 4.

20               (10) Camping grounds and travel trailer parks,  
21 meeting the performance standards and development  
22 criteria set forth in Part 4.

23                   \* \* \*

24       **Section 2.       Amending Section 656.401 (Performance standards**  
25 **and development criteria), Subpart A (Performance Standards and**  
26 **Development Criteria), Part 4 (Supplementary Regulations), Chapter**  
27 **656 (Zoning Code), Ordinance Code.** Section 656.401 (Performance  
28 standards and development criteria), Subpart A (Performance Standards  
29 and Development Criteria), Part 4 (Supplementary Regulations),  
30 *Ordinance Code*, is hereby amended to read as follows:

31                   **CHAPTER 656 - ZONING CODE**

\* \* \*

**PART 4. - SUPPLEMENTARY REGULATIONS**

**SUBPART A. - PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA**

**Sec. 656.401. - Performance standards and development criteria.**

It is the intent of the City of Jacksonville that these supplementary regulation standards and criteria be read in addition to, rather than in lieu of, any other requirement in this Chapter. The following uses, whether permitted or permissible by exception, must meet the criteria listed under each use as a prerequisite for further consideration under this Zoning Code.

\* \* \*

(w) *Travel trailer parks and campgrounds.*

~~(1) A travel trailer park or campground shall be located so that no entrance or exit from park shall discharge traffic into a residential district. A travel trailer park or campground fronting on a public street shall have a minimum frontage of 100 feet.~~  
Locational criteria. A travel trailer park or campground shall:

(i) Be located so that no entrance or exit from park shall discharge traffic into a residential district; and

(ii) Have a minimum of 200 feet of frontage along a road classified as a minor arterial or higher; and

(iii) Be a minimum of five (5) acres; and

(iv) Be adjacent to natural resources, consistent with the protection of those resources; other major tourist destinations; or within three (3) miles of onramp access to a road classified as a Florida Department of

1                    Transportation (FDOT) principal arterial or  
2                    higher.

3                    ~~(2) The Public Health Unit shall notify the Chief of~~  
4                    ~~its approval from a public health perspective as to~~  
5                    ~~the conditions of soil, ground water level, drainage~~  
6                    ~~and topography of a travel trailer park or campground~~  
7                    ~~before the issuance of a permit by the Chief. Sanitary~~  
8                    facilities shall be provided in accordance with the  
9                    requirements of the State of Florida and the Duval  
10                   County Health Department.

11                   (3) Spaces in travel trailer parks and campgrounds  
12                   may be used by travel trailers, pickup campers,  
13                   converted buses and/or vans, tent trailers, tents or  
14                   similar devices used for temporary portable housing.  
15                   Permanent occupancy (occupancy for more than 120  
16                   days) for dwelling purposes in this equipment is  
17                   prohibited. Spaces shall be rented by the day, week  
18                   or month.

19                   (4) Management            headquarters,            recreational  
20                   facilities, toilets, showers, coin-operated laundry  
21                   facilities and other uses and structures customarily  
22                   incidental to the operation of a travel trailer park  
23                   or campground are ~~permitted~~ allowed as accessory uses  
24                   to the park in a district in which travel trailer  
25                   parks or campgrounds are permitted. In addition,  
26                   stores, restaurants, laundry and dry cleaning  
27                   agencies, beauty parlors, barbershops and other  
28                   convenience establishments shall be permitted as  
29                   accessory uses in trailer parks and districts where  
30                   these uses are not allowed as principal uses, subject  
31                   to the following restrictions:

1 (i) These establishments and the parking areas  
2 primarily related to their operation shall not  
3 occupy more than ten percent of the area of the  
4 park.

5 (ii) These establishments shall present no  
6 visible evidence of their commercial character  
7 which would attract customers other than  
8 occupants of the park.

9 (iii) The structures housing these facilities  
10 shall not be located closer than 100 feet to a  
11 public street.

12 (5) No space intended for occupancy under this  
13 Section shall be located so that a part intended for  
14 occupancy for sleeping purposes shall be within 50  
15 feet of the right-of-way line of an arterial street  
16 or higher; or within 25 feet of the right-of-way line  
17 of ~~another street~~ a collector or unclassified local  
18 road.

19 (6) Twenty-five-foot front, rear and side yards  
20 shall be provided for the travel trailer parks or  
21 campgrounds, and no off-street parking facility shall  
22 be located within 25 feet of any abutting  
23 residentially zoned property.

24 (7) Entrances and exits to travel trailer parks and  
25 campgrounds shall be designed for safe and convenient  
26 movement of traffic into and out of the park and to  
27 minimize marginal friction with free movement of  
28 traffic on adjacent streets. Traffic into or out of  
29 the park shall be through the entrances and exits.

30 (8) Each travel trailer park or campground shall  
31 provide adequate off-street parking, loading and

maneuvering space.

(9) Each travel trailer space or vehicle-accessible  
campsite shall be a minimum of 350 square feet.

(10) Ten (10) percent (exclusive of the perimeter  
setback) of the site shall be open space.

\* \* \*

**Section 3. Amending Section 656.1601 (Definitions), Part 16  
(Definitions), Chapter 656 (Zoning Code), Ordinance Code.** Section  
656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning  
Code), *Ordinance Code*, is hereby amended to read as follows:

**CHAPTER 656 - ZONING CODE**

\* \* \*

**PART 16. - DEFINITIONS**

**Sec. 656.1601. - Definitions.**

For the purposes of this Chapter, Zoning Code, the following  
terms, phrases, words, and their derivations, as listed in  
alphabetical order herein, shall have the meaning contained below,  
or as referenced within specific Sections.

\* \* \*

*Manufactured home* means a dwelling unit ~~fabricated in an off-~~  
~~site manufacturing facility for installation or assembly at the~~  
~~building site, bearing a label certifying that it is built in~~  
~~compliance with the Federal Manufactured Housing Construction and~~  
~~Safety Standards (24 CFR 3280) HUD Code.~~ constructed in a  
controlled factory environment in accordance with standards  
promulgated by the U.S. Department of Housing and Urban  
Development, Federal Manufactured Housing Construction and Safety  
Standards, 24 CFR 3280. A manufactured home is always transported  
as a vehicle and has an integral chassis and undercarriage that  
supports the floor system. Manufactured homes are governed by  
Sections 320.822 through 320.864, Florida Statutes, and regulated

1 by the Florida Department of Highway Safety and Motor Vehicles and  
2 bear a certification label located above the left taillight on  
3 each Section. The terms *single-family dwelling* shall  
4 include *manufactured homes* when placed on permanent foundations.

5 \* \* \*

6 *Mobile home* means a manufactured, portable, detached single-  
7 family dwelling unit with all the following characteristics:

8 (a) Designed for long term occupancy, ~~and containing~~  
9 ~~sleeping accommodations,~~ for living, sleeping, sanitation,  
10 cooking and eating purposes by one family only and  
11 containing independent kitchen, sanitary facilities,  
12 sleeping facilities, and plumbing and electrical  
13 connections provided for attachment to outside systems;

14 (b) Designed for transportation after fabrication on  
15 streets or highways on its own wheels; and

16 (c) Arriving at the site where it is to be occupied as a  
17 dwelling complete, including major appliances, and ready  
18 for occupancy except for minor and incidental unpacking  
19 and assembly operations, located on jacks or other  
20 temporary or semi-permanent foundations, and connected to  
21 utilities and the like.

22 A travel trailer is not to be considered as a mobile home.

23 \* \* \*

24 *Recreational vehicle (RV)* means a vehicular portable structure  
25 built on a chassis with its own wheels, either self-propelled or  
26 towed by another vehicle, designed to be used as a temporary  
27 dwelling for travel, vacation, camping or recreational purposes  
28 and including travel trailers, camping trailers, pickup campers,  
29 converted buses and/or vans, motor homes, tent trailers, pop-up  
30 trailers and similar devices which travel on wheels on the ground.  
31 Boats which are customarily transported from place to place and



1 the trailers used for transporting them shall be deemed to be  
2 recreational vehicles. Recreational vehicles shall not include  
3 airplanes.

4 Recreational vehicle (RV) park means a place for the parking,  
5 accommodation, or rental of five (5) or more recreational vehicles  
6 or tents; and the term also includes buildings and sites set aside  
7 for group camping and similar recreational facilities. The terms  
8 "campground," "camping resort," "RV resort," "travel resort,"  
9 "travel trailer park," and "travel park," or any variation of these  
10 terms, are synonymous with the term "recreational vehicle park."

11 \* \* \*

12 *Trailer, travel or camping.* See recreational vehicle (RV).

13 Travel-trailer space means a plot or area within a campground  
14 or travel-trailer park, or RV park designated for the  
15 accommodation of not more than one travel-trailer.

16 \* \* \*

17 **Section 4. Codification Instructions.** The Codifier and the  
18 Office of General Counsel are authorized to make all chapter and  
19 division "tables of contents" consistent with the changes set forth  
20 herein. Such editorial changes and any other changes necessary to  
21 make the *Ordinance Code* consistent with the intent of this legislation  
22 are approved and directed herein, and changes to the *Ordinance Code*  
23 shall be made forthwith and when inconsistencies are discovered.

24 **Section 5. Effective Date.** This Ordinance shall become  
25 effective upon signature by the Mayor or upon becoming effective  
26 without the Mayor's signature.

Form Approved:

/s/ Terrence L. Harvey

Office of General Counsel

Legislation Prepared By: Terrence L. Harvey

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