

1 Introduced by Council Member White:  
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4 **ORDINANCE 2025-74**

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

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

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

23 **CHAPTER 656. - ZONING CODE**

24 \* \* \*

25 **Part 3. - Schedule of District Regulations.**

26 \* \* \*

27 **Subpart H. - Downtown Overlay Zone and Downtown District Use and**  
28 **Form Regulations.**

29 \* \* \*

30 **Sec. 656.361.5. Use Regulations.**

31 \* \* \*



1 are ~~located entirely within an enclosed~~  
2 ~~structure such as a parking garage,~~ provided:

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

7 ii. the service window or device is  
8 contiguous to and accessed from an improved  
9 vehicle use area (e.g. parking lot) other  
10 than a commercial surface lot, existing as  
11 of 2014, and all queuing lines are located  
12 within such approved vehicle use area.

13 \* \* \*

14 E. *Central Core District.*

15 \* \* \*

16 2. *Uses permissible by exception.*

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

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

28 ii. the service window or device is  
29 contiguous to and accessed from an improved  
30 vehicle use area (e.g. parking lot) other

1 than a commercial surface lot, existing as  
2 of 2014, and all queuing lines are located  
3 within such approved vehicle use area.

4 \* \* \*

5 F. *Sports and Entertainment District.*

6 \* \* \*

7 2. *Uses permissible by exception.*

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

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

19 ii. the service window or device is  
20 contiguous to and accessed from an improved  
21 vehicle use area (e.g. parking lot) other  
22 than a commercial surface lot, existing as  
23 of 2014, and all queuing lines are located  
24 within such approved vehicle use area.

25 \* \* \*

26 G. *Working Waterfront District.*

27 \* \* \*

28 2. *Uses permissible by exception.*

29 (a) Drive-in or drive through facilities for  
30 any permitted use (including but not limited to

1 restaurants, dry cleaners, and banks) are  
2 permissible only by exception ~~and provided the~~  
3 ~~service window or device and all queuing lines~~  
4 ~~are located entirely within an enclosed~~  
5 ~~structure such as a parking garage, provided:~~

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

10 ii. the service window or device is  
11 contiguous to and accessed from an improved  
12 vehicle use area (e.g. parking lot) other  
13 than a commercial surface lot, existing as  
14 of 2014, and all queuing lines are located  
15 within such approved vehicle use area.

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.

20  
21 Form Approved:

22  
23 \_\_\_\_\_  
24 Office of General Counsel

25 Legislation prepared by: Laura C. Hartung

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