

1 Introduced by Council Member Dennis and Co-Sponsored by Council
2 Member R. Gaffney and amended by the Transportation, Energy, and
3 Utilities Committee:

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6 **ORDINANCE 2021-145-E**

7 AN ORDINANCE REGARDING CHAPTER 656 (ZONING
8 CODE), *ORDINANCE CODE*; AMENDING PART 3
9 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C
10 (COMMERCIAL USE CATEGORIES AND ZONING
11 DISTRICTS), SECTION 656.313 (COMMUNITY/GENERAL
12 COMMERCIAL CATEGORY), SUBSECTION
13 656.313 (A) (IV) (C) (COMMERCIAL
14 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT,
15 PERMISSIBLE USES BY EXCEPTION), AND AMENDING
16 SUBPART D (INDUSTRIAL USE CATEGORIES AND
17 ZONING DISTRICTS), SECTION 656.321 (BUSINESS
18 PARK CATEGORY), SUBSECTION 656.321 (A) (I) (C)
19 (INDUSTRIAL BUSINESS PARK (IBP) DISTRICT,
20 PERMISSIBLE USES BY EXCEPTION) TO ALLOW
21 UNLIMITED HOURS OF OPERATION FOR OFF-STREET
22 PARKING LOTS AS PERMISSIBLE BY EXCEPTION FOR
23 CCG-1 AND IBP SO LONG AS THE LOT IS NOT
24 ADJACENT TO RESIDENTIAL DISTRICTS OR USES;
25 AMENDING SECTION 656.401 (PERFORMANCE
26 STANDARDS AND DEVELOPMENT CRITERIA), SUBPART A
27 (PERFORMANCE STANDARDS AND DEVELOPMENT
28 CRITERIA), PART 4 (SUPPLEMENTARY REGULATIONS),
29 CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO
30 REMOVE THE LIMITATION OF HOURS OF OPERATION

FOR OFF-STREET PARKING LOTS IN THE CCG-2, IL, IH AND PBF-3 ZONING DISTRICTS AND ALLOWING IN THE CCG-1 AND IBP DISTRICTS, AS PERMISSIBLE BY EXCEPTION AND SUBJECT TO PART 4, UNLIMITED HOURS OF OPERATION FOR OFF-STREET PARKING LOTS THAT ARE NOT LOCATED ADJACENT TO RESIDENTIAL DISTRICTS OR USES; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Amending Section 656.313(A) (IV) (c) (Commercial Community/General-1 (CCG-1) District, Permissible uses by exception), Subpart C (Commercial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Section 656.313(A) (IV) (c) (Commercial Community/General-1 (CCG-1) District, Permissible uses by exception) is hereby amended to read as follows:

Chapter 656 - ZONING CODE

* * *

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Section 656.313. - Community/General Commercial Category.

* * *

A. *Primary zoning districts.*

* * *

IV. *Commercial Community/General-1 (CCG-1) District.*

* * *

(c) *Permissible uses by exception.*

* * *

(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

(21) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

Section 2. Amending Section 656.321(A)(I)(c) (Industrial Business Park (IBP) District, Permissible uses by exception), Subpart D (Industrial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Section 656.321(A)(I)(c) (Industrial Business Park (IBP) District, Permissible uses by exception) is hereby amended to read as follows:

Chapter 656 - ZONING CODE

* * *

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART D. - INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Section 656.321. - Business Park Category.

* * *

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

* * *

I. *Industrial Business Park (IBP) District.*

* * *

(c) *Permissible uses by exception.*

* * *

(8) Fitness centers.

1 (9) Off-street parking lots not adjacent to
2 residential districts or uses, meeting the performance standards
3 and development criteria set forth in Part 4.

4 **Section 3. Amending Section 656.401 (Performance**
5 **Standards and Development Criteria), Subpart A (Performance**
6 **Standards and Development Criteria), Part 4 (Supplementary**
7 **Regulations), Chapter 656 (Zoning Code), Ordinance Code.** Section
8 656.401 (Performance Standards and Development Criteria) is hereby
9 amended to read as follows:

10 **Chapter 656 - ZONING CODE**

11 * * *

12 **PART 4. - SUPPLEMENTARY REGULATIONS**

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

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

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

21 * * *

22 (o) *Off-street parking.*

23 * * *

24 (2) Off-street parking lots in the CCG-2, IL, IH and
25 PBF-3 zoning districts shall be limited to the following:

26 ~~(i) The hours of use shall be limited to the hours~~
27 ~~of 7:00 a.m. to 11:00 p.m.~~

28 ~~(ii)~~(i) There shall be no storage, sleeping, parking
29 for more than 24 hours, or sales or service activity of any kind on
30 these lots.

1 ~~(iii)~~(ii) These parking lots shall be designed to
2 meet the requirements of Part 12 of the Zoning Code (Landscape and
3 Tree Protection Regulations).

4 (3) Off-street parking lots in the CCG-1 and IBP zoning
5 districts shall be limited to the following:

6 (i) If the parking lot is adjacent to a
7 residential district or use, then the hours of parking lot use
8 shall be limited to the hours of 7:00 a.m. to 11:00 p.m..

9 (ii) If the parking lot is not adjacent to a
10 residential district or use, then a zoning exception may be granted
11 to remove the hours of operation limitation.

12 (iii) There shall be no storage, sleeping, parking
13 for more than 24 hours, or sales or service activity of any kind on
14 these lots.

15 (iv) These parking lots shall be designed to meet
16 the requirements of Part 12 of the Zoning Code (Landscape
17 and Tree Protection Regulations).

18 * * *

19 **Section 4. Effective Date.** This Ordinance shall become
20 effective upon signature by the Mayor or upon becoming effective
21 without the Mayor's signature.

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23 Form Approved:

24
25 /s/ Susan C. Grandin

26 Office of General Counsel

27 Legislation Prepared By: Susan C. Grandin

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