

1 Introduced by Council Members Peluso and Miller:  
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4 **ORDINANCE 2026-376**

5 AN ORDINANCE REGARDING HOME OCCUPATIONS;  
6 AMENDING SECTIONS 656.304 (RURAL RESIDENTIAL  
7 CATEGORY), 656.305 (LOW DENSITY RESIDENTIAL  
8 CATEGORY), 656.306 (MEDIUM DENSITY RESIDENTIAL  
9 CATEGORY) AND 656.307 (HIGH DENSITY CATEGORY),  
10 SUBPART B (RESIDENTIAL USE CATEGORIES AND ZONING  
11 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT  
12 REGULATIONS), CHAPTER 656 (ZONING CODE),  
13 *ORDINANCE CODE*; AMENDING SECTION 656.311  
14 (RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL  
15 CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES  
16 AND ZONING DISTRICTS), PART 3 (SCHEDULE OF  
17 DISTRICT REGULATIONS), CHAPTER 656 (ZONING  
18 CODE), *ORDINANCE CODE*; AMENDING SECTION 656.331  
19 (AGRICULTURE), SUBPART E (MISCELLANEOUS USE  
20 CATEGORIES AND ZONING DISTRICTS), PART 3  
21 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656  
22 (ZONING CODE), *ORDINANCE CODE*; AMENDING SECTIONS  
23 656.368 (SPRINGFIELD HISTORIC ZONING DISTRICTS)  
24 AND 656.369 (SPRINGFIELD PERFORMANCE STANDARDS  
25 AND DEVELOPMENT CRITERIA), SUBPART I  
26 (SPRINGFIELD ZONING OVERLAY AND HISTORIC  
27 DISTRICT REGULATIONS), PART 3 (SCHEDULE OF  
28 DISTRICT REGULATIONS), CHAPTER 656 (ZONING  
29 CODE), *ORDINANCE CODE*; AMENDING SECTION 656.401  
30 (PERFORMANCE STANDARDS AND DEVELOPMENT  
31 CRITERIA), SUBPART A (PERFORMANCE STANDARDS AND

1 DEVELOPMENT CRITERIA), PART 4 (SUPPLEMENTARY  
2 REGULATIONS), CHAPTER 656 (ZONING CODE),  
3 ORDINANCE CODE, TO MODIFY HOME OCCUPATION  
4 REQUIREMENTS CONSISTENT WITH STATE STATUTE;  
5 PROVIDING AN EFFECTIVE DATE.

6  
7 **BE IT ORDAINED** by the Council of the City of Jacksonville:  
8

9 **Section 1. Amending Sections 656.304 (Rural Residential**  
10 **Category), 656.305 (Low Density Residential Category), 656.306**  
11 **(Medium Density Residential Category) and 656.307 (High Density**  
12 **Category), Subpart B (Residential Use Categories and Zoning**  
13 **Districts), Part 3 (Schedule of District Regulations), Chapter 656**  
14 **(Zoning Code), Ordinance Code.** Sections 656.304 (Rural Residential  
15 Category), 656.305 (Low Density Residential Category), 656.306  
16 (Medium Density Residential Category) and 656.307 (High Density  
17 Category), Subpart B (Residential Use Categories and Zoning  
18 Districts), Part 3 (Schedule of District Regulations), Chapter 656  
19 (Zoning Code), *Ordinance Code*, are hereby amended to read as follows:

20 **Chapter 656 - ZONING CODE**

21 \* \* \*

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

23 \* \* \*

24 **SUBPART B. - RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS**

25 \* \* \*

26 **Sec. 656.304. - Rural Residential Category.**

27 \* \* \*

28 A. *Primary zoning districts.*

29 \* \* \*

30 I. *Residential Rural-Acre (RR-Acre) District.*

31 \* \* \*

1 (c) *Permissible uses by exception.*

2 \* \* \*

3 ~~(8) Home occupations meeting the performance~~  
4 ~~standards and development criteria set forth in~~  
5 ~~Part 4.~~

6 \* \* \*

7 **Sec. 656.305. - Low Density Residential Category.**

8 \* \* \*

9 A. *Primary zoning districts.*

10 \* \* \*

11 II. *Residential Low Density (RLD) District.*

12 \* \* \*

13 (c) *Permissible uses by exception.*

14 \* \* \*

15 ~~(10) Home occupations meeting the performance~~  
16 ~~standards and development criteria set forth in~~  
17 ~~Part 4.~~

18 **Sec. 656.306. - Medium Density Residential Category.**

19 \* \* \*

20 A. *Primary zoning districts.*

21 \* \* \*

22 II. *Residential Medium Density-A (RMD-A), Residential*  
23 *Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and*  
24 *Residential Medium Density-D (RMD-D).*

25 \* \* \*

26 (c) *Permissible uses by exception.*

27 \* \* \*

28 (12) Reserved ~~Home occupations meeting the~~  
29 ~~performance standards and development criteria~~  
30 ~~set forth in Part 4.~~

31 **Sec. 656.307. - High Density Residential Category.**



1 (a) *Permitted uses and structures.*

2 \* \* \*

3 (7) Home occupations meeting the performance  
4 standards and development criteria set forth  
5 in Part 4.

6 \* \* \*

7 III. *Commercial, Residential and Office (CRO) District.*

8 (a) *Permitted uses and structures.*

9 \* \* \*

10 (23) Home occupations meeting the performance  
11 standards and development criteria set forth  
12 in Part 4.

13 (d) *Permissible uses by exception.*

14 \* \* \*

15 ~~(9) Home occupations meeting the performance~~  
16 ~~standards and development criteria set forth in~~  
17 ~~Part 4 Reserved.~~

18 IV. *Residential Office (RO) District.*

19 (a) *Permitted uses and structures.*

20 \* \* \*

21 (8) Home occupations meeting the performance  
22 standards and development criteria set forth  
23 in Part 4.

24 \* \* \*

25 **Section 3. Amending Section 656.331 (Agriculture), Subpart**  
26 **E (Miscellaneous Use Categories and Zoning Districts), Part 3**  
27 **(Schedule of District Regulations), Chapter 656 (Zoning Code),**  
28 **Ordinance Code.** Section 656.331 (Agriculture), Subpart E  
29 (Miscellaneous Use Categories and Zoning Districts), Part 3 (Schedule  
30 of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code,*  
31 is hereby amended to read as follows:

Chapter 656 - ZONING CODE

\* \* \*

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

\* \* \*

SUBPART E. - MISCELLANEOUS USE CATEGORIES AND ZONING DISTRICTS

\* \* \*

Sec. 656.331. - Agriculture.

\* \* \*

A. Primary zoning districts.

\* \* \*

I. Agriculture (AGR) District.

\* \* \*

(c) Permissible uses by exception.

\* \* \*

(12) ~~Reserved Home occupations meeting the performance standards and development criteria set forth in Part 4.~~

\* \* \*

Section 4. Amending Sections 656.368 (Springfield Historic Zoning Districts) and 656.369 (Springfield performance standards and development criteria), Subpart I (Springfield Zoning Overlay and Historic District Regulations), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Sections 656.368 (Springfield Historic Zoning Districts) and 656.369 (Springfield performance standards and development criteria), Subpart I (Springfield Zoning Overlay and Historic District Regulations) , Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, is hereby amended to read as follows:

Chapter 656 - ZONING CODE

\* \* \*

PART 3. - SCHEDULE OF DISTRICT REGULATIONS

1 \* \* \*

2 **SUBPART I. - SPRINGFIELD ZONING OVERLAY AND HISTORIC DISTRICT**  
3 **REGULATIONS**

4 \* \* \*

5 **Sec. 656.368. - Springfield Historic Zoning Districts.**

6 Springfield Historic Zoning Districts include the following:

7 \* \* \*

8 I. *Residential Medium Density-Springfield (RMD-S) District.*

9 (a) *Permitted uses and structures.*

10 (13) Home occupations meeting the performance  
11 standards and development criteria set forth  
12 in Part 4.

13 \* \* \*

14 (c) *Permissible uses by exception.*

15 \* \* \*

16 (9) ~~ReservedHome~~ ~~occupations~~ ~~meeting~~ ~~the~~  
17 ~~Springfield~~ ~~performance~~ ~~standards~~ ~~and~~  
18 ~~development~~ ~~criteria~~ ~~set~~ ~~forth~~ ~~in~~ ~~Section~~  
19 ~~656.369.~~

20 \* \* \*

21 II. *Commercial, Residential and Office-Springfield (CRO-S)*  
22 *District.*

23 (a) *Permitted uses and structures.*

24 \* \* \*

25 (25) Home occupations meeting the performance  
26 standards and development criteria set forth  
27 in Part 4.

28 (c) *Permissible uses by exception.*

29 \* \* \*

30 (10) ~~ReservedHome~~ ~~occupations~~ ~~meeting~~ ~~the~~  
31 ~~performance~~ ~~standards~~ ~~and~~ ~~development~~ ~~criteria~~

1                   ~~set forth in Part 4.~~

2                   \* \* \*

3 **Sec. 656.369. - Springfield performance standards and development**  
4 **criteria.**

5           The following permitted uses or permissible uses by exception  
6 shall meet the performance standards and criteria listed under each  
7 use. These uses are in addition to, rather than in lieu of, the  
8 supplementary regulations of Section 656.401, as applicable.

9                   \* \* \*

10           (c) ~~Reserved~~~~Home occupations. Home occupations shall be~~  
11 ~~allowed subject to the following criteria:~~

12           ~~(1) Home occupations are intended to be small-~~  
13           ~~scale, limited businesses that do not detract~~  
14           ~~from the residential character of the~~  
15           ~~neighborhood. Home occupations shall be~~  
16           ~~accessory to the principal residential use.~~  
17           ~~Home occupations shall meet the following~~  
18           ~~standards:~~

19           ~~(A) Home occupations may occupy up to 500~~  
20           ~~square feet or 25 percent of the floor~~  
21           ~~area of the residence, whichever is less.~~

22           ~~If the property also has an accessory~~  
23           ~~apartment, total floor area devoted to~~  
24           ~~both uses shall not exceed 1,250 square~~  
25           ~~feet or 35 percent of the floor area of~~  
26           ~~the residence, whichever is less.~~

27           ~~(B) Home occupations must be operated by a~~  
28           ~~homeowner whose principal residence is~~  
29           ~~on-site.~~

30           ~~(C) Home occupations shall have no more than~~  
31           ~~three persons engaged in operating the~~

1 ~~businesses at one time.~~

2 ~~(D) A nonilluminated wooden sign, not~~  
3 ~~exceeding ten square feet, may be placed~~  
4 ~~on the front wall of the residence. No~~  
5 ~~other changes in the outside appearance~~  
6 ~~of the building or visible evidence of~~  
7 ~~the conduct of the home occupation shall~~  
8 ~~be allowed.~~

9 ~~(E) Home occupation retail uses allowed~~  
10 ~~include antique shops, bakeries (not~~  
11 ~~wholesale), clothing shops, studios,~~  
12 ~~small appliance repair shops, florists,~~  
13 ~~hand craft shops for custom work (no~~  
14 ~~noise, odor, or chemical waste),~~  
15 ~~secondhand stores, and specialty shops.~~  
16 ~~Other allowed home occupation uses~~  
17 ~~include: professional and medical~~  
18 ~~offices, music lessons, photography~~  
19 ~~studios, tutoring and E-businesses.~~

20 ~~(F) Prohibited home occupations shall~~  
21 ~~include, but are not limited to, the~~  
22 ~~following: beauty/barber shops, group~~  
23 ~~instruction with over two students,~~  
24 ~~outdoor repair shops, taxi or limousine~~  
25 ~~services, on-premises food or drink~~  
26 ~~sales, and auto repairs.~~

27 ~~(G) Home occupations generally may not~~  
28 ~~generate more than four clients/customers~~  
29 ~~at one time and 20 per day.~~

30 ~~(H) Hours of operation for retail uses must~~  
31 ~~be between 9:00 a.m. and 5:00 p.m. Hours~~

1 ~~of operation for other uses may continue~~  
2 ~~until 9:00 p.m., by appointment only.~~

3 ~~(I) No outdoor storage or display shall be~~  
4 ~~allowed.~~

5 ~~(J) No flammable or hazardous materials shall~~  
6 ~~be stored on premises.~~

7 ~~(K) There will be no equipment or process~~  
8 ~~used in the home occupations which~~  
9 ~~creates noise, vibration, glare, fumes,~~  
10 ~~odors, or electrical interference~~  
11 ~~detectable to the normal senses off the~~  
12 ~~property.~~

13 ~~(L) In the case of electrical interference,~~  
14 ~~no equipment or process shall be used~~  
15 ~~which creates visual or audible~~  
16 ~~interference in the radio or television~~  
17 ~~receiver off the premises or causes~~  
18 ~~fluctuations in line voltage off the~~  
19 ~~premises.~~

20 ~~(M) No home occupation shall be conducted in~~  
21 ~~an open porch, carport, shed, temporary~~  
22 ~~building, or on the grounds. Activities~~  
23 ~~must be confined to the principal or~~  
24 ~~accessory structure.~~

25 ~~(N) Any supplies stored on the premises shall~~  
26 ~~be for the purpose of maintaining and~~  
27 ~~operating the home occupation.~~

28 ~~(O) The address of the home occupation shall~~  
29 ~~not be advertised.~~

30 ~~(P) The business shall not in any manner deal~~  
31 ~~in firearms or ammunition.~~

1 ~~(Q) Business deliveries by trucks larger than~~  
2 ~~three quarter ton trucks shall not be~~  
3 ~~allowed. Deliveries must occur between~~  
4 ~~10:00 a.m. and 4:00 p.m.~~

5 \* \* \*

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

12 **Chapter 656 - ZONING CODE**

13 \* \* \*

14 **PART 4. - SUPPLEMENTARY REGULATIONS**

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

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

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

23 \* \* \*

24 (n) *Home occupations/permitted use.*

25 (1) Home occupations which are a permitted use must meet  
26 the following criteria:

27 (i) The employees of the business who work at the  
28 residential dwelling must also reside in the  
29 residential dwelling, except that up to a total  
30 of two employees or independent contractors who  
31 do not reside at the residential dwelling may

1 work at the business. The business may have  
2 additional remote employees that do not work at  
3 the residential dwelling~~No person shall be~~  
4 ~~engaged in the occupation unless such person~~  
5 ~~resides on the premises and that the premises~~  
6 ~~shall be the primary residence of each of the~~  
7 ~~persons engaged in the occupation;~~

8 (ii) The use of the premises for the home occupation  
9 shall be secondary to the property's use as a  
10 residential dwelling ~~clearly incidental and~~  
11 ~~subordinate to its use for residential purposes~~  
12 ~~by its occupants and shall, under no~~  
13 ~~circumstances, change the residential character~~  
14 ~~thereof;~~

15 (iii) As viewed from the street, the use of the  
16 residential property is consistent with the uses  
17 of the residential areas that surround the  
18 property. External modifications made to a  
19 residential dwelling to accommodate a home  
20 occupation must conform to the residential  
21 character and architectural aesthetics of the  
22 neighborhood ~~There shall be no change in the~~  
23 ~~outside appearance of the building or premises~~  
24 ~~or other visible evidence of the conduct of the~~  
25 ~~home occupation, including the allowable sign~~  
26 ~~pursuant to Part 13 hereof;~~

27 (iv) The home occupation may not conduct retail  
28 transactions at a structure other than the  
29 residential dwelling; however, incidental  
30 business uses and activities may be conducted at  
31 the residential property ~~No one shall call upon~~

1 ~~the premises in connection with the home~~  
2 ~~occupation for such purposes as retail or~~  
3 ~~wholesale sales, services negotiations,~~  
4 ~~contractual agreements, etc.; no traffic shall~~  
5 ~~be generated by the home occupation;~~

6 (v) All business activities shall comply with any  
7 relevant City, State, and federal regulations  
8 with respect to the use, storage, or disposal of  
9 any corrosive, combustible, or other hazardous  
10 or flammable materials or liquids~~There shall be~~  
11 ~~no flammable or hazardous material stored on~~  
12 ~~premises;~~

13 (vi) The business activities shall comply with any  
14 relevant City or State regulations with respect  
15 to signage, including the requirements of Part  
16 13~~There shall be no equipment or process used in~~  
17 ~~the home occupation which creates noise,~~  
18 ~~vibration, glare, fumes, odors or electrical~~  
19 ~~interference detectable to the normal senses off~~  
20 ~~the lot;~~

21 (vii) The business activities shall comply with any  
22 relevant City or State regulations with respect  
23 to equipment or processes that create noise,  
24 vibration, heat, smoke, dust, glare, fumes, or  
25 noxious odors, which may not be more stringent  
26 than those that apply to a residence where no  
27 business is conducted~~In the case of electrical~~  
28 ~~interference, no equipment or process shall be~~  
29 ~~used which creates visual or audible~~  
30 ~~interference in the radio or television receiver~~  
31 ~~off the premises or causes fluctuations in line~~

1 ~~voltage off the premises;~~

2 (viii) Vehicles and trailers used in connection with  
3 the home occupation must be parked in legal  
4 parking spaces that are not located within the  
5 right-of-way, on or over a sidewalk, or on any  
6 unimproved surfaces at the residence. There  
7 shall be no parking or storage of heavy  
8 equipment at the home occupation which is  
9 visible from the street or neighboring property.

10 For purposes of this paragraph, the term "heavy  
11 equipment" means commercial, industrial, or  
12 agricultural vehicles, equipment, or machinery

13 ~~No home occupation shall be conducted in an~~  
14 ~~accessory building or structure which is not~~  
15 ~~attached to and part of the principal structure~~  
16 ~~or an open porch or carport;~~

17 ~~(ix) No home occupation shall occupy more than 250~~  
18 ~~square feet or ten percent of the gross floor~~  
19 ~~area of the dwelling unit, exclusive of the area~~  
20 ~~of an open porch or attached garage or similar~~  
21 ~~space not suited or intended for occupancy as~~  
22 ~~living quarters;~~

23 ~~(x) Any supplies stored on the premises shall be for~~  
24 ~~the purpose of maintaining and operating the~~  
25 ~~home occupation;~~

26 ~~(xi) The address of the home occupation shall not be~~  
27 ~~advertised;~~

28 ~~(2) No person shall begin a home occupation under the~~  
29 ~~preceding subsection (n) (1) of this Section without~~  
30 ~~first executing a disclosure statement which shall~~  
31 ~~contain a place for the applicant to certify that the~~

1                   ~~applicant has received a copy of, understands, and~~  
2                   ~~will comply with the requirements in subsection~~  
3                   ~~(n) (1) of this Section.~~

4                   ~~(3) Home occupations which are a permissible use by~~  
5                   ~~exception must meet the following criteria:~~

6                   ~~(i) No person or independent contractor other than~~  
7                   ~~members of the family residing on the premises~~  
8                   ~~shall be engaged in the occupation.~~

9                   ~~(ii) The use of the premises for the home occupation~~  
10                   ~~shall be clearly incidental and subordinate to~~  
11                   ~~its use for residential purposes by its~~  
12                   ~~occupants and shall, under no circumstances,~~  
13                   ~~change the residential character thereof.~~

14                   ~~(iii) There shall be no change in the outside~~  
15                   ~~appearance of the building or premises or other~~  
16                   ~~visible evidence of the conduct of the home~~  
17                   ~~occupation, including the allowable sign~~  
18                   ~~pursuant to Part 13 hereof.~~

19                   ~~(iv) No home occupation shall be conducted in an~~  
20                   ~~accessory building or structure which is not~~  
21                   ~~attached to and part of the principal structure~~  
22                   ~~or an open porch or carport.~~

23                   ~~(v) No home occupation shall occupy more than 25~~  
24                   ~~percent of the gross floor area of the dwelling~~  
25                   ~~unit, exclusive of the area of an open porch or~~  
26                   ~~attached garage or similar space not suited or~~  
27                   ~~intended for occupancy as living quarters.~~

28                   ~~(vi) No excessive traffic shall be generated by the~~  
29                   ~~home occupation.~~

30                   ~~(vii) No equipment or process shall be used in the~~  
31                   ~~home occupation which creates noise, vibration,~~



1 Form Approved:

2

3           /s/ Dylan Reingold          

4 Office of General Counsel

5 Legislation Prepared By: Dylan Reingold

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