

Introduced by Council Member White and amended by the Land Use and Zoning Committee and amended by the Neighborhoods, Community Services, Public Health and Safety Committee:

ORDINANCE 2025-448-E

AN ORDINANCE REGARDING INDUSTRIAL AND COMMERCIAL DEVELOPMENTS; AMENDING SECTION 656.604 (NUMBER OF OFF-STREET PARKING SPACES REQUIRED), SUBPART A (OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET PARKING, ON-STREET PARKING AND LOADING REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO MODIFY THE PARKING REQUIREMENTS FOR INDUSTRIAL, WHOLESALE, WAREHOUSE, STORAGE AND SIMILAR USES; AMENDING SECTION 656.1209 (APPLICABILITY), SUBPART C (LANDSCAPING REQUIREMENTS), PART 12 (LANDSCAPE AND TREE PROTECTION REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO MODIFY LANDSCAPING REQUIREMENTS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Amending Section 656.604 (Number of off-street parking spaces required), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street, On-Street Parking and Loading Regulations), Chapter 656 (Zoning Code), *Ordinance Code*. Section 656.604 (Number of off-street parking spaces

required), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street, On-Street Parking and Loading Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

CHAPTER 656 - ZONING CODE

*** * ***

**PART 6. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING
REGULATIONS**

*** * ***

**SUBPART A. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR
MOTOR VEHICLES**

*** * ***

Sec. 656.604. - Number of off-street parking spaces required.

Off-street parking spaces shall be provided and maintained in all districts. The parking standards provided herein are minimum requirements, however, except as set forth in subsections (e), ~~and~~ (f) and (g) below, the maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces. There shall be no maximum number of off-street parking spaces for single-family dwellings. Parking spaces located in parking garages do not apply toward the determination of the maximum number of parking spaces. Additional increases in parking, beyond the allowed, shall require an Administrative Deviation and parking demand analysis.

*** * ***

(g) *Industrial, wholesale, warehouse, storage and similar uses: One space per 2,000 square feet of gross floor area. However, the parking ratios for the Off-Street Parking Overlay, under Section 656.361.16 shall be calculated based*

1 ~~upon one space for each~~ 5,000 square feet of gross floor
2 ~~area, or one per employee on the peak shift, whichever is~~
3 ~~greater.~~

4 * * *

5 **Section 2. Amending Section 656.1209 (Applicability),**
6 **Subpart C (Landscaping Requirements), Part 12 (Landscape and Tree**
7 **Protection Regulations), Chapter 656 (Zoning Code), Ordinance Code.**
8 Section 656.1209 (Applicability), Subpart C (Landscaping
9 Requirements), Part 12 (Landscape and Tree Protection Regulations),
10 Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read
11 as follows:

12 **CHAPTER 656 - ZONING CODE**

13 * * *

14 **PART 12. - LANDSCAPE AND TREE PROTECTION REGULATIONS**

15 * * *

16 **SUBPART C. - LANDSCAPING REQUIREMENTS**

17 **Sec. 656.1209. - Applicability.**

18 This Subpart shall be applicable to all new landscapes and
19 irrigation systems for public agency projects and private development
20 projects, including, but not limited to, industrial, commercial,
21 recreational, multi-family residential developments and single family
22 residential developments that have not had a plat recorded and have
23 not been accepted for maintenance by the City before April 4, 2011,
24 or to the expansion or renovation of any existing development,
25 including property in government use. Except for industrial and
26 commercial developments, within ~~Within~~ any three-year period, when
27 the total cumulative renovation of existing development is equal to
28 at least 50 percent of the assessed value of the lot improvements on
29 the start of the three-year period, according to the Property
30 Appraiser, or the total square footage of a structure is expanded to
31 50 percent or greater, as well as any cumulative square footage

1 expansions totaling 50 percent, the project will be deemed a Qualified
2 Project then this Subpart shall be applicable to existing development
3 and the expansion. For industrial and commercial developments, when
4 the total cumulative renovation of existing development within two
5 years is equal to at least 60 percent of the assessed value of the
6 lot improvements for the current year's value, according to the
7 Property Appraiser, or the total square footage of a structure is
8 expanded to 60 percent or greater, as well as any cumulative square
9 footage expansions totaling 60 percent, the project will be deemed a
10 Qualified Project, then this Subpart shall be applicable to existing
11 development and the expansion. If the Qualified Project includes
12 alterations to parking areas or exterior areas where landscaping
13 improvements are required, the area where such project is planned
14 shall also be brought into full compliance with this Subpart. For all
15 other non-industrial and non-commercial development Qualified
16 Projects, 20 percent of the project cost shall be applied to meet the
17 requirements of this Subpart. For all other industrial and commercial
18 development Qualified Projects, 10 percent of the project cost shall
19 be applied to meet the requirements of this Subpart. If full
20 compliance with this Subpart is not achieved through the improvements
21 described herein, priority for improvements shall be given to areas
22 that are visible from public rights-of-way and other public areas and
23 improvements providing internal parking lot shade. All property used
24 for right-of-way is specifically exempted from the provisions of this
25 Subpart. No building permit shall be issued in violation of any of
26 the provisions hereof. Landscape materials installed in addition to
27 the minimum requirements of this Subpart, shall meet all criteria of
28 this Subpart except for plant size and quantity. Property located in
29 any single-family Residential District (RR, RLD, or single family
30 residential portion of a PUD) and used as such or property used for
31 agriculture or single-family residential in an Agriculture (AGR)

district is excluded from the requirements of Sections 656.1214, 656.1215 and 656.1216. Owners of single family residences within residential subdivisions that have not had a plat recorded and have not been accepted for maintenance by the City before April 4, 2011, shall follow the Best Management Practices for Florida-Friendly landscape, Efficient Irrigation and Water Wise Principles, but shall have flexibility in meeting the requirements as set forth in this Subpart. For purposes of this Section "industrial development" shall mean processing, manufacturing, warehousing and distribution operations, and "commercial development" shall mean sales and service activities, such as retail, personal and professional services, offices, hotels, entertainment, and amusement facilities, and does not include any residential component.

Section 3. Codification Instructions. The Codifier and the Office of General Counsel are authorized to make all chapter and division "table of contents" consistent with the changes set forth herein. Such editorial changes and any other changes necessary to make the *Ordinance Code* consistent with the intent of this legislation are approved and directed herein, and the changes to the *Ordinance Code* shall be made forthwith and when inconsistencies are discovered.

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

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Dylan Reingold

GC-#1717528-v1-2025-448-E.docx