

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2022-220

Introducer/Sponsor(s): Council Member Morgan

Date of Introduction: March 22, 2022

Committee(s) of Reference: LUZ

Date of Analysis: March 24, 2022

Type of Action: Zoning Code amendment

Bill Summary: The bill amends the Zoning Code's Renew Arlington Zoning Overlay (Part 3, Subpart S) to provide that geographically separated parking lots shall be considered separate for purposes of Vehicular Use Area buffers and landscaping in the application of the Parking Lot Matrix to a business. It also provides that auto service facilities existing as of July 1, 2019 are eligible to apply for an administrative deviation to reduce the minimum lot size area if the facility is otherwise in compliance with other provisions of the Zoning Overlay.

Background Information: Auto service facilities within the Renew Arlington overlay are defined as High Intensity Uses and are required to be a minimum of one acre in size. Facilities existing before the adoption of the overlay that comprise less than one acre are grandfathered in from meeting some requirements, but are ineligible to request an administrative deviation from the one acre minimum size if a Major Renovation is contemplated, which would require meeting all of the overlay requirements. This amendment permits such facilities to make major renovations to improve the business if they meet all of the other requirements of the zoning overlay and to receive an administrative deviation from the size requirement. The provision regarding separated parking lots is intended to allow the application of distinct standards for parking lot landscaping if the parking lot is physically separated from the business it serves.

Policy Impact Area: Renew Arlington Zoning Overlay application

Fiscal Impact: None to City

Analyst: Clements