

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY



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Bill Type and Number: 2022-36

Introducer/Sponsor(s): Council Member DeFoor

Date of Introduction: January 11, 2022

Committee(s) of Reference: LUZ

Date of Analysis: January 12, 2022

Type of Action: *Ordinance Code* amendments

Bill Summary: This bill amends Section 656.311 (Residential-Professional Institutional Category), Subpart C (Commercial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code* regarding permissible uses in RO zoning districts. This bill also amends Chapter 656, Zoning Code, Part 16, Definitions, Sec. 656.1601. Definitions.

Background Information: The purpose of this legislation is to amend zoning regulations in the *Ordinance Code* in several ways. Residential Office (RO) Districts: Professional and business offices permitted, so long as they are in a scale and intensity that reflects adjacent residential uses; Retail sales, display or storage of merchandise prohibited; No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used as part of a business conducted within the RO District, or parked overnight on any Lot within the district.

All non-residential uses in RO Districts are limited by the following: Hours of operation for professional and business offices involving the public shall be limited to the hours between 8:00 a.m. to 6:00 p.m., Monday through Friday. No operations involving the public shall occur on the weekend. Visible evidence of the conduct of a non-residential use; including, but not limited to, changes to the outside appearance of the building, other than the allowable signage, is prohibited. All activity must occur within an enclosed structure. No activity may be conducted outside (e.g., porch, carport, shed, temporary building, accessory structure, or on the grounds). Signage shall not exceed five (5) square feet, cumulatively, per parcel or per business, whichever is less. Illumination of signage in any form is prohibited. Parking: All required and any additional non-residential parking shall occur on-site. All parking shall occur on stabilized surfaces, which shall then be counted toward the impervious surface ratio. Permissible uses by exception: Medical and dental office or clinics (but not substance abuse clinics, urgent care centers, hospitals, or residential treatment facilities).

This bill adds the definitions for impervious surfaces and impervious surface ration, and substantial renovation.

Policy Impact Area: RO Zoning District Regulations

Fiscal Impact: No direct cost to the City

Analyst: Hampsey