Introduced by Council Member Gaffney:

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3 ORDINANCE 2021-386-W 4 ORDINANCE AMENDING SECTION 656.361.5.2 5 AN 6 REGULATED BY DISTRICT) AND SECTION (USES 7 656.361.5.4 (DEVELOPMENT STANDARDS FOR USES 8 REGULATED BY DISTRICT), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND 9 10 FORM REGULATIONS), PART 3 (SCHEDULE OF 11 DISTRICT REGULATIONS), CHAPTER 656 (ZONING 12 CODE), ORDINANCE CODE, TO ADD PERSONAL 13 PROPERTY STORAGE FACILITIES AS A PERMISSIBLE 14 USE BY EXCEPTION, MEETING CERTAIN DEVELOPMENT 15 STANDARDS, TO THE SOUTHBANK DISTRICT OF 16 DOWNTOWN; PROVIDING AN EFFECTIVE DATE; 17 BE IT ORDAINED by the Council of the City of Jacksonville: 18 Section 1. Section 656.361.5.2 (Uses 19 Regulated by District) and Section 656.361.5.4 (Development Standards for Uses 20 21 Regulated by District), Subpart H (Downtown Overlay Zone and Downtown District Use and Form Regulations), Part 3 (Schedule of 22 District Regulations), Chapter 656 (Zoning Code), Ordinance Code is 23 24 hereby amended to read as follows: 25 CHAPTER 656. ZONING CODE * * * 26 27 PART 3. SCHEDULE OF DISTRICT REGULATIONS * * * 28 29 SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND 30 FORM REGULATIONS * * * 31

1	Sec. 656.361.5.2. Uses Regulated by District.
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3	H. Southbank District.
4	1. Bonus uses: None.
5	2. Uses permissible by exception.
6	(a) Drive-in or drive through facilities for any permitted
7	use (including but not limited to restaurants, dry
8	cleaners, and banks) are permissible only by exception
9	and provided the service window or device and all
10	queuing lines are located entirely within an enclosed
11	structure such as a parking garage.
12	(b) Filling or Fueling Stations with fewer than eight
13	fueling stations.
14	(c) Commercial Surface Parking Lot meeting the exception
15	criteria contained in Section 656.361.5.3.
16	(d) Auto laundry.
17	(e) Thrift stores (retail outlets for the sale of used
18	goods).
19	(f) Service garage for minor repairs provided there is no
20	outdoor storage of vehicles and vehicle service bays do
21	not face the public right-of-way.
22	(g) Manufacturing of medical, dental or optical products in
23	conjunction with a retail point of sale or a clinic; or
24	as a standalone facility not to exceed 10,000 square
25	feet.
26	(h) Private clubs.
27	(i) Personal property/self-storage facilities meeting the
28	development standards contained in Sec. 656.361.5.4.
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30	Sec. 656.361.5.4. Development Standards for Uses Regulated
31	by District.

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The following additional development standards shall apply to uses permitted and permissible in Downtown:

- A. Personal property/self-storage. It is the intent that personal
 property/self-storage facilities are part of a mixed-use
 building with ground floor activation.
- All storage shall be located within the building, and
 outside storage of any type, including the outside
 storage of moving vans, trailers, vehicles and boats,
 shall not be permitted.
- 10 2. For ground floor building façades that front public streets, at least 50 percent of street frontages shall 11 be devoted as functional space for at least one primary 12 13 use unrelated to, and not an accessory to, the self-14 storage facility. For the purposes of meeting this 15 requirement, functional space does not include vehicle 16 use areas, open space, or other non-activation 17 activities, but does include uses such as professional and medical offices, commercial retail sales and 18 19 services, eating and drinking establishments, and art 20 galleries.
- 3. No more than 25 percent of the ground floor building
 façade fronting a public street road classified as Minor
 <u>Arterial or higher may be wrapped with occupied by the</u>
 rental and management office associated with the self storage facility.
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 4. Direct access to the individual self-storage units
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 - 5. The minimum height of a building containing a self-

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	storage facility shall be three stories.
2	6. The maximum height of a building containing a self-
3	storage facility shall be the maximum height permitted
4	in the Downtown Overlay District in which it is located.
5	7. Building façades visible from the public right-of-way
6	must have the appearance of an office, retail or
7	residential building through the use of doors, windows,
8	awnings, and other appropriate building elements.
9	8. The facility must be located at the intersection of two
10	(2) roads classified as Minor Arterials, or higher.
11	9. No form of live occupation of units (other than manager's
12	office and residence, if any) are allowed.
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14	Personal property storage facilities are prohibited along, or
15	within 500 feet of, any waterway.
16	* * *
17	Section 2. Effective Date. This ordinance shall become
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18 19 20 21 22	effective upon signature by the Mayor or upon becoming effective without the Mayor's signature. Form Approved:
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