

1 Introduced by Council Member Gaffney:
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4 **ORDINANCE 2021-821**

5 AN ORDINANCE AMENDING SECTION 656.361.5.2 (USES
6 REGULATED BY DISTRICT) AND SECTION 656.361.5.4
7 (DEVELOPMENT STANDARDS FOR USES REGULATED BY
8 DISTRICT), SUBPART H (DOWNTOWN OVERLAY ZONE AND
9 DOWNTOWN DISTRICT USE AND FORM REGULATIONS),
10 PART 3 (SCHEDULE OF DISTRICT REGULATIONS),
11 CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO
12 ADD PERSONAL PROPERTY STORAGE FACILITIES AS A
13 PERMISSIBLE USE BY EXCEPTION, MEETING CERTAIN
14 DEVELOPMENT STANDARDS, TO THE CATHEDRAL, CENTRAL
15 CORE, SPORTS AND ENTERTAINMENT, WORKING
16 WATERFRONT, AND SOUTHBANK DISTRICTS OF DOWNTOWN;
17 PROVIDING AN EFFECTIVE DATE.
18

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

20 **Section 1.** Section 656.361.5.2 (Uses Regulated by District)
21 and Section 656.361.5.4 (Development Standards for Uses Regulated by
22 District), Subpart H (Downtown Overlay Zone and Downtown District Use
23 and Form Regulations), Part 3 (Schedule of District Regulations),
24 Chapter 656 (Zoning Code), *Ordinance Code* is hereby amended to read
25 as follows:

26 **CHAPTER 656. ZONING CODE**

27 * * *

28 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

29 * * *

30 **SUBPART H. - DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT USE AND**
31 **FORM REGULATIONS**

1 * * *

2 **Sec. 656.361.5.2. Uses Regulated by District.**

3 * * *

4 D. Cathedral District.

5 1. *Bonus Uses.*

6 (a) Detached Single-Family homes.

7 2. *Uses permissible by exception.*

8 (a) Drive-in or drive through facilities for any permitted
9 use (including but not limited to restaurants, dry
10 cleaners, and banks) are permissible only by exception
11 and provided the service window or device and all queuing
12 lines are located entirely within an enclosed structure
13 such as a parking garage.

14 (b) Commercial Surface Parking Lot meeting the exception
15 criteria contained in Section 656.361.5.3.

16 (c) Auto laundry.

17 (d) Thrift stores (retail outlets for the sale of used
18 goods).

19 (e) Day Labor pool provided all activities, including waiting
20 or queuing, are completely located within an enclosed
21 facility.

22 (f) Personal property/self-storage facilities meeting the
23 development standards contained in Sec. 656.361.5.4.

24 E. Central Core District.

25 1. *Bonus Uses: None.*

26 2. *Uses permissible by exception.*

27 (a) Drive-in or drive through facilities for any permitted
28 use including but not limited to restaurants, dry
29 cleaners, and banks) are permissible only by exception
30 and provided the service window or device and all queuing
31 lines are located entirely within an enclosed structure

1 such as a parking garage.

2 (b) Auto laundry.

3 (c) Thrift stores (retail outlets for the sale of used
4 goods).

5 (d) Day Labor pool provided all activities, including
6 waiting or queuing, are completely located within an
7 enclosed facility.

8 (e) Private Clubs.

9 (f) Personal property/self-storage facilities meeting the
10 development standards contained in Sec. 656.361.5.4.

11 F. Sports and Entertainment District.

12 1. *Bonus Uses.*

13 (a) Commercial recreational or entertainment facilities in
14 completely enclosed buildings or outdoors such as
15 billiard parlors, bowling alleys, swimming pools,
16 skating rinks, dance halls, carnivals or circuses,
17 theaters (including open-air theaters), indoor shooting
18 galleries, archery or blade throwing ranges, pony
19 rides, athletic complexes, arenas, auditoriums,
20 convention centers, go-cart tracks, driving ranges and
21 similar uses, but not adult entertainment or service or
22 adult arcades.

23 (b) Manufacturing uses in existence on March 1, 2019.

24 (c) Private Clubs.

25 2. *Uses permissible by exception.*

26 (a) Drive-in or drive through facilities for any permitted
27 use including but not limited to restaurants, dry
28 cleaners, and banks) are permissible only by exception
29 and provided the service window or device and all
30 queuing lines are located entirely within an enclosed
31 structure such as a parking garage.

- 1 (b) Auto laundry.
- 2 (c) Thrift stores (retail outlets for the sale of used
- 3 goods).
- 4 (d) Personal property/self-storage facilities meeting the
- 5 development standards contained in Sec. 656.361.5.4.

6 G. Working Waterfront District.

7 1. *Bonus uses:* All uses permitted within the IW Zoning District.

8 2. *Uses permissible by exception.*

9 (a) Drive-in or drive through facilities for any permitted

10 use (including but not limited to restaurants, dry

11 cleaners, and banks) are permissible by exception and

12 provided the service window or device and all queuing

13 lines are located entirely within an enclosed structure

14 such as a parking garage.

15 (b) Day Labor pool provided all activities, including

16 waiting and queuing, are completely located within an

17 enclosed facility.

18 (c) Service garage for minor repairs provided there is no

19 outdoor storage of vehicles and vehicle service bays do

20 not face the public right-of-way.

21 (d) Bulk storage yard.

22 (e) Bulk processing, including flammable liquids.

23 (f) Personal property/self-storage facilities meeting the

24 development standards contained in Sec. 656.361.5.4.

25 H. Southbank District.

26 1. *Bonus uses:* None.

27 2. *Uses permissible by exception.*

28 (a) Drive-in or drive through facilities for any permitted

29 use (including but not limited to restaurants, dry

30 cleaners, and banks) are permissible only by exception

31 and provided the service window or device and all

1 queuing lines are located entirely within an enclosed
2 structure such as a parking garage.

3 (b) Filling or Fueling Stations with fewer than eight
4 fueling stations.

5 (c) Commercial Surface Parking Lot meeting the exception
6 criteria contained in Section 656.361.5.3.

7 (d) Auto laundry.

8 (e) Thrift stores (retail outlets for the sale of used
9 goods).

10 (f) Service garage for minor repairs provided there is no
11 outdoor storage of vehicles and vehicle service bays do
12 not face the public right-of-way.

13 (g) Manufacturing of medical, dental or optical products in
14 conjunction with a retail point of sale or a clinic; or
15 as a standalone facility not to exceed 10,000 square
16 feet.

17 (h) Private clubs.

18 (i) Personal property/self-storage facilities meeting the
19 development standards contained in Sec. 656.361.5.4.

20 * * *

21 **Sec. 656.361.5.4. Development Standards for Uses Regulated**
22 **by District.**

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

25 A. Personal property/self-storage. It is the intent that personal
26 property/self-storage facilities are part of a mixed-use
27 building with ground floor activation.

28 1. All storage shall be located within the building, and
29 outside storage of any type, including the outside
30 storage of moving vans, trailers, vehicles and boats,
31 shall not be permitted.

- 1 2. For ground floor building façades that front public
2 streets, at least 50 percent of street frontages shall
3 be devoted as functional space for at least one primary
4 use unrelated to, and not an accessory to, the self-
5 storage facility. For the purposes of meeting this
6 requirement, functional space does not include vehicle
7 use areas, open space, or other non-activation
8 activities, but does include uses such as professional
9 and medical offices, commercial retail sales and
10 services, eating and drinking establishments, and art
11 galleries.
- 12 3. No more than 25 percent of the ground floor building
13 façade fronting a ~~public street~~ road classified as Minor
14 Arterial or higher may be ~~wrapped with~~ occupied by the
15 rental and management office associated with the self-
16 storage facility.
- 17 4. Direct access to the individual self-storage units
18 located in the building shall not be provided from the
19 exterior of the building. Access to the individual self-
20 storage storage units shall be provided by internal
21 hallways.
- 22 5. The minimum height of a building containing a self-
23 storage facility shall be three stories.
- 24 6. The maximum height of a building containing a self-
25 storage facility shall be the maximum height permitted
26 in the Downtown Overlay District in which it is located.
- 27 7. Building façades visible from the public right-of-way
28 must have the appearance of an office, retail or
29 residential building through the use of doors, windows,
30 awnings, and other appropriate building elements.

31 Personal property storage facilities are prohibited along any

1 waterway.

2 **Section 2. Effective Date.** This ordinance shall become
3 effective upon signature by the Mayor or upon becoming effective
4 without the Mayor's signature.

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6 Form Approved:

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8 /s/ Kealey West

9 Office of General Counsel

10 Legislation prepared by: Steve Diebenow

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