

Introduced by the Council President at the request of the Mayor:

ORDINANCE 2018-769

AN ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*; AMENDING SECTION 656.314 (CENTRAL BUSINESS DISTRICT CATEGORY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO ADD MARINAS AND PARKS AS PERMITTED USES; AMENDING SECTION 656.361.5 (DOWNTOWN OVERLAY ZONE PERMITTED AND PERMISSIBLE USES BY EXCEPTION), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO ADD PARKS AS A PERMITTED USE; AMENDING SECTION 656.361.6 (DOWNTOWN OVERLAY ADDITIONAL PERMITTED USES BY DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART H (DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO ADD MARINAS AS A PERMITTED USE IN THE RIVERFRONT DISTRICT AND ADD PARKS AS A PERMITTED USE IN ALL OVERLAY DISTRICTS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Amending Section 656.314 (Central Business

District Category), Part 3 (Schedule of District Regulations), Subpart C (Commercial Use Categories and Zoning Districts), Chapter 656 (Zoning Code), Ordinance Code. Section 656.314 (Central Business District Category), Part 3 (Schedule of District Regulations), Subpart C (Commercial Use Categories and Zoning Districts), Chapter 656 (Zoning Code), Ordinance Code, is hereby amended to read as follows:

CHAPTER 656. ZONING CODE.

*** * ***

PART 3. SCHEDULE OF DISTRICT REGULATIONS.

*** * ***

SUBPART C. COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS.

*** * ***

Sec. 656.314. Central Business District Category.

*** * ***

The district requirements for the Commercial Central Business District (CCBD) zoning district are specified below. RMD-E, RHD-A, RHD-B, CCG-1, CCG-2, IBP, IBP and IL districts located in Central Business District areas shall be subject to the district regulations for same specified in the Zoning Code.

*** * ***

V. Commercial Central Business ~~(CCBD)~~ District (CCBD).

(a) Permitted uses and structures.

*** * ***

(16) Marinas.

(17) Parks.

*** * ***

Section 2. Amending Section 656.361.5 (Downtown Overlay Zone Permitted and Permissible Uses by Exception), Part 3 (Schedule of District Regulations), Subpart H (Downtown Overlay Zone and Downtown District Regulations), Chapter 656 (Zoning Code),

1 **Ordinance Code.** Section 656.361.5 (Downtown Overlay Zone Permitted
2 and Permissible Uses by Exception), Part 3 (Schedule of District
3 Regulations), Subpart H (Downtown Overlay Zone and Downtown
4 District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*,
5 is hereby amended to read as follows:

6 **CHAPTER 656. ZONING CODE.**

7 * * *

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

9 * * *

10 **SUBPART H. DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS.**

11 * * *

12 **Sec. 656.361.5. Downtown Overlay Zone Permitted and**
13 **Permissible Uses by Exception.**

14 In addition to the uses already permitted or permissible in
15 the underlying zoning district, the following uses are all
16 permitted uses in the Downtown Overlay Zone, subject to consistency
17 with the Consolidated Downtown Development of Regional Impact
18 ("DRI") Development Order and the Transportation Concurrency
19 Exception Area Implementation Plan, although these uses may not be
20 permitted in all districts. Section 656.361.6 contains a listing of
21 permitted uses within each district.

22 * * *

23 (cc) Parks.

24 * * *

25 **Section 3. Amending Section 656.361.6 (Downtown Overlay**
26 **Additional Permitted Uses by Districts), Part 3 (Schedule of**
27 **District Regulations), Subpart H (Downtown Overlay Zone and**
28 **Downtown District Regulations), Chapter 656 (Zoning Code),**
29 **Ordinance Code.** Section 656.361.6 (Downtown Overlay Zone Additional
30 Permitted Uses by Districts), Part 3 (Schedule of District
31 Regulations), Subpart H (Downtown Overlay Zone and Downtown

District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*,
is hereby amended to read as follows:

CHAPTER 656. ZONING CODE.

*** * ***

PART 3. SCHEDULE OF DISTRICT REGULATIONS.

*** * ***

SUBPART H. DOWNTOWN OVERLAY ZONE AND DOWNTOWN DISTRICT REGULATIONS.

*** * ***

**Sec. 656.361.6. Downtown Overlay Additional Permitted Uses by
Districts.**

The permitted uses listed in Section 656.361.5 are
permitted in the following districts, where listed; provided,
however, that parks (cc) are permitted in all districts:

*** * ***

(f) Riverfront District: The Riverfront District should
encourage high density development with a maritime
influence such as hotel, commercial office, specialty
retail and high rise residential development. The
following uses are permitted:

a, b, d, e, f, g, h, i, j, k, l, m, n, o, y and z, aa and
bb.

*** * ***

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/ Shannon Eller
Office of General Counsel
Legislation Prepared By: Shannon K. Eller
GC-#1241013-v1-Central_Business_District_Amending_656_314