

**ARTICLE 4
DISTRICT REGULATIONS**

SECTION 4.1 GENERAL

4.1-1 District Regulations, Generally

The following sections provide specific regulations regarding the use and development of property within the zoning districts established in Article 3 of this ordinance. These district regulations are supplemented by additional regulations appearing elsewhere in this ordinance and certain Chapters of the Jacksonville Municipal Code.

4.1-2 Dimensional Regulations, Generally

1. Dimensional Standards:

The dimensional standards contained in these district regulations constitute the minimum dimensions (e.g., building setbacks), or limits (e.g., building height or site coverage). This does not preclude compliance with other regulations (e.g., off-street parking requirements) that may result in lot sizes greater than the minimum standard.

2. Exceptions to Dimensional Standards:

Certain exceptions to the dimensional standards may apply. See the following sections in **Article 5, A Supplementary Regulations**, for permitted exceptions:

1. **Section 5.4, Lot Area and Width Exceptions;**
2. **Section 5.5, Height Exceptions;** and
3. **Section 5.6, Setback Exceptions**

3. Lot Area and Width Exceptions for Public Utility Facilities:

Lot area and width for public utility facilities may be less than the minimum requirements of the particular zoning district, provided that such lots shall not be used for any other use.

SECTION 4.2 EXEMPTION OF AGRICULTURAL USES

1. The provisions of these district regulations shall not be exercised so as to impose regulations or require permits with respect to land used or to be used for agricultural purposes, or with respect to the erection, maintenance, repair, alteration, remodeling or extension of buildings or structures used or to be used for agricultural purposes including farm dwellings for resident owners and laborers actually engaged in the principal permitted agricultural use, except that such building or structures used for agricultural purposes may be required to conform to building or setback lines. In the event that land within any zoning district, other than the A-1 Agricultural district, ceases to be used solely for agricultural purposes, then only shall the provisions of these regulations apply.
2. The above exemption does not apply to the extraction of sand, gravel, or limestone, even when those activities are related to an agricultural purpose.
3. The above exemption shall not be construed so as to permit the keeping of equine, poultry or livestock, including bovine, lamb, sheep, porcine, and other livestock, or the raising of cash crops, commercial greenhouses, or similar operations on lots whose principal use is or is intended to be for one or more dwellings and where such lots are less than five (5) acres in area; nor does it apply to the establishment of new agricultural uses in any zoning district other than the A-1 Agricultural district.

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SECTION 4.3 A-1 AGRICULTURAL DISTRICT

4.3-1 Intent and Purpose

The purpose of the A-1 district is to maintain an environment where agricultural activities may be conducted and to limit or restrict those uses which would be in conflict or negatively impacted by such activities.

4.3-2 Permitted Uses

The following uses are permitted in the A-1 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.3-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations, Section 5.7**);
2. Agricultural uses including crop and tree farming, gardening, nursery operations, dairy farming, egg production, stock raising, domestic animals and poultry breeding and raising (not including raising of fur bearing animals or animal hospitals) and forestry operations together with the operation of vehicles and machinery incidental to agricultural uses;
3. Clinic, veterinary (large or small animals);
4. Communication towers, less than 100 feet in height;
5. Community residences, small, where the community residence is more than one-thousand (1,000) feet from any existing community residence;
6. Dwellings, detached one-family;
7. Golf courses (not including miniature golf courses), including ancillary uses such as club houses, restaurants and practice driving ranges, provided that lighting of such ancillary driving ranges shall be subject to issuance of special use permit (see **Article 9**);
8. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
9. Parks, forest preserves and recreational areas that are public or private not-for-profit, including fairgrounds;
10. Places of worship;
11. Public utility facilities as defined in the State Act, entitled "An Act Concerning Public Utilities;
12. Roadside stands, temporary or movable, for display and sale of agricultural produce grown on the property, provided that any temporary or movable structure shall be set back at least twenty-four (24) feet from the edge of the roadway and outside the roadway right-of-way;
13. Stables, private.

4.3-3 Special Uses

A-1 Agricultural District

The following uses may be permitted in the A-1 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Agricultural implement and machinery sales and service;
2. Agricultural produce sale facilities (wholesale or retail) including but not necessarily limited to fruits, vegetables, flowers, plants, and similar produce;
3. Airport, commercial;
4. Airport, restricted landing area;
5. Bed and breakfast inn;
6. Blacksmith or welding shop;
7. Cemeteries, including crematories and mausoleums in conjunction therewith, provided that crematories shall not be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
8. Club or lodge, private social, political or fraternal;
9. Commercial feeding of poultry or livestock, including bovine, lamb, sheep, porcine, and other livestock being raised for sale, provided that no feeding facilities shall be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
10. Commercial grain elevators and storage facilities, provided that no elevator and storage facilities shall be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
11. Communication towers, greater than 100 feet in height;
12. Community residences, large;
13. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
14. Dwellings, manufactured (double wide);
15. Earth materials, extraction and processing, provided that:
 - a. no open pit or shaft shall be less than three-hundred (300) feet from any public road, nor less than five-hundred (500) feet from the lot line of any existing dwelling or the boundary of any dwelling district;
 - b. all buildings or structures for the screening, crushing, washing, mixing or storage shall not be located not less than one-thousand (1,000) feet from the lot line of the boundary of any dwelling district;
 - c. the borders of the entire property shall be fenced with a security fence at least six (6) feet in height;
 - d. a plan of development for the reclamation of the land is provided as part of the application for a special use permit; and

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- e. the plan of development shall be accompanied by a written agreement between the owner or owner's agent and the City of Jacksonville and a performance bond in an amount equal to the cost of the reclamation of the land as set forth in the development plan and approved by the City of Jacksonville.
- 16. Fertilizer sales, including bulk storage and mixing, provided that no bulk storage or mixing facility shall be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
- 17. Flour, feed and grain milling and storage facilities, provided that no storage or processing facility shall be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
- 18. Fur bearing animal farms;
- 19. Greenhouses, nurseries and landscaping supply operations, wholesale or retail;
- 20. Heliports;
- 21. Kennels;
- 22. Landscape waste composting operations, provided that no composting operations shall be located closer than two-thousand (2,000) feet to the lot line of the boundary of any dwelling district;
- 23. Livestock depots and sales yards, provided that no depot or sales yard shall be located closer than two-thousand (2,000) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
- 24. Milk depots;
- 25. Penal and correctional facilities;
- 26. Private, for-profit, recreational areas and camps;
- 27. Publicly-owned or publicly regulated buildings and facilities, such as, water filtration plants, electric substations, pumping stations, sewage treatment plants, maintenance facilities, public safety training areas, and similar uses, but not including auditoriums, community centers, gymnasiums, or other places of public assembly;
- 28. Railroad rights-of-way and trackage, but not including classification yards, terminal facilities, maintenance facilities or similar facilities; ***Note: make sure these exclusions are allowed, at least via special use permit, in the heavy industrial district.***
- 29. Recycling plants, provided that no resource recovery operations shall be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
- 30. Sanitary landfills, subject also to State approval and provided that no such landfill shall be located closer than two-thousand (2,000) feet to the boundary of any dwelling district;
- 31. Shooting ranges, outdoor, provided that no portion of an outdoor shooting range shall be located closer than one-thousand (1,000) feet to any habitable or occupiable building or non-agricultural district other than that of the dwelling of an on-site owner or operator of the shooting range;
- 32. Stables, professional and public;
- 33. Truck parking areas, the principal purpose of which is ancillary to the loading and shipping of farm produce,

A-1 Agricultural District

livestock, poultry, fertilizer, animal feed, and similar agriculturally related products and provided that no such parking area shall be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;

34. One chair beauty or barber shop.

4.3-4 Density and Dimensional Regulations

1. Minimum Lot Size:

a. *One-Family Detached and Modular Dwellings:*

(1) Lot area: 5 ac.

(2) Lot width: 200 ft.

b. *Other Permitted Uses:*

(1) Lot area: 2 ac.

(2) Lot width: 150 ft.

c. *Special Uses:*

(1) Lot area: 20,000 sq. ft.

(2) Lot width: 100 ft.

2. Minimum Building Setbacks:

a. *One-Family Detached and Modular Dwellings:*

(1) Right-of-way setback:¹ 50 ft.

(2) Property line setback: 25 ft.

b. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except as otherwise specified in the listing of permitted and special uses (see **Sections 4.3-2 and 4.3-3**).

3. Building Height Limitations: 35 ft. or 3 stories

¹ Right-of-way of any existing public street, road or highway or proposed public street, road or highway set forth on officially adopted plans.

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R-1A One-Family Dwelling District

SECTION 4.4 R-1A ONE-FAMILY DWELLING DISTRICT

4.4-1 Intent and Purpose

The purpose of the R-1A district is to protect and preserve areas of low density, estate-type, residential development and to allow for the construction of new one-family detached dwellings within large-lot (one acre or more) subdivisions. Dwellings within such large-lot subdivisions may be served by septic sewage disposal systems, depending on suitability of soils.

4.4-2 Permitted Uses

The following uses are permitted in the R-1A district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.4-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, Supplementary Regulations, Section 5.7**);
2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
3. Dwellings, detached one-family;
4. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
5. Places of worship;
6. Schools, public;
7. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot.

4.4-3 Special Uses

The following uses may be permitted in the R-1A district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Community residences, large;
2. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
3. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
4. Day Care Centers established as a principal use of buildings and land, prior to the effective date of this ordinance, where said buildings and land were developed and clearly intended for non-dwelling use;
5. Dwellings, manufactured (double wide);
6. Golf courses, except miniature courses and practice driving ranges operated as a commercial use;

R-1A One-Family Dwelling District

7. Greenhouses, nurseries, and landscaping supply operations, wholesale or retail, provided that such facilities are located on a lot of not less than five (5) acres and that any structures or loading areas are located no closer than one-hundred (100) to the lot line of any existing dwelling or the boundary line of any other dwelling district;
8. Parks and playgrounds, public or not-for-profit;
9. Public utility facilities, excluding communication towers;
10. Recreation facilities, common;
11. Schools, private; except trade, technical or business schools, college and university facilities;
12. One chair beauty or barber shop.

4.4-4 Density and Dimensional Regulations

1. Minimum Lot Size:

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| (1) Lot area: | 1 ac. |
| (2) Lot width: | 125 ft. |

2. Minimum Building Setbacks:

a. *One-Family Detached:*

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|-------------------------|--------|
| (1) Front yard setback: | 40 ft. |
| (2) Side yard setback: | 15 ft. |
| (3) Rear yard setback: | 75 ft. |

- b. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except as otherwise specified in the listing of special uses (see **Section 4.4-3**), and in all other instances where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.

3. Building Height Limitations: 35 ft. or 3 stories

4. Maximum Building Coverage: 20%

SECTION 4.5 R-1 ONE-FAMILY DWELLING DISTRICT

R-1 One-Family Dwelling District

4.5-1 Intent and Purpose

The purpose of the R-1 district is to protect and preserve areas of low density residential development and to allow for the construction of new one-family detached dwellings within low density subdivisions having lot sizes of not less than ten-thousand (10,000) square feet.

4.5-2 Permitted Uses

The following uses are permitted in the R-1 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.5-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, Supplementary Regulations, Section 5.7**);
2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
3. Dwellings, detached one-family;
4. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
5. Places of worship;
6. Schools, public.

4.5-3 Special Uses

The following uses may be permitted in the R-1 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Community residences, large;
2. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
3. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot;
4. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
5. Day Care Centers established as a principal use of buildings and land, prior to the effective date of this ordinance, where said buildings and land were developed and clearly intended for non-dwelling use;
6. Golf courses, except miniature courses and practice driving ranges operated as a commercial use;
7. Parks and playgrounds, public or not-for-profit;
8. Public utility facilities, excluding communication towers;

R-1 One-Family Dwelling District

9. Recreation facilities, common;
10. Schools, private; except trade, technical or business schools, college and university facilities;
11. One chair beauty or barber shop.

4.5-4 Density and Dimensional Regulations

1. Minimum Lot Size:

- a. *Lot Area:* 10,000 sq. ft.
- b. *Lot Width:* 75 ft.

2. Minimum Building Setbacks:

a. *One-Family Detached:*

- (1) Front yard setback: 30 ft.
- (2) Side yard setback: 8 ft.
- (3) Rear yard setback: 30 ft.

- b. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.

3. Building Height Limitations: 25 ft. or 2-1/2 stories

4. Maximum Building Coverage: 35%

SECTION 4.6 R-2 ONE-FAMILY DWELLING DISTRICT

4.6-1 Intent and Purpose

The purpose of the R-2 district is to protect and preserve areas of low density residential development and to allow for the construction of new one-family detached dwellings within low density subdivisions having lot sizes of not less than eight-thousand five-hundred (8,500) square feet.

4.6-2 Permitted Uses

The following uses are permitted in the R-2 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.6-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

R-2 One-Family Dwelling District

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
3. Dwellings, detached one-family;
4. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
5. Places of worship;
6. Schools, public.

4.6-3 Special Uses

The following uses may be permitted in the R-2 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Community residences, large;
2. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
3. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot;
4. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
5. Day Care Centers established as a principal use of buildings and land, prior to the effective date of this ordinance, where said buildings and land were developed and clearly intended for non-dwelling use;
6. Golf courses, except miniature courses and practice driving ranges operated as a commercial use;
7. Parks and playgrounds, public or not-for-profit;
8. Public utility facilities, excluding communication towers;
9. Recreation facilities, common;
10. Schools, private; except trade, technical or business schools, college and university facilities;
11. One chair beauty or barber shop.

4.6-4 Density and Dimensional Regulations

1. Minimum Lot Size:

- a. *One-Family Detached:*

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|---------------|---------------|
| (1) Lot area: | 8,500 sq. ft. |
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R-2 One-Family Dwelling District

- (2) Lot width: 60 ft.
- b. *Other Permitted and Special Uses:*
 - (1) Lot area: 10,000 sq. ft.
 - (2) Lot width: 75 ft.
- 2. Minimum Building Setbacks:
 - a. *One-Family Detached:*
 - (1) Front yard setback: 30 ft.
 - (2) Side yard setback: 7 ft.
 - (3) Rear yard setback: 30 ft.
 - b. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.
- 3. Building Height Limitations: 25 ft. or 2-1/2 stories
- 4. Maximum Building Coverage: 35%

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R-3 One-Family Dwelling District

SECTION 4.7 R-3 ONE-FAMILY DWELLING DISTRICT

4.7-1 Intent and Purpose

The purpose of the R-3 district is to protect and preserve areas of low to medium density residential development and to allow for the construction of new one-family detached dwellings within low to medium density subdivisions having lot sizes of not less than six-thousand (6,000) square feet.

4.7-2 Permitted Uses

The following uses are permitted in the R-3 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.7-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
3. Dwellings, detached one-family and manufactured (double wide);
4. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
5. Places of worship;
6. Schools, public.

4.7-3 Special Uses

The following uses may be permitted in the R-3 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Community residences, large;
2. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
3. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot;
4. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
5. Day Care Centers established as a principal use of buildings and land, prior to the effective date of this ordinance, where said buildings and land were developed and clearly intended for non-dwelling use;
6. Golf courses, except miniature courses and practice driving ranges operated as a commercial use;
7. Parks and playgrounds, public or not-for-profit;
8. Public utility facilities, excluding communication towers;

R-3 One-Family Dwelling District

- 9. Recreation facilities, common;
- 10. Schools, private; except trade, technical or business schools, college and university facilities;
- 11. One chair beauty or barber shop.

4.7-4 Density and Dimensional Regulations

1. Minimum Lot Size:

a. *One-Family Detached:*

- (1) Lot area: 6,000 sq. ft.
- (2) Lot width: 50 ft.

b. *Other Permitted and Special Uses:*

- (1) Lot area: 10,000 sq. ft.
- (2) Lot width: 75 ft.

2. Minimum Building Setbacks:

a. *One-Family Detached:*

- (1) Front yard setback: 25 ft.
- (2) Side yard setback: 6 ft.
- (3) Rear yard setback: 30 ft.

b. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.

3. Building Height Limitations: 25 ft. or 2 2 stories

4. Maximum Building Coverage: 35%

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R-4 Two-Family Dwelling District

SECTION 4.8 R-4 TWO-FAMILY DWELLING DISTRICT

4.8-1 Intent and Purpose

The purpose of the R-4 district is to protect and preserve existing areas of predominantly two-family dwellings and to allow for the construction of new one-family detached dwellings and two-family dwellings.

4.8-2 Permitted Uses

The following uses are permitted in the R-4 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.8-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, Supplementary Regulations, Section 5.7**);
2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
3. Dwellings, attached one-family;
3. Dwellings, detached one-family;
4. Dwellings, two-family;
5. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
6. Places of worship;
7. Schools, public.

4.8-3 Special Uses

The following uses may be permitted in the R-4 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Community residences, large;
2. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
3. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot;
4. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
5. Day Care Centers established as a principal use of buildings and land, prior to the effective date of this ordinance, where said buildings and land were developed and clearly intended for non-dwelling use;
6. Golf courses, except miniature courses and practice driving ranges operated as a commercial use;

R-4 Two-Family Dwelling District

7. Parks and playgrounds, public or not-for-profit;
8. Public utility facilities, excluding communication towers;
9. Recreation facilities, common;
10. Schools, private; except trade, technical or business schools, college and university facilities;
11. One chair beauty or barber shop.

4.8-4 Density and Dimensional Regulations

1. Minimum Lot Size:

a. *One-Family Detached:*

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|----------------|---------------|
| (1) Lot area: | 6,000 sq. ft. |
| (2) Lot width: | 50 ft. |

b. *One-Family Attached Dwellings:*

- | | |
|---------------------------------------|----------------|
| (1) Lot area: | |
| (b) per development | 20,000 sq. ft. |
| (c) per dwelling unit | 4,250 sq. ft. |
| (2) Minimum lot dimension: | |
| (b) per development ² | 100 ft. |
| (c) min. lot width for dwelling units | 45 ft. |

c. *Two-Family Dwellings:*

² Minimum lot dimension at street right-of-way providing access to the development.

R-4 Two-Family Dwelling District

(1) Lot area: 8,500 sq. ft.³

(2) Lot width: 60 ft.

Exception: An existing one-family dwelling located on a lot of record that has less area than required in this section may be converted to a two-family dwelling without increasing the lot size, provided that the building is not enlarged beyond its present outside dimensions and that all other regulations of this ordinance are complied with. Additions may be made to an existing building only when lot size and yard requirements of this size and yard requirements of this section are complied with.

d. *Other Permitted and Special Uses:*

(1) Lot area: 10,000 sq. ft.

(2) Lot width: 75 ft.

2. Building Setback Requirements:

a. *One-Family Attached and Two-Family Dwellings:*

(1) Front yard setback: 25 ft.

(2) Side yard setback: 6 ft.

(3) Rear yard setback: 30 ft.

b. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.

3. Building Height Limitations: 25 ft. or 2-1/2 stories

4. Maximum Building Coverage: 35%

³ Equivalent to 4,250 square feet per dwelling unit.

R-4 Two-Family Dwelling District

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R-5 Multiple-Family Dwelling District

SECTION 4.9 R-5 MULTIPLE-FAMILY DWELLING DISTRICT

4.9-1 Intent and Purpose

The purpose of the R-5 district is to protect and conserve areas of predominantly multi-family apartments, built at relatively high densities, and provide for the construction of new high density residential developments commonly referred to as townhouse apartments and garden apartments.

4.9-2 Permitted Uses

The following uses are permitted in the R-5 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.9-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, Supplementary Regulations, Section 5.7**);
2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
3. Dwellings, attached one-family;
4. Dwellings, detached one-family;
5. Dwellings, apartment;
6. Dwellings, townhouse;
7. Dwellings, two-family;
8. Home occupations (see **Article 5, Supplementary Regulations, Section 5.10**);
9. Places of worship;
10. Schools, public.

4.9-3 Special Uses

The following uses may be permitted in the R-5 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Bed and breakfast establishments;
2. Boarding houses;
3. Community residences, large;
4. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;

R-5 Multiple-Family Dwelling District

5. Convalescent and nursing homes;
6. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot;
7. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
8. Day Care Centers established as a principal use of buildings and land, prior to the effective date of this ordinance, where said buildings and land were developed and clearly intended for non-dwelling use;
9. Dormitories;
10. Fraternities and sorority houses;
11. Golf courses, except miniature courses and practice driving ranges operated as a commercial use;
12. Laundry facilities, common;
13. Parks and playgrounds, public or not-for-profit;
14. Police and fire stations;
15. Public utility facilities, excluding communication towers;
16. Recreation facilities, common;
17. Rental offices associated with residential developments;
18. Schools, private; except trade, technical or business schools, college and university facilities;
19. One chair beauty or barber shop.

4.9-4 Density and Dimensional Regulations

1. Minimum Lot Size:

1. *Apartment Dwellings:*

- | | |
|---|----------------|
| (1) Lot area: | |
| (a) per development | 20,000 sq. ft. |
| (b) per dwelling unit | 2,000 sq. ft. |
| (2) Minimum lot dimension: ⁴ | 100 ft. |

b. *One-Family Attached Dwellings:*

- | | |
|---------------------|----------------|
| (1) Lot area: | |
| (a) per development | 20,000 sq. ft. |

⁴ Minimum lot dimension at street right-of-way providing access to the development.

R-5 Multiple-Family Dwelling District

- | | |
|---------------------------------------|---------------|
| (b) per dwelling unit | 4,250 sq. ft. |
| (2) Minimum Lot Dimension: | |
| (a) per development ⁵ | 100 ft. |
| (b) min. lot width for dwelling units | 45 ft. |
3. *Townhouse Dwellings:*
- | | |
|---------------------------------------|----------------|
| (1) Lot area: | |
| (a) per development | 20,000 sq. ft. |
| (b) per dwelling unit | 3,000 sq. ft. |
| (2) Minimum lot dimension: | |
| (a) per development ⁶ | 100 ft. |
| (b) min. lot width for dwelling units | 25 ft. |
- d. *Two-Family Dwellings:*
- | | |
|----------------|---------------|
| (1) Lot area: | 8,500 sq. ft. |
| (2) Lot width: | 60 ft. |

Exception: An existing one-family dwelling located on a lot of record that has less area than required in this section may be converted to a two-family dwelling without increasing the lot size, provided that the building is not enlarged beyond its present outside dimensions and that all other regulations of this ordinance are complied with. Additions may be made to an existing building only when lot size and yard requirements of this size and yard requirements of this section are complied with.

- c. *Other Permitted and Special Uses:*
- | | |
|----------------|----------------|
| (1) Lot area: | 10,000 sq. ft. |
| (2) Lot width: | 75 ft. |
2. Minimum Building Setback Requirements:
1. *Apartment Dwellings:*
- | | |
|---|--------|
| (1) From street right-of-way: | 25 ft. |
| (2) From private drives or parking areas: | 15 ft. |
| (3) From one-family zoned property line: | 25 ft. |
| (4) From all other property lines: | 15 ft. |

⁵ Same as footnote 4.

⁶ Same as footnote 4.

R-5 Multiple-Family Dwelling District

b. *One-Family Attached and Two-Family Dwellings:*

- (1) Front yard setback: 25 ft.
- (2) Side yard setback: 6 ft.
- (3) Rear yard setback: 30 ft.

c. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph "a" above, except where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.

- 3. Building Height Limitations: 35 ft. or 3 stories
- 4. Maximum Building Coverage: 40%

SECTION 4.10 R-6 MANUFACTURED DWELLING DISTRICT

4.10-1 Purpose and Intent

The purpose of the R-6 district is to protect and conserve areas of manufactured dwelling (mobile home) parks that are developed in accordance with the standards contained herein and provide for the construction of new manufactured dwelling parks that meet the development standards contained herein.

4.10-2 Permitted Uses

The following uses are permitted in the R-6 district. In addition to the uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.10-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the permitted uses, may be permitted as well. When an unlisted use is proposed and appears to meet the intent of this district, but its potential impact is uncertain, then such use shall be considered a special use.

- 1. Accessory uses (see **Article 5, "Supplementary Regulations"**);
- 2. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence;
- 3. Dwellings, detached one-family;
- 4. Dwellings, manufactured homes, located in mobile home parks approved and developed in accordance with **ordinance 96-0-16, Mobile Home Community Regulations**;
- 5. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
- 6. Places of worship;
- 7. Schools, public.

R-6 Manufactured Dwelling District

4.10-3 Special Uses

The following uses may be permitted in the R-6 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Community residences, large;
2. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence;
3. Convents, monasteries and rectories, in connection with a place of worship and located on the same or adjacent lot;
4. Day Care Centers as an accessory use to places of worship, schools or other not-for-profit facilities;
5. Laundry facilities, common;
6. Parks and playgrounds, public or not-for-profit;
7. Public utility facilities, excluding communication towers;
8. Recreation facilities, common;
9. Schools, private; except trade, technical or business schools, college and university facilities;

4.10-4 Density and Dimensional Regulations

1. Minimum Lot Size:

1. *One-Family Detached:*

- | | |
|----------------|---------------|
| (1) Lot area: | 6,000 sq. ft. |
| (2) Lot width: | 50 ft. |

2. *Manufactured Dwellings:*

- | | |
|------------------------|---------------------|
| (1) Per development: | 10 ac. ⁷ |
| (2) Per dwelling unit: | 4,250 sq. ft. |

a. *Other Permitted and Special Uses:*

- | | |
|----------------|----------------|
| (1) Lot area: | 10,000 sq. ft. |
| (2) Lot width: | 75 ft. |

⁷ Minimum area may be reduced to five (5) acres where a proposed mobile home park is to be located adjacent to an existing mobile home park containing an area of five (5) acres or more.

R-6 Manufactured Dwelling District

2. Minimum Building Setbacks:

a. *Manufactured Dwellings:* (see **ordinance 96-0-16, Mobil Home Community Regulations**)

b. *One-family Detached:*

(1) Front yard setback: 15 ft.

(2) Side yard setback: 6 ft.

(3) Rear yard setback: 30 ft.

c. *Other Permitted and Special Uses:* The minimum setback requirements for all other principal buildings and structures shall be the same as listed in paragraph A above, except where a side yard of a non-dwelling use abuts a property that is within a dwelling district, then the minimum side yard setback shall be twenty-five (25) feet.

3. Building Height Limitations:

1. *Manufactured Dwellings:* 15 ft.

b. *Other Uses:* 25 ft. or 2-1/2 stories

4. Maximum Building Coverage:

1. *Manufactured Dwellings:* (see **ordinance 96-0-16, Mobil Home Community Regulations**)

2. *Other Permitted and Special Uses:* 35%

R-6 Manufactured Dwelling District

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B-1 Neighborhood Business District

SECTION 4.11 B-1 NEIGHBORHOOD BUSINESS DISTRICT

4.11-1 Intent and Purpose

The B-1 district is intended to accommodate limited retail and service businesses at locations within or adjacent to residential neighborhoods. Such retail and service establishments are intended to serve a relatively small and local market area, or are of such character and intensity which are compatible with the surrounding neighborhood.

4.11-2 Permitted Uses

The following uses are permitted in the B-1 district, subject to a limit of 3,500 square feet of gross floor area for the principal building containing one or more of the uses. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.11-3**. Any permitted land use or development, that contains a principal building, which exceeds 3,500 square feet of gross floor area, shall be considered a special use (see **Section 4.11-3**). Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Artist, sculptor, or craft studios;
3. Bakeries, limited to the processing of bakery goods for sale only on the premises;
4. Day care centers, caring for twenty (20) or fewer children;
5. Dry-cleaning drop-off/pick-up (no cleaning facilities on site);
6. Specialty food shops;
7. Laundromats, self service;
8. Offices;
9. Offices, medical and dental;
10. Pharmacies;
11. Places of worship;
12. Recreation facilities, commercial; or health clubs;
13. Retail service establishments, including barber shops and beauty parlors; copying and duplicating services; dressmaking or tailor shops; private postal services; shoe repair shops; suntan parlors; travel agencies; typing and stenography services; and other similar service establishments;
14. Retail specialty shops, including antique shops; art and school supplies; bicycle shops; book stores; camera shops and film developing; candy stores; card and stationery shops; florist shops; gift shops; hobby shops; jewelry stores; newspaper and magazine shops; record, tape and compact disc shops; tobacco and pipe shops; and other similar

B-1 Neighborhood Business District

specialty retail establishments;

15. Schools, public;
16. Schools and studios, private; for less than twenty (20) students in attendance at any one time;
17. Video rental and sales stores.

4.11-3 Special Uses

The following uses may be permitted in the B-1 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. All permitted uses, listed under **Section 4.11-2**, which exceed 3,500 square feet of gross floor area but not exceeding 12,000 square feet of gross floor area;
2. Amusement centers, indoor;
3. Animal hospitals and veterinary clinics, but not including animal boarding facilities or outdoor animal exercise areas;
4. Bowling allies;
5. Day care centers, serving more than twenty (20) children;
6. Dry-cleaning establishments, with cleaning facilities on site;
7. Outdoor dining, on premises only;
8. Parks and playgrounds, public or not-for-profit;
9. Public utilities, excluding communication towers;
10. Restaurants;
11. Restaurants, fast food;
12. Schools and studios, private; with more than twenty (20) students in attendance at any one time.
13. All permitted uses, including drive-through facilities.
14. Single dwelling unit above or to the rear of a permitted use.

4.11-4 Density and Dimensional Regulations

1. Minimum Lot Size:
 - a. *Lot Area:* 10,000 sq. ft.
 - b. *Lot Width:* 75 ft.

B-1 Neighborhood Business District

2. Minimum Building Setbacks:

1. *Front Yard Setback:* 20 ft.
2. *Side Yard Setback:* None ⁸
3. *Rear Yard Setback:* 20 ft.
4. *Modification of Rear or Side Yard Setback:* The minimum property line setback requirements may be modified via the special use permit procedure, under **Article 9, "Special Use Procedures and Standards."** Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the B-1 district, which is adjacent to a dwelling district. In the case of a request for a less stringent setback, the special use permit applicant must demonstrate screening between the proposed development and the adjacent residential district above and beyond the minimum screening requirements contained in **Article 5, "Supplemental Regulations," Section 5.8.**

3. Building Height Limitations: 25 ft. or 2 stories

4. Maximum Site Coverage:

For developments encompassing 20,000 square feet or more of land area, site coverage shall not exceed seventy (70) percent. Site coverage may be increased by a factor of one (1) to ten (10) percent, under the special use permit procedures contained in **Article 9, "Special Use Procedures and Standards."** Such additional site coverage may be allowed in consideration of special or outstanding landscape design and site planning features. Such features to be considered in allowing any additional site coverage includes the following:

- a. A professionally designed landscape plan which incorporates proper irrigation, intense planting, and retention of existing trees and other plants worthy of saving;
- b. Use of low masonry walls of architectural quality (brick or textured and pigmented concrete), terraces, berms, and earth sculpting to screen parking areas;
- c. Special pedestrian facilities and features such as plazas, covered walkways, fountains, and seating areas.

The balance of the site, not covered by buildings and structures, parking lots, vehicle circulation, and other accessory facilities, shall be devoted to landscaping, pedestrian circulation, plazas, and buffering.

4.11-5 Other Development Standards

1. Except for permitted outdoor dining, off-street parking and loading, all business, merchandise display, servicing, processing, and storage, which takes place outdoors shall be limited to one-hundred (100) square feet in area. Otherwise, all business, merchandise display, servicing, processing, and storage shall be conducted within completely enclosed buildings. This limitation does not apply to outdoor storage of items that are screened from public view and located behind the building setback line from a street right-of-way or a property line.

⁸ A side yard setback of 25 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements. *[Editors Note: This setback requirement is 15 feet more than the current standard. However, 25 feet is consistent with the requirements for non-dwelling uses abutting property within a dwelling district (see dwelling districts).]*

B-1 Neighborhood Business District

2. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the property line of a particular use (also see **Article 5, Section 5.14** for performance standards).

SECTION 4.12 B-2 CENTRAL BUSINESS DISTRICT

4.12-1 Intent and Purpose

The B-2 district encompasses the "downtown" area of Jacksonville. It is intended to accommodate a wide variety of retail commercial uses, with an emphasis towards the sale of retail goods, dining and entertainment, which attracts visitors and shoppers from a large trade area. This district recognizes the unique aspects of older downtown buildings wherein a mix of business and dwelling uses are encouraged and permissible. All ground floor building space, having frontage on a street, is limited to retail trade and services.

4.12-2 Permitted Uses

The following uses are permitted in the B-2 district. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.12-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Any use permitted in the B-1 district (see **Section 4.11-2**), except those uses that are modified under this list of permitted uses.⁹
3. Art galleries;
4. Automobile parts and accessories (retail) stores;
5. Banks and other financial institutions;
6. Community residences, small, where the community residence is more than one thousand (1,000) feet from any existing community residence and when located above the ground floor;
7. Furniture stores, home and office furnishings sales, including antiques and interior decorating;
8. Grocery stores, delicatessens, and specialty food shops;
9. Museums;
10. Restaurants;
11. Restaurants, fast food;
12. Retail stores providing for the sale of consumer goods normally found in a shopping center or a freestanding building, including the sale of clothing and apparel, sporting goods, computer hardware and software, home or car audio/video equipment, dry goods, toys, and similar merchandise;
13. Theaters (indoor) performing arts or movies;

⁹ The size limitations on the permitted uses under the B-1 district do not apply to the uses permitted under the B-2 district.

B-2 Central Business District

14. Package liquor sales as an ancillary use.

4.12-3 Special Uses

The following uses may be permitted in the B-1 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. All permitted uses, which include drive-through facilities;
2. All special uses in the B-1 district (see **Section 4.11-3**), except as may be otherwise permitted by right in this B-2 district (see **Section 4.12-2**);¹⁰
3. Bars and taverns;
4. Community residences, large, when located above the ground floor;
5. Community residences, small, where the community residence is one-thousand (1,000) feet or less from any existing community residence, and when located above the ground floor;
6. Day care centers, serving more than twenty (20) children;
7. Dwellings units, when located above the ground floor;
8. Outdoor dining, on premises and on public sidewalks;
9. Parking lots and structures, as a principle use, but not for the storage of wrecked or otherwise damaged or immobilized vehicles;
10. Public utilities,;
11. Undertaking establishments;
12. Wholesale businesses, provided it is located in a building having not more than 3,500 square feet of gross floor area on the ground floor.
13. Bowling Alleys
14. Pet store subject to noise restrictions

4.12-4 Density and Dimensional Regulations

1. Minimum Lot Size:

a. *Lot Area:* 10,000 sq. ft.

¹⁰ The size limitations on the special uses under the B-1 district do not apply to the special uses under the B-2 district.

B-2 Central Business District

- b. *Lot Width:* 75 ft.
- c. *Minimum Lot Size Exceptions:* The minimum lot size requirement may be reduced, subject to the issuance of special use permit in accordance with the procedures and standards contained in **Article 9, "Special Use Procedure and Standards."** Such a reduction in lot size may be allowed if the applicant can demonstrate that no reasonable alternative exists to acquire and assemble adjacent B-2 zoned property with the property in question. An example of such a circumstance would be "in-fill" development where all properties, adjacent to the parcel in question, are already developed and said parcel existed prior to the adoption of this ordinance, or amendment thereto.
2. Minimum Building Setbacks:
1. *Front Yard Setback:* None ¹¹
2. *Side Yard Setback:* None ¹²
3. *Rear Yard Setback:* 20 ft.¹³
4. *Modification of Rear or Side Yard Setback:* The minimum property line setback requirements may be modified via the special use permit procedure, under **Article 9, "Special Use Procedures and Standards."** Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the B-1 district, which is adjacent to a dwelling district. In the case of a request for a less stringent setback, the special use permit applicant must demonstrate screening between the proposed development and the adjacent residential district above and beyond the minimum screening requirements contained in **Article 5, "Supplemental Regulations," Section 5.8.**
3. Building Height Limitations:
1. *Height Limit:* 35 ft. or 3 stories
- b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved **"Planned Development"** (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, provided that no building shall exceed six (6) stories or eighty (80) feet in height.
4. Maximum Site Coverage: No limit.

4.12-5 Other Development Standards

¹¹ When lots in the B-2 district abut lots in a dwelling district, all of which front upon the same street between two intersecting streets, then the front yard setback for such lots shall be the same as required in the applicable dwelling district, except as provided for in **Article 5, Supplementary Regulations, Section 5.4.**

¹² A side yard setback of 15 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, A Supplementary Regulations, Section 5.8** for screening requirements. *[Editors Note: This setback requirement is 5 feet more than the current standard. This is less than the 25 foot setback requirement being proposed in the other district regulations.]*

¹³ Where the rear of a lot abuts a dwelling district, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

B-2 Central Business District

1. Except for permitted outdoor dining, off-street parking and loading, all business, merchandise display, servicing, processing, and storage, which takes place outdoors shall be limited to one-hundred (100) square feet in area. Otherwise, all business, merchandise display, servicing, processing, and storage shall be conducted within completely enclosed buildings. This limitation does not apply to outdoor storage of items that are screened from public view and located behind the building setback line from a street right-of-way or a property line.
2. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the property line of a particular use (also see **Article 5, Section 5.13** for performance standards).
3. Outdoor Dining:

Outdoor dining is permitted on public sidewalks in the B-2 district provided that:

1. Outdoor dining areas, associated with restaurants and located on public sidewalks, shall be arranged in such a way so as not to inhibit the safe movement of pedestrian traffic along such public sidewalks. All furniture and fixtures, located on public sidewalks shall be entirely portable.
- b. All outdoor dining shall be prohibited between November 15 and March 15. During this period, all portable furniture and fixtures associated with outdoor dining (on premises or on public sidewalks) shall be stored within completely enclosed buildings.
- c. For purposes of this paragraph 4, all furniture and fixtures that were originally designed to be portable shall be considered portable, regardless if the same has been affixed to the ground surface in any manner.

4.12-6 Jacksonville Main Street Construction, Facade and Signage Standards

1. Facade Regulations
 - a. Upper story configurations – The openings above the first floor should appear as “punches” openings within a solid wall, rather than as windows separated only separated only by their frames or curtain wall as in the store front. A solid wall must appear to be the structural element. Care should be taken to insure the proportions are similar to the openings of the other buildings within that block.
 - b. Store front configurations – New and existing store fronts shall include the basic features of historic store front. There shall be a belt course separating the upper stories from the first floor; there shall be a bulkhead; the first floor shall maintain 80% - 90% glass. Window signage shall not exceed more than five percent of the store front windows area. Recessed areas and transoms are encouraged as historical elements.
 - c. Materials – Appropriate rehabilitation and new materials for exposed surfaces shall include brick, stone and split-face concrete block. Detailing materials shall include cast and molded metals, wood, fiberglass replication, gypsum detailing, structural glass when replicating a pre-1940’s store front design, and dryvit.

The following materials shall not be allowed on visible surfaces: wood, vinyl or aluminum siding, wood asphalt or fiberglass shingles; structural ribbed metal panels; corrugated metal panels; plywood sheeting; plastic sheeting; structural glass, unless used to replicate a 1940 store front design; reflective or moderate to high grade tinted glass.

B-2 Central Business District

Appropriate colors for exterior materials shall be the colors found in natural materials such as brown, grays, deep reds and deep greens.

- d. Historical elements – Existing elements not original to the building that are historically or architecturally significant to the building shall be removed and replaced with an appropriate design. Historic elements shall not be covered. Where moderate inappropriate materials conceal an original façade, these elements should be removed during renovations.
 - e. Windows – Windows shall reflect the design of the original building or period. Window openings that have been blocked or screened by concrete block, brick or plywood, etc. should be reopened to establish the original rhythm of the façade. When it is no longer practical to have all windows open into the interior, a block panel should be placed behind the glass to preserve the exterior rhythm and character of the façade rather than covering the window from the exterior. Wood is strongly recommended as a replacement door frame and window frame material. Window openings shall not be used for mechanical equipment, such as air conditioners, louvers, and air exhausts.
2. Sign Guidelines. Wall signs shall not exceed the height of the building cornice. Street façade signs and display ads shall not exceed ten percent of each main floor façade area. Wall signs shall be flush mounted or painted directly upon the flat surface of the building, and should be placed in traditional locations in order to fit within architectural features, such as; above transoms, on cornice fascia boards, and below cornices. Brackets for projecting signs should be located under a second floor window sill or a maximum of 15 feet from the street level. Projecting signs shall be no larger than three feet by five feet. The use of sign symbols, logos, and cutouts, particularly in projecting signs is encouraged. Signage permanently painted on glass is encouraged when under five percent of the glass area.

When more than two businesses occupy the same building, identifying signs should be grouped together in a single panel. Similar letter forms and backgrounds to make up a directory to a sign frieze may be used.

3. Awnings. Fabric awnings are encouraged; awnings shall fit store front openings or individual window openings. Where possible, top edges of awnings shall be mounted to align with the top of the transom or with the framing above the main display window; the use of awning valances for signs is encouraged.
4. Prohibited Items. The use of the following are not allowed in the Main Street District: internally lit and/or plastic awnings, flashing sign, pedestal signs and pole-mounted signs, mass-produced blow mounted plastic sign, billboards or all types and sizes attached or free standing, portable trailer signs, historical incompatible canopies, awnings, and imitation mansard roofs made of metal, rough-sawn wood, plastic, shakes or asphalt roofing, and vending machines dispensing food or drinks on the exterior of any structure.
5. Permit Required. Inspection Department, when issuing any building permit for a property located in the Main Street District, shall insure proposed construction, repairs or renovations shall conform to the requirements of these Main Street Construction, Façade and Signage Standards. Construction of new structures shall meet the requirements of this section

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B-3 Limited Business District

4.13-1 Intent and Purpose

The B-3 district is intended to accommodate more intensive retail and service businesses that would otherwise not be permitted in the B-2 district and to permit a limited number of additional uses that would otherwise not be permitted in the more restrictive B-2 district. The B-3 district is intended to accommodate the retail and service needs of a larger consumer population than is typically served by B-1 Neighborhood Business District.

4.13-2 Permitted Uses

The following uses are permitted in the B-3 district, subject to a limit of 25,000 square feet of gross floor area for the principal building containing one or more of the uses. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.13-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Any use permitted in the B-1 Neighborhood Business district (see **Section 4.11-2**), except those uses that are modified under this list of permitted uses;¹⁴
3. Appliance, computer, and/or electronics stores, sales and service;
4. Automobile and light truck sales and leasing 50 vehicles and under, parts and accessory stores;
5. Banks and other financial institutions;
6. Bicycle stores, sales, rental and service;
7. Catering establishments, including pizza delivery;
8. Clothing and apparel stores;
9. Department, discount and variety stores;
10. Food stores and grocery stores; convenience stores (excluding motor fuel on the premises); and meat markets;
11. Funeral Home and Crematorium. (Complete Self Contained Unit)
12. Furniture stores with repair and re-upholstery only as an accessory use;
13. Hardware and home improvement stores, but not including lumber yards as a principal or an accessory use;
14. Interior decorating stores, including carpet, paint, and wallpaper stores;
15. Libraries;

¹⁴ The size limitations on the permitted uses under the B-1 district do not apply to the uses permitted under the B-3 district.

B-3 Limited Business District

16. Medical and dental offices;
17. Musical instrument stores, sales and repair;
18. Museums;
19. Pharmacies;
20. Office supply stores;
21. Optical sales, examinations;
22. Pet stores and animal grooming shops;
23. Public buildings used by the City, School District, Township, Park District, County, State, or Federal governments, except for vehicle maintenance, raw material storage and other similar type facilities;
24. Radio, television and recording studios;
25. Restaurants;
26. Restaurants, fast-food;
27. Retail stores providing for the sale of consumer goods normally found in a shopping center or a freestanding building, including the sale of clothing and apparel, sporting goods, computer hardware and software, home or car audio/video equipment, dry goods, toys, and similar merchandise;
28. Schools for business, professional, or technical training, but not including outdoor training areas;
29. Theaters, performing arts or movie;
30. Ancillary use package liquor.
31. Bowling Alleys

4.13-3 Special Uses

The following uses may be permitted in the B-3 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. All permitted uses, which include drive-through facilities;
2. All special uses in the B-1 district (see **Section 4.11-3**), except as may be otherwise permitted by right in this B-3 district (see **Section 4.13-2**);¹⁵
3. All permitted uses, listed under **Section 4.13-2**, which exceed 25,000 square feet of gross floor area but not exceeding 50,000 square feet of gross floor area;

¹⁵ The size limitations on the special uses under the B-1 district do not apply to the special uses under the B-3 district.

B-3 Limited Business District

- 4. Bars & taverns;
- 5. Gasoline stations;
- 6. Massage or tattoo establishments, as a principal use, subject to all applicable Federal, State and local requirements;
- 7. Package liquor sales as a principal use;
- 8. Recycling collection point;
- 9. Freestanding telecommunication towers (**See Article 5, Section 5.14**);
- 10. Vehicle Service Facilities;
- 11. Wind energy conversion systems (**See Article 5, Section 5.15**);
- 12. Rescue Animal Shelter

4.13-4 Density and Dimensional Regulations

1. Minimum Lot Size:

- a. *Lot Area:* 10,000 sq. ft.
- b. *Lot Width:* 75 ft.
- c. *Minimum Lot Size Exceptions:* The minimum lot size requirement may be reduced, subject to the issuance of special use permit in accordance with the procedures and standards contained in **Article 9, "Special Use Procedure and Standards."** Such a reduction in lot size may be allowed if the applicant can demonstrate that no reasonable alternative exists to acquire and assemble adjacent B-3 zoned property with the property in question. An example of such a circumstance would be "in-fill" development where all properties, adjacent to the parcel in question, are already developed and said parcel existed prior to the adoption of this ordinance, or amendment thereto.

2. Minimum Building Setbacks:

- 1. *Front Yard Setback:* 40 ft.
- 2. *Side Yard Setback:* None¹⁶
- 3. *Rear Yard Setback:* 20 ft.¹⁷

¹⁶ A side yard setback of 25 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

¹⁷ Where the rear of a lot abuts a dwelling district, a rear yard setback of 25 feet shall be provided. Also see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

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4. *Modification of Rear or Side Yard Setback:* The minimum property line setback requirements may be modified via the special use permit procedure, under **Article 9, "Special Use Procedures and Standards."** Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the B-3 district, which is adjacent to a dwelling district. In the case of a request for a less stringent setback, the special use permit applicant must demonstrate screening between the proposed development and the adjacent residential district above and beyond the minimum screening requirements contained in **Article 5, "Supplemental Regulations," Section 5.8.**
3. Building Height Limitations:
 - a. *Height Limit:* 35 ft. or 3 stories
 - b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved **"Planned Development"** (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, subject to the following increases in minimum building setbacks:
 - (1) *Right-of-Way Setback:* The minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the right-of-way does not have to exceed one-hundred (100) feet.
 - (2) *Property Line Setback:* When adjacent to a dwelling district, the minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the property line does not have to exceed one-hundred (100) feet.
4. Maximum Site Coverage:

For developments encompassing 20,000 square feet or more of land area, site coverage shall not exceed seventy (70) percent. Site coverage may be increased by a factor of one (1) to ten (10) percent, under the special use permit procedures contained in **Article 9, "Special Use Procedures and Standards."** Such additional site coverage may be allowed in consideration of special or outstanding landscape design and site planning features. Such features to be considered in allowing any additional site coverage includes the following:

- a. A professionally designed landscape plan which incorporates proper irrigation, intense planting, and retention of existing trees and other plants worthy of saving;
- b. Use of low masonry walls of architectural quality (brick or textured and pigmented concrete), terraces, berms, and earth sculpting to screen parking areas;
- c. Special pedestrian facilities and features such as plazas, covered walkways, fountains, and seating areas.

The balance of the site, not covered by buildings and structures, parking lots, vehicle circulation, and other accessory facilities, shall be devoted to landscaping, pedestrian circulation, plazas, and buffering.

4.13-5 Other Development Standards

1. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the property line of a particular use (also see **Article 5, Section 5.13** for performance standards).

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SECTION 4.14 B-4 GENERAL BUSINESS DISTRICT

4.14-1 Intent and Purpose

The B-4 district is intended to accommodate a wide-range of retail and service needs of the consumer population of the City of Jacksonville and its surrounding area. The B-4 district allows for larger commercial developments and provides for a more inclusive listing of permitted and special uses as compared to the other business districts.

4.14-2 Permitted Uses

The following uses are permitted in the B-4 district, subject to a limit of 50,000 square feet of gross floor area for the principal building containing one or more of the uses. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.14-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Any use permitted in the B-3 Limited Business district (see **Section 4.12-2**), except those uses that are modified under this list of permitted uses;
3. Automobile and light truck sales and leasing;
4. Boat and marine sales and service;
5. Bowling allies;
6. Farm equipment sales and service;
7. Hospitals and clinics;
8. Hotels;
9. Laboratories, medical, dental, research, and technical;
10. Parking lots and parking structures as a principal use;
11. Pawn shops;
12. Plumbing, air conditioning and heating equipment sales or service;
13. Taxidermists;
14. Union halls, hiring halls, and trade association offices/meeting rooms;
15. Warehouses associated with retail facilities or show rooms, where the warehouse portion does not exceed fifty (50) percent of the gross floor area.

B-4 General Business District

4.14-3 Special Uses

The following uses may be permitted in the B-4 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. All permitted uses, which include drive-through facilities;
2. All special uses in the B-3 district (see **Section 4.13-3**), except as may be otherwise permitted by right in this B-4 district (see **Section 4.14-2**);
3. All permitted uses, listed under **Section 4.14-2**, which exceeds 50,000 square feet of gross floor area but not exceeding 100,000 square feet of gross floor area;
4. Banquet/reception halls and bingo halls;
5. Building materials sales and storage;
6. Bus and train station terminals, passenger;
7. Car washes for automobiles and light trucks;
8. Convenience stores;
9. Convention, conference or exhibition centers;
10. Package liquor stores, as a principal use;
11. Substance abuse treatment centers, inpatient or outpatient;
12. Vehicle repair facilities;
13. Warehouses associated with retail businesses, where the warehouse portion exceeds fifty (50) percent of the total gross floor area;
14. Warehouses, self-service storage.

4.14-4 Density and Dimensional Regulations

1. Minimum Lot Size:

- a. *Lot Area:* 20,000 sq. ft.
- b. *Lot Width:* 100 ft.
- c. *Minimum Lot Size Exceptions:* The minimum lot size requirement may be reduced, subject to the issuance of special use permit in accordance with the procedures and standards contained in **Article 9, "Special Use Procedure and Standards."** Such a reduction in lot size may be allowed if the applicant can demonstrate that no reasonable alternative exists to acquire and assemble adjacent B-4 zoned property with the property in question. An example of such a circumstance would be "in-fill" development where all properties, adjacent to the parcel in question, are already developed and said parcel existed prior to the adoption of this ordinance, or amendment thereto.

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2. Minimum Building Setbacks:

1. *Front Yard Setback:* 40 ft.
2. *Side Yard Setback:* None¹⁸
3. *Rear Yard Setback:* 20 ft.¹⁹
4. *Modification of Rear or Side Yard Setback:* The minimum property line setback requirements may be modified via the special use permit procedure, under **Article 9, "Special Use Procedures and Standards."** Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the B-4 district, which is adjacent to a dwelling district. In the case of a request for a less stringent setback, the special use permit applicant must demonstrate screening between the proposed development and the adjacent residential district above and beyond the minimum screening requirements contained in **Article 5, "Supplemental Regulations," Section 5.8.**

3. Building Height Limitations:

- a. *Height Limit:* 35 ft. or 3 stories
- b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved **"Planned Development"** (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, subject to the following increases in minimum building setbacks:
 - (1) *Right-of-Way Setback:* The minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the right-of-way does not have to exceed one-hundred (100) feet.
 - (2) *Property Line Setback:* When adjacent to a dwelling district, the minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the property line does not have to exceed one-hundred (100) feet.

4. Maximum Site Coverage:

Site coverage shall not exceed seventy (70) percent. Site coverage may be increased by a factor of one (1) to ten (10) percent, under the special use permit procedures contained in **Article 9, "Special Use Procedures and Standards."** Such additional site coverage may be allowed in consideration of special or outstanding landscape design and site planning features. Such features to be considered in allowing any additional site coverage includes the following:

- a. A professionally designed landscape plan which incorporates proper irrigation, intense planting, and retention of existing trees and other plants worthy of saving;
- b. Use of low masonry walls of architectural quality (brick or textured and pigmented concrete), terraces, berms,

¹⁸ A side yard setback of 50 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

¹⁹ Where the rear of a lot abuts a dwelling district, a rear yard setback of 50 feet shall be provided. Also see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

B-4 General Business District

and earth sculpting to screen parking areas;

- c. Special pedestrian facilities and features such as plazas, covered walkways, fountains, and seating areas.

The balance of the site, not covered by buildings and structures, parking lots, vehicle circulation, and other accessory facilities, shall be devoted to landscaping, pedestrian circulation, plazas, and buffering.

4.14-5 Other Development Standards

1. A principal building, in which one or more uses may locate, may exceed 100,000 square feet in gross floor area, if approved under the provisions of a "**Planned Development**" district (see **Section 14.18** of this Article).
2. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the property line of a particular use (also see **Article 5, Section 5.13** for performance standards).

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ORI Office, Research and Light Industrial District

SECTION 4.15 ORI OFFICE, RESEARCH AND LIGHT INDUSTRIAL DISTRICT

4.15-1 Intent and Purpose

The intent of the ORI district is to provide areas in the community within which office, research and light industrial enterprises can locate with an assurance of a high and permanent level of design quality, extensive site amenities, open space, and environmental protection. The restrictions and conditions applied to this district are intended to promote the development of a corporate-like business park atmosphere.

4.15-2 Permitted Uses

The following uses are permitted in the ORI district. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.15-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, Supplementary Regulations, Section 5.10**);
2. Advertising agencies;
3. Hotels, including conference centers, meeting and dining facilities;
4. Laboratories and ancillary uses (in enclosed structures) for research and development including, but not limited to:
 - a. Engineering and testing laboratories;
 - b. medical and dental research laboratories;
 3. agricultural research laboratories, provided that the conduct of animal, plant or other biological and genetic research activities outdoors is prohibited;
5. Manufacturing uses, including, but not limited to, electronic, scientific and precision instruments manufacture and repair, experimental product development and plastic products design and assembly, cloth products manufacture, light machinery production and assembly, printing and publishing;
6. Offices;
7. Offices, medical and dental;
8. Pilot plants in which processes planned for use in production elsewhere can be treated to the extent reasonably necessary for full investigation of the merits of a product or process including commercial viability;
9. Convenience, service, and retail uses, as herein enumerated, within a building, or group of buildings within a unified development, having forty thousand (40,000) or more square feet of gross floor area, and meeting the following conditions:
 - a. is provided principally for the convenience of the owner and/or tenants of a particular building or buildings within a unified development;

ORI Office, Research and Light Industrial District

- b. does not have exterior signs of any type;
- c. does not have separate outside entrance facing any street; and
- d. the combined square feet of the gross floor area dedicated to these uses shall not exceed ten (10) percent of the gross floor area of the principal building or group of buildings within a unified development.

Convenience, service, and retail activities shall be limited to the following or similar uses:

- (1) Blueprinting and reprographic establishments;
 - (2) Barbershop or beauty parlor;
 - (3) Camera and photographic supply shops;
 - (4) Candy, ice cream, deli, and sandwich shops;
 - (5) Gift shops, tobacco stores and news stands;
 - (6) Office machine sales and drop-off repair service;
 - (7) Office supply store;
 - (8) Parcel delivery station of not more than five-hundred fifty (500) gross square feet of floor area;
 - (9) Photographic development and processing;
 - (10) Postal substations and telegraph office;
 - (11) Shoe repair shop;
 - (12) Tailor and seamstress shop;
 - (13) Travel agency;
 - (14) Valet shop, cleaning pick-up and drop-off only (no plant on premises).
- 10. Training and educational facilities;
 - 11. Warehousing and distribution facilities, but excluding motor freight terminals;
 - 12. Union halls and trade association offices/meeting rooms.

4.15-3 Special Uses

The following uses may be permitted in the ORI district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

- 1. Any land use and developments which include drive-through facilities;

ORI Office, Research and Light Industrial District

2. Banks and financial institutions;
3. Clubs, lodges and fraternal organizations;
4. Day care centers;
5. Heliports;
6. Parking areas, including parking structures, as a principal use of a property;
7. Public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - a. adequately screened with landscaping, fencing or walls, or any combination thereof, or
 - b. placed underground, or
 - c. enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area; and
 - d. all plans for screening these facilities shall be submitted as part of the Special Use Permit application.
8. Police and fire stations;
9. Recreation facilities, commercial or health club;
10. Restaurants;
11. Showrooms and retail outlets associated with warehouse or manufacturing facilities where the showroom or retail portion does not exceed fifty (50) percent of the total floor area.

4.15-4 Density and Dimensional Regulations

1. Minimum Lot Size:
 - a. *Lot Area:* 40,000 sq. ft.
 2. *Lot Width:* 150 ft.
2. Minimum Building Setbacks:
 - a. *Front Yard Setback:* 50 ft.
 - b. *Side Yard Setback:* 20 ft.²⁰
 - c. *Rear Yard Setback:* 20 ft.²¹

²⁰ A side yard setback of 50 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

²¹ A rear yard setback of 50 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article Art4a.wpw**

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- d. *Exception:* Building setback requirements described above for side or rear yards adjacent to a railroad service spur shall not be applicable.
3. Parking Area Setback Requirements:
 - a. *Front Yard:* 30 ft.
 - b. *Side Yard:* 20 ft.
 - c. *Rear Yard:* 20 ft.
4. Building Height Limitations:
 - a. *Height Limit:* 35 ft. or 3 stories
 - b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved "**Planned Development**" (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, subject to the following increases in minimum building setbacks:
 - (1) *Right-of-Way Setback:* The minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the right-of-way does not have to exceed one-hundred (100) feet.
 - (2) *Property Line Setback:* When adjacent to a dwelling district, the minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the property line does not have to exceed one-hundred (100) feet.
5. Maximum Site Coverage: 70%

4.15-5 Other Development Standards

1. Every use, unless expressly exempted by this ordinance shall be operated in its entirety within a completely enclosed structure.
2. All outdoor storage areas of goods, products, materials, supplies, machinery equipment or commercial vehicles shall not be allowed in the front yard. In the case of through lots, outdoor storage areas are permitted in those front yards that do not serve as the access to the lot. Where permitted, these outdoor storage areas shall be enclosed to a height of eight feet (8') above grade and screened to an opacity of not less than seventy-five percent (75%) as follows:
 - a. a fence eight feet (8') above grade, or
 - b. berming and/or landscaping screen, or
 - c. a combination of fencing, berming and/or landscaping.
3. All rooftop building service equipment must be screened from view from any street, parking lot, or from grade level of other properties within the district. All mechanical equipment shall be screened or colored to blend in with the field color of the building. Rooftop equipment may be permitted without screening if it is in a location on the roof

5, Supplementary Regulations, Section 5.8 for screening requirements.

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which is not visible from adjoining properties.

4. Fencing shall be permitted as follows:
 - a. Unless otherwise approved via special use permit or under the planned development district regulations, fences shall not exceed eight (8) feet in height.
 - b. Fences shall be designed to be consistent in style and color with the principal structure. Corrugated fencing material is prohibited. Chain-link type fencing is permitted if it has been prefinished in an appropriate color. Black, brown or green are recommended for this type of fencing, however, chain link fences having an alternative color may be approved if they are found to be compatible with adjoining structures and if they are erected along with a mix of trees, shrubs and other landscaping features placed along their perimeter.
5. Whenever possible, antennas, satellite dishes and other communication transmitting and receiving equipment shall be located to the rear or "hidden" side of the building. In the case of through lots, these facilities are permitted in those front yards that do not serve as the access to the lot if said facilities are screened between the ground level and eight (8) feet above the ground with a sight-obscuring fence, wall or landscaped area placed around its perimeter.
6. All refuse collection areas and containers shall be fully screened from streets and adjacent properties with a six (6) foot high sight-obscuring fence, wall or landscaped area placed around said facility.
7. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the property line of a particular use (also see **Article 5, Section 5.13** for performance standards).

SECTION 4.16 M-1 LIGHT INDUSTRIAL DISTRICT

4.16-1 Purpose and Intent

The intent of the M-1 district is to provide areas in the community within which manufacturing operations of limited types, wholesale, warehousing, and other compatible uses can locate. This district is provided to permit the development of such uses and to impose certain development standards so as to minimize potential negative impacts within and beyond the district. To these ends certain uses, which would function more effectively in other districts and would interfere with or be impacted by the operations of industrial activity have been excluded.

4.16-2 Permitted Uses

The following uses are permitted in the M-1 district. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.16-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, Supplementary Regulations, Section 5.7**);
2. Any light manufacturing, fabricating, assembly, disassembly, processing or treatment of goods and products, including but not limited to:
 - a. appliances, small;
 - b. bicycles;
 - c. canvas and canvas products;
 - d. clothing and textiles;
 5. creameries and dairies;
 - f. drugs and pharmaceutical products;
 - g. electrical components;
 - h. food products, but not including operations requiring on-site pre-treatment sanitary waste lagoons;
 - i. glass and ceramics;
 - j. ice;
 - k. musical instruments;
 - l. metal polishing and plating;
 - m. paper and paper products;
 - n. plastic products, but not including processing of raw materials;

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- o. rubber products, small, but including the processing raw materials;
 - p. sheet metal;
 - q. textiles, spinning, weaving, dyeing and printing;
 - r. tools and hardware, such as hand tools, fasteners and other household hardware;
 - s. toys
 - t. wood assembly and finishing;
3. Automobile and truck sales and leasing;
 4. Boat and marine sales and service;
 5. Building-contractors office and materials storage;
 6. Building material sales and storage;
 7. Bus and train stations and terminals;
 8. Business, professional, and technical training schools;
 9. Cartage and express facilities;
 10. Dwellings (one dwelling unit only) only when used by the caretakers and their families, who own or are employed in the allowable commercial or industrial use of the premises;
 11. Farm equipment sales and service;
 12. Golf courses and other open space recreational uses;
 13. Lumberyards;
 14. Machinery sales, service and storage;
 15. Machine shops;
 16. Magnetic and digital media recording;
 17. Motor freight terminals;
 18. Offices;
 19. Outdoor storage, as a principal use, except junkyards, salvage yards, and wrecked vehicle storage yards and provided that no outdoor storage shall be located with the minimum building setbacks established herein;
 20. Parking lots, as a principal use;

M-1 Light Industrial District

21. Plumbing and heating service and equipment stores;
22. Printing establishments;
23. Public buildings, except school buildings;
24. Public utility facilities;
25. Recreational vehicle sales and leasing
26. Research laboratories and facilities;
27. Showrooms and retail outlets associated with warehouse or manufacturing facilities where the showroom or retail portion does not exceed thirty (30) percent of the gross floor area;
28. Sign shops;
29. Tool and dye shops;
30. Union halls, hiring halls, and trade association offices/meeting rooms;
31. Vehicle repair facilities;
32. Vehicle service facilities;
33. Warehouse and wholesale establishments, distribution centers;
34. Warehouses, self-service storage;
35. Welding shops.

4.16-3 Special Uses

The following uses may be permitted in the M-1 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Day Care Centers;
2. Penal and correctional facilities;
3. Recycling centers;
4. Sewage treatment plants;
5. Bus storage yards.

4.16-4 Density and Dimensional Regulations

1. Minimum Lot Size:

a. *Lot Area:*

20,000 sq. ft.

M-1 Light Industrial District

2. *Lot Width:* 100 ft.
2. Minimum Building Setbacks:
 - a. *Front Yard Setback:* 50 ft.
 - b. *Side Yard Setback:* 20 ft.²²
 - c. *Rear Yard Setback:* 20 ft.²³
 - d. *Exception:* Building setback requirements described above for side or rear yards adjacent to a railroad service spur shall not be applicable.
3. Building Height Limitations:
 - a. *Height Limit:* 35 ft. or 3 stories
 - b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved "**Planned Development**" (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, subject to the following increases in minimum building setbacks:
 - (1) *Right-of-Way Setback:* The minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the right-of-way does not have to exceed one-hundred (100) feet.
 - (2) *Property Line Setback:* When adjacent to a dwelling district, the minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the property line does not have to exceed one-hundred (100) feet.
4. Maximum Site Coverage: 70%

4.16-5 Other Development Standards

1. Except as otherwise permitted in this district, all uses shall be operated in its entirety within a completely enclosed structure. This limitation does not apply to outdoor storage of items that are screened from public view and located behind the building setback line from a street right-of-way or a property line.
2. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the boundaries of the M-1 district (also see **Article 5, Section 5.13** for performance standards).

²² A side yard setback of 50 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

²³ A rear yard setback of 50 feet shall be provided where such side property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

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SECTION 4.17 M-2 HEAVY INDUSTRIAL DISTRICT

4.17-1 Purpose and Intent

The intent of the M-2 district is to provide areas in the community within which heavy manufacturing operations, wholesale, warehousing, and other compatible uses can locate. This district is provided to permit the development of such uses and to impose certain development standards so as to minimize potential negative impacts within and beyond the district. To these ends certain uses which would function more effectively in other districts and would interfere with or be impacted by the operations of heavy industrial activity have been excluded.

4.17-2 Permitted Uses

The following uses permitted in the M-2 district. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.17-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, ASupplementary Regulations, Section 5.10**);
2. Any use permitted in the M-1 Light Industrial district (see **Section 4.16-2**);
3. Any heavy manufacturing, fabricating, assembly, disassembly, processing or treatment of goods and products, including but not limited to:
 - a. agricultural, equipment, vehicles and grain storage units;
 - b. aircraft and aircraft engines;
 - c. appliances, large;
 - d. boats;
 - e. bricks, tile, terra cotta;
 - f. ceramics;
 - g. chemicals, but not including inflammable or explosive materials;
 - h. construction equipment;
 - i. containers and storage units,
 - j. concrete, asphalt, cement,
 - k. food products, including operations requiring on-site pre-treatment sanitary waste lagoons;
 - l. feed, animal;
 - m. glass;

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- n. linoleum;
 - o. lumber, including sawmills, planing mills, and preserving treatments;
 - p. machinery, heavy
 - q. metal products, including stamping and extrusion of metal products, but not including steel mills, foundries, and smelters;
 - r. motor vehicles, engines and parts;
 - s. paints, inks and dyes;
 - t. porcelain;
 - u. railroad equipment;
 - v. rubber, including tires, and tire recapping;
 - w. stoneware, earthenware;
- 4. Bus and tractor/trailer maintenance facilities;
 - 5. Motor and rail freight terminals
 - 6. Railroad switching yards;
 - 7. Recycling centers;
 - 8. Truck, tractor/trailer, and bus storage yards.

4.17-3 Special Uses

The following uses may be permitted in the M-2 district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

- 1. All special uses in the M-1 district (see **Section 4.16-3**), except as may be otherwise permitted by right in this M-2 district (see **Section 4.17-2**), but not including day care centers.
- 2. Animal slaughtering, meat packing, or rendering facilities;
- 3. Bulk fuel distribution or storage;
- 4. Earth materials, extraction and processing, provided that:
 - a. no open pit or shaft shall be less than three-hundred (300) feet from any public road, nor less than five-hundred (500) feet from the lot line of any existing dwelling or the boundary of any dwelling district;
 - b. all buildings or structures for the screening, crushing, washing, mixing or storage shall not be located not less than one-thousand (1,000) feet from the lot line of any existing dwelling or the boundary of any dwelling

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- district;
- c. the borders of the entire property shall be fenced with a security fence at least six (6) feet in height;
 - d. a plan of development for the reclamation of the land is provided as part of the application for a special use permit; and
 - e. the plan of development shall be accompanied by a written agreement between the owner or owner's agent and the City of Jacksonville and a performance bond in an amount equal to the cost of the reclamation of the land as set forth in the development plan and approved by the City of Jacksonville.
- 5. Junkyards, salvage yards, vehicle wrecking yards conducted within an enclosed building or surrounded by a solid sight-proof fence not less than eight (8) feet in height, or the height of the materials being screened, whichever is greater, and where no materials shall be piled or stacked to a height in excess of fifteen (15) feet above the ground level.
 - 6. Manufacturing and processing of flammable liquids, gases, explosives, chemicals, acids, fertilizers;
 - 7. Petroleum refining or storage;
 - 8. Sanitary landfills, solid waste transfer stations, composting, energy reclamation facilities, recycling plants, incinerators, and similar facilities, but excluding hazardous or radioactive waste disposal;
 - 9. Steel mills, foundries and smelters;
 - 10. Storage of hazardous substances as the principal use of the property, but not including the storage of radioactive material;
 - 11. Sulfur and rubber reclamation plants;
 - 12. Towers less than 200 feet in height, monopole structures.

4.17-4 Density and Dimensional Regulations

1. Minimum Lot Size:

- a. *Lot Area:* 20,000 sq. ft.
- 2. *Lot Width:* 100 ft.

2. Minimum Building Setbacks:

- a. *Front Yard Setback:* 25 ft.²⁴
- b. *Side Yard Setback:* 15 ft.²⁵

²⁴ A front yard setback of 100 feet shall be provided where such front property line abuts a dwelling district, except that a greater setback may be required for special uses (see **Section 14.17-5**).

²⁵ A side yard setback of 100 feet shall be provided where such side property line abuts a dwelling district, except that a greater setback may be required for special uses (see **Section 14.17-5**). Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

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- c. *Rear Yard Setback:* 20 ft.²⁶
 - d. *Exception:* Building setback requirements described above for side or rear yards adjacent to a railroad service spur shall not be applicable.
3. **Building Height Limitations:**
- a. *Height Limit:* 60 ft. or 4 stories
 - b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved **"Planned Development"** (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, subject to any conditions which may be established in the special use permit.
4. **Maximum Site Coverage:** No Limit

4.17-5 Other Development Standards

1. Except as otherwise provided for in **Section 4.17-3, Special Uses**, no processing or storage facility associated with a special use shall be located within one-thousand (1,000) feet of the lot line of any existing dwelling or the boundary of any dwelling district.
2. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, refuse, water-carried waste, pollutants or other matter which in any manner creates a nuisance beyond the boundary of the M-2 district (also see **Article 5, Section 5.13** for performance standards).

²⁶ A rear yard setback of 100 feet shall be provided where such side property line abuts a dwelling district, except that a greater setback may be required for special uses (see **Section 14.17-5**). Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

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PD Planned Development Districts

SECTION 4.18 PD PLANNED DEVELOPMENT DISTRICTS

4.18-1 Intent and Purpose

The purpose of the Planned Development Districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a more desirable community environment.

The City Council, upon recommendation by the Plan Commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a Planned Development district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts. These Planned Development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to the general neighborhood. The City Council may, upon proper application, approve a Planned Development to facilitate the use of flexible techniques of land development and site design, by providing relief from conventional zoning standards in order to achieve one or more of the following objectives:

1. Site planning that better adapts to site conditions and its relation to surrounding properties that would not otherwise be possible or would be inhibited under the district regulations applicable to the property;
2. Functional and beneficial uses of open space areas;
3. Preservation of natural features of a development site;
4. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program;
5. Rational and economical in relation to public utilities and services;
6. Efficient and effective traffic circulation, both within and adjacent to the development site.

4.18-2 Relationship of Planned Development Districts to Zoning Map

1. A Mapped District:

The PD designation is not intended to be attached to existing zoning districts as an overlay. The PD designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment.

2. Plan Approval Required:

It is the intent of this ordinance that no development or redevelopment of the property encompassed by the PD designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this Section, **Article 13, "Amendments,"** and applicable sections of **Appendix C, "Subdivisions," of the Jacksonville Municipal Code.**

4.18-3 Coordination with Article 13, "Amendments" and Appendix C, "Subdivisions" of the Municipal Code

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1. When a Planned Development involves any subdivision activity, the subdivision review and approval procedure requirements contained in **Appendix C of the Municipal Code** shall be carried out simultaneously with the review of a Planned Development under this Section of this ordinance. As applicable, reference is made to requirements in Appendix C of the Municipal Code within this Section. With regard to these references, said Appendix C may contain the term "plat," which under the PD district requirements is intended to be synonymous with "plan" as appropriate.
2. Since obtaining a PD district designation requires a map amendment (rezoning), the requirements and procedures of **Article 13, "Amendments,"** shall apply. As applicable, reference to Article 13 is made within this Section.

4.18-4 Types of Planned Developments

An area approved for the PD designation shall be assigned one of the following district classifications which shall be considered a separate zoning district and subject to the specific restrictions and limitations outlined in this section.

1. *Planned Development - Residential (PD-R)*: Planned developments involving residential uses only.
2. *Planned Development - Commercial (PD-C)*: Planned developments involving commercial uses only.
3. *Planned Development - Industrial (PD-I)*: Planned developments involving industrial and limited commercial uses only.
4. *Planned Development – Mixed Use (PD-MXD)*: Planned developments involving residential and limited commercial uses.

4.18-5 Permitted Uses

1. Planned Development - Residential (PD-R):
 - a. Permitted uses shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development - Residential district. Specific uses may include those uses designated as permitted or special uses in any of the dwelling districts.
 - b. In addition to those uses included in paragraph "a" above, the following uses may be designated as permitted uses and established as such in the ordinance governing the particular Planned Development - Residential district:
 - (1) Patio dwellings;
 - (2) Zero lot line residential developments.
2. Planned Development - Commercial (PD-C):

Permitted uses shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development - Commercial district. Specific uses may only include those uses designated as permitted or special uses in the business districts.
3. Planned Development - Industrial/Commercial (PD-I):

Permitted uses shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development - Industrial district. Specific uses may only include those uses designated as

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permitted uses in the M-1 and M-2 districts, special uses in the M-1 district, and permitted or special uses in the business districts, which are specifically related to the particular development.

4. Planned Development - Mixed Use (PD-MXD)

Permitted uses shall be established in the conditions of the ordinances adopted by the City Council governing the particular Planned Development – Mixed Use District. Specific uses may include those designated as permitted or special uses in any of the dwelling districts and permitted special uses in the B-1 Neighborhood District.

4.18-6 Minimum Planned Development Site Size

The minimum site size for any of the Planned Development districts shall be five (5) acres. This minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the use proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the City Council should determine such waiver to be in the general public interest.

4.18-7 Density and Dimensional Regulations and Performance Standards

1. General Standards:

The approval of the Development Plan may provide for such exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No Planned Development shall be allowed which would result in:

- a. Inadequate or unsafe vehicular access to the development;
- b. Peak-hour traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing "level of service D" as defined in the latest publication of *Transportation and Traffic Engineers Handbook*, Institute of Transportation Engineers;
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development;
- d. A failure to comply with the performance standards contained in **Article 5, Section 5.14**;
- e. Other detrimental impacts on the surrounding area including, but not limited to, visual pollution.

In addition to the above requirements, all planned developments shall be subject to the review criteria established in **Section 9.3-1, Article 9** of this ordinance. It shall be the responsibility of the applicant to clearly establish that the above requirements are met.

2. Other Codes:

All requirements of other codes and ordinances of the City (e.g., Building Code) shall be applicable.

3. Planned Development - Residential (PD-R):

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- a. *Density*: The density of residential development shall be consistent with the intent of the original underlying residential district(s). While the district regulations specifies upper limits to residential density, density of a Planned Development may be limited to that which is established in the original residential district or which is consistent and compatible with nearby existing developed areas. Conversely, the density limits indicated in the district regulations may be exceeded on portions of the site within a PD-R district as long as the total site density limit is not exceeded. This is referred to as "density transfer." Additionally, the total site density may be exceeded up to a limit, upon conclusion of the Plan Commission and the City Council that the density bonus provisions contained in paragraph c below have been satisfied. This is referred to as "density bonus."
- b. *Calculation of Density*:
- (1) The computation of density shall be based on *dwelling units per net acre* for the entire site.
 - (2) To compute the number of dwelling units per net acre, fifteen (15) percent of the gross acreage of the parcel shall be deducted and the net acreage divided by the lowest minimum lot size of the underlying residential district. The following provides an example of density calculation for a twenty-acre tract in the R-3 district:

$$20 \text{ acres} \times 43,560 \text{ square feet per acre} = 871,200 \text{ sq. ft.}$$

$$871,200 \text{ sq. ft.} - (871,200 \times 0.15) = 740,520 \text{ sq. ft.}$$

$$740,520 / 6,000 \text{ sq. ft. min. lot size} = 123 \text{ dwelling units}$$
 - (3) In situations where a proposed PD-R district overlaps two or more dwelling districts, density shall be calculated separately for the portions of the PD-R district in each of the original residential districts.
- c. *Density Bonus*: The Plan Commission may recommend and the City Council may approve an increase in density within a PD-R district, up to a maximum of twenty (20) percent, which shall be based on the precepts listed below. The density bonuses shall be treated as additives and not compounded.

| Maximum Percentage Increase | Design Element |
|-----------------------------------|----------------|
|-----------------------------------|----------------|

| | |
|-----|--|
| 10% | A minimum of an additional five (5) percent of the net development area devoted to common open space (above the minimum requirement) and improved with public pedestrian ways, bike paths, park land, swimming pools, tennis courts, community centers, club buildings, etc. |
| 5% | Creative site designs and building groupings, which take advantage of natural terrain and resolve existing on-site and off-site water run-off and erosion problems. The provision of storm drainage retention as a site amenity is encouraged. Variations in building design are permissible. |
| 5% | Creative use of landscape materials and the provision of more extensive landscaping than would otherwise be required under the landscaping requirements found elsewhere in this ordinance. |

If density bonuses (increases) are requested under this Section, the applicant shall document all site amenities or improvements for the City's review and consideration.

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- d. *Development Phasing:* If the sequence of construction of various portions of the development is to occur in stages, then the open space and/or recreational facilities shall be developed, or legally provided for on a final plat, in reasonable proportion to the number of dwelling units intended to be developed during any given stage of construction as approved on a final plat by the City Council. Furthermore, at no time during the construction of the project shall the number of constructed dwelling units per acre of developed land exceed the overall density per net acre established by the approved PD-R district.
- e. *Non-Residential Uses in PD-R Developments:* Non-residential uses are limited to those specifically listed in the dwelling zoning districts. Such non-residential uses shall be subject to all requirements for lot area, width, height, yards and setbacks prescribed in the district in which the proposed PD-R development is located.
- f. *Common Open Space Requirements:*
 - (1) Common open space shall comprise at least fifteen (15) percent of the gross area of the residential development or be of a size equivalent to one (1) acre for each 100 persons of expected population of the development, whichever is greater. For purposes of this paragraph, the expected population shall be determined by multiplying the total number of dwelling units times 2.5 persons per dwelling unit.
 - (2) Common open space shall be used for recreational, park or environmental amenity purposes for the collective enjoyment of the occupants of the development.
 - (3) In addition to the above open space requirements, the following regulates the use of this common open space in terms of physical surface characteristics, size, location and physical improvements therein.
 - (a) Of the required common open space, up to one-half of it may be covered by water, flood plain, stormwater detention/retention facilities or left in a natural state.
 - (b) The area of each parcel of open space shall not be less than six thousand (6,000) square feet in area nor less than thirty (30) feet in its smallest dimension. In addition, at least fifty (50) percent of the common open space shall be contiguous or connected via pedestrian/bicycle paths or sidewalks.
 - (c) To the extent practicable, common open spaces should be distributed equitably throughout the development in relation to the dwelling units which such common open space is intended to serve. The open space shall not be isolated in one corner of a development, but shall be highly accessible (physically and/or visually) to the residents of the development.
 - (4) Where common open space is to be provided in a subdivided residential development, the use, operation, and maintenance of areas for common open space, common ground, and common buildings shall be guaranteed by the establishment of a trust indenture providing for such by a subdivision association or trustees. Said indenture shall be approved by the City Attorney prior to recording the indenture simultaneously with the recording of the final plat.
- g. *Perimeter Buffer Requirements:*
 - (1) Where a PD-R development proposes residential development along the perimeter of the site, which is higher in density than that of an adjacent dwelling district, there shall be a minimum thirty (30) foot wide buffer area. The buffer area shall be kept free of buildings or structures and shall be landscaped or protected by natural features so that all higher-density residential buildings are effectively screened from the abutting lower density residential property.
 - (2) Where a PD-R development abuts a commercial or industrial use or district, there shall be a minimum thirty

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(30) foot wide buffer area. This buffer area shall be permanent and landscaped and/or otherwise provided with screening (i.e.; sight proof fencing) so as to effectively screen the commercial or industrial use from the PD-R development.

4. Planned Development - Commercial or Industrial (PD-C or PD-I):
 - a. *Site Coverage:* Total site coverage by uses permitted in the PD-C or PD-I districts shall be seventy (70) percent, except as permitted to be exceeded in accordance with paragraph "b" below.
 - b. *Site Coverage Bonus:* The Plan Commission may recommend and the City Council may approve an increase in maximum site coverage from seventy (70) percent up to eighty (80) percent. In order to qualify for this bonus, the development plan must demonstrate compliance with four (4) or more of the following performance criteria:
 - (1) Incorporate storm drainage retention facilities as a site amenity.
 - (2) Install storm drainage detention facilities underground.
 - (3) Increasing parking lot landscaping by fifty (50) percent more than otherwise required.
 - (4) Submitting for approval developments on tracts that are five (5) or more acres in size.
 - (5) Design of principal access to the development tract at an approved location that allows for shared access by an adjacent property.
 - (6) Construction of separate-grade pedestrian and bicycle paths.
 - (7) Providing for screened loading areas.
 - (8) Demonstration of a development using innovative architectural, site planning and land use design and of such quality as to set an excellent example for subsequent development or redevelopment projects.
 - (9) Any other performance criteria that further the goals, objectives and policies of the Comprehensive Plan and that, in the opinion of the Plan Commission and City Council warrant the approval of development bonuses.
 - c. *Signage:* Signage shall be in compliance with **Article 7, "Sign Regulations,"** unless the applicant for a PD-C or PD-I district designation elects to submit a "Comprehensive Sign Plan" in addition to the submission of other required development plan documents. The Plan Commission may recommend, and the City Council may approve, a Comprehensive Sign Plan and such plan shall be made part of the ordinance approving the PD district. This ordinance may contain conditions, requirements or standards regarding signs that may be stipulated by the City Council. Comprehensive Sign Plans approved under this Section shall be evaluated based upon the following criteria:
 - (1) *Placement:* All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.
 - (2) *Quantity:* The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.

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- (3) *Size:* All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a sign which exceeds by more than fifty (50) percent that of any maximum area standard contained in **Article 7, "Sign Regulations,"** unless otherwise waived by the City Council.
- (4) *Materials:* Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style or the use of consistent lettering style and typography.

A request for approval for a Comprehensive Sign Plan shall accompany the request for PD-C or PD-I zoning classification and shall include, but is not limited to, the following:

- (1) A site plan, depicting the proposed plan of development and illustration of proposed sign locations;
 - (2) Descriptions and drawings indicating size, qualities, materials and illumination; and
 - (3) A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the Comprehensive Sign Plan relates to each of the criteria set forth in this Section.
- d. *Perimeter Buffer Requirements:* Where a PD-C or a PD-I development abuts a residential district, there shall be a minimum fifty (50) foot buffer area between any non-residential use and the adjacent residential district. This buffer area shall be landscaped in accordance with **Article 5, "Supplementary Regulations," Section 5.8.**
- e. *Minimum Building Setbacks:* Building setbacks shall be in accordance with the approved site plan for a PD-C or PD-I development. Where a commercial or industrial use abuts a dwelling district, the minimum building setbacks established in the district regulations shall apply.

4. Planned Development – Mixed Use

- a. *Density:* Residential density shall not exceed 18 dwelling units per net acre.
- b. *Site Coverage:* Total site coverage by uses permitted in the PD-MXD district shall not exceed seventy (70) percent, except as permitted to be exceeded in accordance with Section 4.18-7, paragraph "4b".
- c. *Signage:* (see **Section 4.18-7, paragraph "4c"**)
- d. *Perimeter Buffer Requirements:*
 - (1). When the residential portion of the development is along the perimeter of the site and is higher in density than that of an adjacent dwelling district, there shall be a minimum thirty (30) foot wide buffer area. The buffer area shall be kept free of buildings or structures and shall be landscaped or protected by natural features so that all higher-density residential buildings are effectively screened from the abutting lower density residential property.

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- (2) When commercial development abuts a dwelling district, there shall be a minimum fifty (50) foot buffer area between the commercial use and the adjacent dwelling district. This buffer area shall be landscaped in accordance with **Article 5, "Supplementary Regulations," Section 5.8.**

4.18-8 Other Development Regulations Applicable to PD Districts

1. "Supplementary Regulations," Article 5;
2. "Off-Street Parking and Loading Requirements," Article 7;
3. "Signs," Article 7 (except as may be modified through a Comprehensive Sign Plan. See Section 4.18-7, paragraph 4.c. of this Article).
4. "Subdivision," Appendix C, Jacksonville Municipal Code.

4.18-9 Dedication and Reservation of Land

Whenever a Planned Development embraces all or any part of an arterial street, collector street, drainage way or other public way which has been designated in the adopted Comprehensive Plan or other official plans of the City of Jacksonville, sufficient land shall be dedicated or reserved on the development plan for said public improvements in a manner similar to that required of all subdivisions as specified in **Appendix C, "Subdivisions," Jacksonville Municipal Code.**

4.18-10 Sketch Plan

1. Sketch Plan Meeting:
 1. Prior to petitioning for a rezoning to one of the planned development districts, the prospective applicant shall schedule a pre-application meeting with the Enforcement Officer. The Enforcement Officer may request that other City department representatives attend this meeting. At this meeting, the prospective applicant shall provide general information on the proposed development, including site location, existing site conditions, and a sketch plan of the proposed planned development. The Enforcement Officer shall report to the applicant, the staff's evaluation of the sketch plan, with respect to its compliance with the intent of the planned development regulations, as soon as practical after the meeting.
 2. The sketch plan meeting is a required, but an informal procedure intended to benefit the prospective applicant, by allowing for an exchange of ideas, information, and to provide an opportunity to review the requirements of the PD district regulations with the prospective applicant. No formal approval from the Enforcement Officer or other City staff is required prior to proceeding with the preliminary development plan stage.

2. Contents of Sketch Plan:

The information that should be included with the sketch plan are itemized in **Section X, paragraph AA in Appendix C of the Municipal Code.** In addition to items listed in that Section, the following information shall be included as well:

- a. Building outlines (footprints) of all structures, except one-family detached dwellings proposed on subdivided

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lots;

- b. Circulation plan, including circulation drives and parking areas;
- c. Conceptual landscaping plan, open space/common areas and buffer areas between the proposed development and adjacent properties.

4.18-11 Preapplication Meeting with Plan Commission

1. Prior to formal application of rezoning to a PD district, the applicant shall submit the sketch plan for review by the Plan Commission. The applicant shall submit **10 copies** of the sketch plan documents to the Enforcement Officer at least **10 days** prior to the Plan Commission meeting at which the applicant wishes to have the plan reviewed.
2. Within thirty (30) days of the pre-application meeting held to review the sketch plan, the Plan Commission shall inform the prospective applicant that the sketch plan does or does not meet the intent of the PD regulations. Any action by the Plan Commission on the sketch plan does not constitute approval or endorsement of a proposed development.
 2. Applicant attendance not mandatory.

4.18-12 Preliminary Development Plan Procedure

1. Preliminary Development Plan Submittal Requirements:

The Preliminary Development Plan submitted shall include the information required in **Section X, paragraph AB in Appendix C of the Municipal Code**. In addition to these submittal requirements, see 4.18-11 para 1 for copies and submittal dates, and the following shall be submitted as applicable:

- a. Gross and net acreage of tract;
- b. Building outlines (footprints) of all structures, except one-family detached dwellings proposed on subdivided lots;
- c. Internal private circulation drives and parking areas, except driveways associated with one-family detached dwellings proposed on subdivided lots;
- d. Maximum number of dwelling units allowed per the original zoning district or districts;
- e. Number of dwelling units proposed and number of bedrooms, when parking requirements are based on bedroom count per dwelling unit;
- f. Number of off-street parking spaces required and proposed;
- g. The location, gross floor area of, and distance between buildings and structures. Floor area for non-residential uses shall be identified by use type;
- h. The proposed location, size, landscaping, and general use of common ground, including recreational areas, plazas, and buffer areas. Landscaping information shall include location and approximate size (at time of

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planting) of all plant material by type (such as deciduous/coniferous trees, ornamental trees, shrub masses and ground cover including grassed areas, ivies, etc.). Landscaping within parking areas shall be included;

- i. The location and details of all retaining walls, fences and earth berms;
 - j. The location of all refuse collection facilities including screening to be provided;
 - k. Illustrative site cross-sections (two minimum) indicating edge conditions and internal grade changes in relation to principal variations of building elevations and site-lines to adjacent properties/structures;
 - l. Typical building elevations of sufficient scale and detail to illustrate building mass, exterior construction materials and signage if applicable;
 - m. Project report to include an explanation of the character of the proposed development, verification of the applicant's ownership or contractual interest in the subject site and proposed development schedule;
 - n. The applicant may be required to provide such additional clarification and/or detail of the site plan as determined by the Enforcement Officer or the Plan Commission.
2. Preliminary Development Plan Review Procedure:
1. The review procedure for a preliminary development plan shall be in accordance with the review procedure for a preliminary plat, specified under **Section VII, paragraph AB in Appendix C of the Municipal Code**. The Plan Commission may recommend approval, disapproval or approval with amendments, conditions or restrictions with respect to the preliminary development plan.
 2. Applicant attendance mandatory.

4.18-13 Public Hearing on Preliminary Development Plan and Rezoning Request

A public hearing on the rezoning request and the associated preliminary development plan shall take place before the Plan Commission in accordance with **Section 13.3-2, Article 13, "Amendments."**

4.18-14 City Council Action on Preliminary Development Plan and Rezoning Request

1. City Council action on the rezoning request shall be subject to the provisions of **Section 13.3-4, Article 13, "Amendments."**
2. If the preliminary development plan is approved by the City Council, it shall adopt a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development plan.
3. Simultaneously with the approval of the preliminary development plan, the City Council shall adopt an ordinance rezoning the site to the appropriate PD district and said ordinance shall include, but not be limited to, the following:
 - a. Legal description of the development site;
 - b. The planned district zoning classification approved;
 - c. Reference to the resolution approving the preliminary development plan and which authorizes preparation of the

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- final development plan;
- d. A statement requiring approval of a final development plan and plat (if applicable), by the City Council, prior to issuing building permits;
 - e. *PD-R Developments*: The number and type of dwelling units authorized, including number of bedrooms per dwelling unit by type, and the total square footage authorized for any non-residential use permitted;
 - f. *PD-C and PD-I Developments*: The total square footage authorized for all commercial, office, and/or industrial uses;
 - g. *PD-MXD- Developments*: The number and type of dwelling units authorized, including the number of bedrooms per dwelling unit by type, and the total square footage authorized for commercial uses or other non-residential uses.
 - h. Building and structure height limitations;
 - i. Minimum building setback requirements;
 - j. Off-Street parking requirements (via reference to **Article 6** of the this ordinance);
 - k. Reference to the **Article 7, Sign Regulations**, or reference to an approved "Comprehensive Sign Plan," as provided for in **Section 4.18-7, paragraph "4c;"**
 - l. Acreage and function of common open space.

4.18-15 Effect of Approval of Preliminary Development Plan and Period of Validity

1. All conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of said area.
2. Approval of the preliminary development plan by the City Council is merely an authorization to proceed with the preparation of the final development plan.
3. Approval of the preliminary development plan shall be valid for a period of two (2) years form the date of City Council approval. If an application for final plan approval for all or a geographic portion of the preliminary plan has not been filed within the two (2) year period, then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval. The City Council, upon recommendation from the Plan Commission, may grant up to a one (1) year extension, from the date that the period of validity expired. The Council may reject such resubmission of the same development plan in light of new facts and circumstances relating to the development plan.
4. In no case shall a building permit be issued prior to final development plan approval.
5. At such time the period of validity has expired, the resolution approving preliminary development plan shall become null and void. In the event that the development plan involved rezoning all or a portion of the property comprising the development, the City Council may initiate proceedings to rezone the property to its original or other appropriate zoning district, in accordance with the procedures and requirements of **Article 13** of this ordinance.

4.18-16 Final Development Plan Procedure

1. Final Development Plan Submittal Requirements:

The final development plan shall include the required information described in **Section X, paragraph AC in Appendix C of the Municipal Code**, as applicable. In addition to these submittal requirements, the following shall be submitted.

- a. The information required for the preliminary development plan, except that it be in its final form;
- b. The final landscape plan with specific location of all plant material, specifying size and species.

2. Compliance With Approved Preliminary Development Plan:

The final development plan shall be in substantial compliance with the approved preliminary development plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

- a. A change in the use or character of the development;
- b. An increase in building or site coverage;
- c. An increase in the intensity of use (e.g., number of dwelling units);
- d. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
- e. A reduction in approved open space or required buffer areas;

3. Final Development Plan Review and Approval:

The procedure for reviewing and approving the final development plan shall be in accordance with **Section VII, paragraph AC in Appendix C of the Municipal Code**.

4.18-17 Recording of Final Development Plan

After the final development plan (and subdivision plat, if applicable), and other associated documents have been approved by the City Council, the applicant shall record the final development plan in accordance with provisions of **Section VII, paragraph AC.5. in Appendix C of the Municipal Code**.

4.18-18 Amendments to Final Development Plan

1. Minor Changes:

Minor changes in the location, siting and height of buildings and structures may be authorized by the Enforcement Officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:

- a. a change in the use or character of the development;

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- b. an increase in building or site coverage;
- c. an increase in the intensity of use (e.g., number of dwelling units);
- d. an increase in vehicular traffic generation or significant changes in traffic access and circulation;
- e. a reduction in approved open space or required buffer areas; or
6. a change in the record plat.

2. Plan Amendments:

All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph 1 above shall be subject to approval by the City Council. In such event, the applicant shall file a revised development plan and be subject to the requirements of this Section as if it were an entirely new application.

4.18-19 Failure to Initiate Construction After Final Development Plan Approval

1. Period of Validity:

No approval of a final development plan shall be valid for a period longer than two (2) years from the date of approval unless within such period a building permit is obtained and construction of a development's foundation is commenced.

2. Extension:

The City Council may grant a one (1) year extension upon written request of the original applicant if the application submitted is substantially the same as the initially-approved application.

3. Lapse in Period of Validity:

At such time as the period of validity of an approved final development plan lapses, the final development plan and all uses, terms and conditions thereof may be declared null and void and the City Council may initiate proceedings to rezone the site to its original or other appropriate zoning district in accordance procedures and requirements of **Article**

SECTION 4.19 PA PUBLIC ACTIVITY DISTRICT

4.19-1 Intent and Purpose

The PA district is intended to accommodate those uses and groupings of uses, which have a distinctly public character, and to encourage the retention of certain properties in a relatively undeveloped state, such as public recreation uses or cemeteries.

4.19-2 Permitted Uses

PA Public Activity District

The following uses permitted in the PA district. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per **Section 4.19-3**. Other uses not listed, which are determined by the Enforcement Officer to be identical or similar to one (1) or more of the following uses, may be permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a special use.

1. Accessory uses (see **Article 5, "Supplementary Regulations," Section 5.7**);
2. Dwellings (one dwelling unit only) only when used by the caretakers and their families, who are employed in the allowable use of the premises;
3. Home occupations (see **Article 5, "Supplementary Regulations," Section 5.10**);
4. Parks and playgrounds, public, including golf courses;
5. Parks and recreational areas, semi-public or private; when owned and operated by a not-for-profit institution;
6. Places of worship;
7. Publicly-owned buildings and properties of a cultural, recreational, administrative or service type, including libraries, but not including repair yards or garages, storage warehouses, auditoriums, and other places of public assembly as a principal use;
8. Public schools;
9. Public or private wildlife preservation and conservation areas, including flood plains;

4.19-3 Special Uses

The following uses may be permitted in the PA district, subject to the issuance of a special use permit in accordance with **Article 9, "Special Use Procedure and Standards:"**

1. Airports, commercial;
2. Auditoriums and other places of public assembly as a principal use;
3. Cemeteries, including crematories and mausoleums in conjunction therewith, provided that crematories shall not be located closer than five-hundred (500) feet to the lot line of any existing dwelling or the boundary of any dwelling district;
4. Convents and rectories, in connection with a place of worship and located on the same or adjacent lot;
5. Day care center;
6. Dormitories;
7. Hospitals, residential and outpatient substance abuse treatment centers, and other institutions of a religious, educational or charitable or philanthropic nature;
8. Institutional offices;
9. Public utility facilities;

10. Schools, private; including college or university-level facilities.

4.19-4 Density and Dimensional Regulations

1. Minimum Lot Size:

a. *Lot Area:* No minimum

7. *Lot Width:* No minimum

2. Minimum Building Setbacks:

a. *Right-of-Way Setback:* 25 ft.

b. *Property Line Setback:* None²⁷

3. Building Height Limitations:

a. *Height Limit:* 35 ft. or 3 stories

b. *Height Limit Exceptions:* Upon special use permit approval (see **Article 9, "Special Use Procedure and Standards"**) or under an approved **"Planned Development"** (see **Section 4.18** of this Article), buildings may exceed the height limit specified above, subject to the following increases in minimum building setbacks:

(1) *Right-of-Way Setback:* The minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the right-of-way does not have to exceed one-hundred (100) feet.

(2) *Property Line Setback:* When adjacent to a dwelling district, the minimum building setback shall be increased by one (1) foot for each two (2) feet, or portion thereof, of increased building height, provided; however, that the setback from the property line does not have to exceed one-hundred (100) feet.

²⁷ A property line setback of 50 feet shall be provided where such property line abuts a dwelling district. Also, see **Article 5, Supplementary Regulations, Section 5.8** for screening requirements.

4. Maximum Site Coverage:

50%²⁸

²⁸ Site coverage computations shall take into account existing buildings, parking areas and drives located within the same site, provided that the same site shall not include property located opposite any street right-of-way or other remote properties.

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SECTION 4.20 FP FLOOD PLAIN OVERLAY DISTRICT

4.20-1 Intent and Purpose

The purpose of the FP Flood Plain overlay district to restrict or prohibit uses which are dangerous to health, safety, and property due to floodwater inundation; to require that uses vulnerable to floods comply with certain development standards; and to control filling, grading, dredging, and other development which may increase erosion or flood damage.

It is also the purpose of this district to comply with the rules and regulations of the National Flood Insurance Program as promulgated by the Federal Emergency Management Administration and the Federal Insurance Administration.

4.20-2 Scope of Provisions

This section contains the regulations for the FP Flood Plain overlay district of the City of Jacksonville. Property zoned AFP≡ is also zoned under another applicable district established by this ordinance or amendment thereto. The FP district constitutes an "overlay" district, and the other applicable zoning district constitutes the underlying zoning. This Section controls in the case of any conflict between the regulations contained in this Section and the regulations otherwise applicable to any property by virtue of its underlying zoning. All of the area within the FP district is the flood plain, as defined in ordinance 94-0-24, and is subject to all of the provisions of this Section and said ordinance 94-0-24.

4.20-3 Boundaries

The FP overlay district boundaries shall be based on the *Flood Boundary and Floodway Maps* of the City prepared by the Federal Emergency Management Agency and dated August 18, 2009, and any official amendments thereto. The FP overlay district within the extraterritorial jurisdiction of the City shall be based on the *Flood Boundary and Floodway Maps* of Morgan County prepared by the Federal Emergency Management Agency and dated August 18, 2009, and any official amendments thereto.

4.20-4 Permitted Uses

Uses listed as permitted or special uses in the underlying district are allowed only if, and to the extent, such use meets the requirements of the underlying district and the regulations of the FP Flood Plain overlay district.

4.20-5 Conditions of Use

All permitted and special uses within the FP Flood Plain overlay district are subject to the following conditions of use:

1. No person, firm, corporation or governmental body not exempted by law shall commence any construction, substantial improvement, subdivision of land, or other development in the FP Flood Plain overlay district without first obtaining a development permit in accordance with **ordinance 94-0-24**.
2. All public or private road surfaces shall be constructed above the *Base Flood Elevation*, as defined in **ordinance 94-0-24, Section 3**.
3. No substantial improvement or addition to a building may take place unless the entire building is brought into compliance with the requirements of **ordinance 94-0-24**.
4. No development shall occur in the *floodway* except the following uses:

FP Flood Plain Overlay District

- a. bridges, culverts, roadways, walkways, railways and any modification thereto, which are necessary for crossing the *floodway*;
- b. flood proofing activities to protect existing structures including the construction of water tight window wells, or construction of floodwalls around residential, commercial or industrial principal structures where the outside toe of the floodwall shall be no more than ten (10) feet away from the exterior wall of the existing structure, which are not considered substantial improvements to the structure;
- c. public flood control structures, dikes, dams and other public works or private improvements relating to the control of drainage, flooding of existing structures, erosion, or water quality or habitat for fish, wildlife and native vegetation;
- d. storm and sanitary sewer outfalls; and
- e. underground and overhead utilities.

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