

Section 66. Central Business District (CBD).

*(Adopted 5/5/99,
Amended 6/27/06)*

The Central Business District (CBD) zone is established to provide for the continuation and development of pedestrian-oriented commercial, multi-family residential, office and institutional land-uses in the original downtown core area of Jacksonville. It is intended to allow for higher density commercial, office, and residential uses than normally provided for in other zoning districts of the City by virtue of relaxed on-site automobile parking requirements, reduced setback and open space requirements, and an increased emphasis on pedestrian accessibility. CBD is designed to accommodate and promote a wide range of compatible land uses within a relatively compact, pedestrian friendly urban environment. In addition, separately adopted architectural design guidelines shall be applied to all new construction and development proposed to be established within the district in order to enhance land use compatibility, preserve property values and promote a substantially urban neighborhood character.

A. Height, Bulk and Area Requirements.

(Amended 5/9/00)

- 1. Subject to the provisions of this section, all permanent buildings and structures located on lots in this zone shall conform to the height, bulk and area requirements indicated in the following table:

Zone	Maximum Height	Minimum Height	Floor Area Ratio	Maximum Lot Coverage
CBD	75 ft.	20 ft.	5.0	100 %

- 2. Subject to the provisions of this section, all lots in this zone for business use and/or a combination of residential and business uses shall conform to the right-of-way setback requirements as indicated in the following table:

Zone	Minimum Front Setback	Maximum Front Setback	Minimum Rear Setback	Minimum Side Setback
CBD	0 ft	5 ft* ¹	0 ft* ²	0 ft* ²

*Note*¹*: Maximum front setback may be greater than 5 feet if layout of proposed structure(s) complies with adopted urban design guidelines that provide for deeper setbacks and is reviewed through the special use process outlined in Section 118.

*Note*²*: There shall be a minimum side and/or rear yard setback of five (5) feet whenever a commercial building adjoins a residential zone or structure.

- 3. If a lot, structure, or use contains an alley, the alley shall be located so as not to disrupt the continuity of the existing adjacent or abutting alley(s).

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B. Buildings Erected or Structurally Altered for a Combination of Residential and Non-Residential Uses.

1. All residential uses and dwelling units shall be located on the second floor or above.
2. No dwelling unit shall be located on the same floor of the same building as a non-residential use.
3. Each dwelling unit shall have at least four hundred (400) square feet of floor area.
2. One (1) off-street parking space shall be provided for each dwelling unit. If the parking space required by this section cannot be reasonably provided on the same lot on which the dwelling unit is located, such space may be provided on another lot separated therefrom by not more than four hundred (400) feet.

C. Driveway Limitations

1. When development on a lot is designed to accommodate vehicular access and/or parking, shared driveways between adjacent properties shall be provided wherever feasible or practical.
2. Two driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equal or exceeds 50 feet.
3. Three driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equal or exceeds 150 feet.
4. Four or more driveways entering the same street from a single lot shall be prohibited.
5. In no case may the total width of all driveways exceed 50% of the total property frontage.
6. No driveway (nearest edge) shall be located within 10 feet of a side lot property line except in the case of a shared driveway (single curb cut/access point) utilized by two or more lots.
7. No driveway (nearest edge) shall be located within 50 feet of an intersection except in the case where no other lot access to a public street or City approved private road is available.

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D. Parking Requirements

On-site parking shall not be required in the CBD zone.

E. Architectural Design Standards

1. All new structures, additions to structures, new construction and all other forms of development shall, to the greatest extent that is practical or possible, conform to the architectural design guidelines that have been approved and adopted by the Jacksonville City Council.
2. Substantial consistency with the approved architectural design guidelines shall be determined upon review of specific proposed development plans by the city planning staff and, if required, by Planning Board and/or City Council before the issuance of any related zoning or building permits.
3. In order to determine consistency and ensure substantial conformance with the city's architectural design guidelines, the City may require architectural renderings, elevation drawings, perspective drawings, etc., and any other relevant information necessary to make the required determinations.

F. Table of Permissible Uses

The following Table of Permissible Uses is excerpted from the Comprehensive List of Permissible Uses located in Appendix A of this chapter. Only the listed, numbered uses in the following table marked by an "X" in either the Permitted Use or Special Use columns are permissible uses in the CBD zone.

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Table of Permissible Uses

USES	DESCRIPTION	PERMITTED USE	SPECIAL USE
<u>1.000 RESIDENTIAL</u>			
1.300	<u>Multi-Family Residences</u>		
1.310	Multi-family conversion	X	
1.320	Multi-family townhomes		X
1.330	Multi-family apartments		X
1.500	<u>Miscellaneous, rooms for rent situations</u>		
1.510	Tourist homes and other temporary residences renting by the day or week		X
1.520	Hotels, motels, and similar businesses or institutions providing overnight accommodations		X
1.600	Temporary emergency, construction, and repair residences	X	
1.700	Home Occupations	X	
2.000	SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT		
2.100	No storage or display of goods outside fully enclosed building		
2.110	High volume traffic generation		
2.111	Miscellaneous	X	<i>(Amended 11/16/99)</i>
2.120	Low volume traffic generation	X	
2.200	Storage and display of goods outside fully enclosed building allowed		
2.220	Low volume traffic generation	X	
3.000	<u>OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE</u>		
3.100	All operations conducted entirely within fully enclosed building	X	

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USES	DESCRIPTION	PERMITTED USE	SPECIAL USE
3.110	Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians other professions, insurance and stock brokers, travel agents, government office buildings, etc	X	
3.120	Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	X	
3.130	Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area	X	
3.200	Operations conducted within or outside fully enclosed building		
3.210	Operations designed to attract and serve customers or clients on the premises	X	
3.220	Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use	X	
3.230	Banks with drive-in windows	X	
5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES		
5.100	Schools		
5.110	Elementary and secondary (including associated grounds and athletic and other facilities)		X
5.120	Trade or vocational schools		X
5.200	Churches, synagogues, and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)		X
5.300	Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)		

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USES	DESCRIPTION	PERMITTED USE	SPECIAL USE
5.310	Located within a building designed and previously occupied as a residence or within a building having a gross floor area not exceeding 3500 square feet	X	
5.320	Located within any permissible structure	X	
5.400	Social, fraternal clubs and lodges, union halls, and similar uses	X	
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT		
6.100	Activity conducted entirely within building or substantial structure		
6.110	Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses		X
6.120	Movie theatres		
6.121	Seating capacity of not more than 300		X
6.200	Activity conducted primarily outside enclosed buildings or structures		
6.220	Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school		X
7.000	INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES		
7.400	Penal and Correctional Facilities		X
8.000	RESTAURANTS, BARS, NIGHT CLUBS		
8.100	No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure		
8.110	Not to include adult establishments		X
8.200	No substantial carry-out or delivery service, no drive-in service, service or consumption		

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USES	DESCRIPTION	PERMITTED USE	SPECIAL USE
	outside fully enclosed structure allowed		
8.210	Not to include adult establishments		X
8.300	Carry-out and delivery service allowed, no drive-in service, consumption outside fully enclosed structure allowed		
8.310	Not to include adult establishments		X
10.000 STORAGE AND PARKING			
10.100	Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related	X	
10.300	Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of lot, and (ii) parking or storage is more than a minor and incidental part of the overall use of the lot		X
12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS			
12.100	Veterinarian	X	
13.000 EMERGENCY SERVICES			
13.100	Police Stations		X
13.200	Fire Stations		X
15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES			
15.100	Post Office		X
15.200	Conference Center		X
16.000	DRY CLEANER, LAUNDROMAT	X	
17.000 UTILITY FACILITIES			
17.100	Utility, Minor	X	
18.000 TOWERS AND RELATED STRUCTURES			

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USES	DESCRIPTION	PERMITTED USE	SPECIAL USE
18.100	Telecommunications Antenna	X	
18.110	Collocation on Existing Tower	X	
18.120	Telecommunications Antenna, Placement on Existing Building	X	
18.130	Telecommunications Tower, Stealth	X	
18.140	Telecommunications Tower, Freestanding		X
	(Subject to the provisions of Sec. 106 Telecommunication Facilities)		
			<i>(Amended 10/6/09)</i>
19.000	OPEN AIR MARKETS AND HORTICULTURAL SALES		
19.200	Horticultural sales with outdoor display	X	
20.000	FUNERAL HOME	X	
22.000	NURSERY SCHOOLS; DAY CARE CENTERS	X	
23.000	TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE	X	
26.000	SPECIAL EVENTS	X	
28.000	SUBDIVISIONS		
28.100	Major		X
28.200	Minor	X	
30.000	ANY USE OR COMBINATION OF USES WHICH INVOLVES A BUILDING OR COMBINATION OF BUILDINGS THAT EQUALS OR EXCEEDS 25,000 SQUARE FEET ON ANY LOT OR COMBINATION OF LOTS UNDER SINGLE OWNERSHIP, USE OR MANAGEMENT		X

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Table of Permissible Uses

<u>USES</u>	<u>DESCRIPTION</u>	<u>PERMITTED USE</u>	<u>SPECIAL USE</u>
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(Amended 7/08/03)

Section 67. Reserved