

## **COMMERCIAL**

This category is primarily intended to provide for all types of commercial retail sales and service establishments and development which includes offices and Multi-family uses.

The plan includes five types of commercially dominated land use categories: Residential-Professional-Institutional, Neighborhood Commercial, Community/General Commercial, Regional Commercial, and Central Business District. The principal uses range from a small convenience store, laundry/dry cleaning shop to mixed use development, large shopping centers and multi-story office buildings.

### ***RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL (RPI)***

#### **RPI - GENERAL INTENT**

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of single or mixed-use developments. RPI is generally intended to provide transitional uses between commercial, office and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Premium Transit Station. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

#### **Urban Priority Area (UPA) Intent**

RPI in the Urban Priority Area is intended to provide compact medium to high density residential development and office uses. Development which includes medium to high density residential and office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Vertical integration of a mix of uses is encouraged.

#### **Urban Area (UA) Intent**

RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

### **Suburban Area (SA) Intent**

RPI in the Suburban Area is intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

### **Rural Area (RA) Intent**

Plan amendment requests for new RPI designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

### **RPI – GENERAL USES**

The uses provided herein shall be applicable to all RPI sites within all development areas.

#### **Principal Uses**

Multi-family dwellings; Office; Institutional, including large scale institutional uses, which require supporting residential and office components; Nursing homes and similar uses; Neighborhood commercial retail sales and service establishments, except for new or used automobile sales, funeral homes, and broadcasting offices and studios; Live/Work Units; Microbreweries; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD.

Single-use developments shall be limited to residential, institutional, restaurant, or office uses, unless the following requirement is met:

- 50 percent of the contiguous RPI category within one quarter of a mile radius of the subject site is developed for residential, institutional, restaurant, or office uses.

Developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and shall be subject to the limitation that uses that are not permitted as single-uses shall not exceed 90 percent of a development.

#### **Secondary Uses**

Secondary uses permitted in all residential land use categories; Neighborhood supporting recreation facilities and public facilities, such as Schools, Religious institutions and places of worship, Day care centers, Fire stations, Libraries, Community centers, Essential services, Home occupations, Golf, yacht, tennis and country clubs, Driving ranges, Community residential homes, Cemeteries and mausoleums but not funeral homes or mortuaries, Bed and breakfast

establishments in appropriate locations in the designated historic residential districts, and Stormwater facilities.

Secondary uses having external impacts similar to the primary uses described above are also included. Examples of these uses are: Trade schools and colleges, hospitals, medical centers, clinics, and sanitariums; Museums; Art galleries; Theaters for stage performances (but not motion picture theaters) and related uses; Convention, exhibition, trade, and festival facilities and other similar institutional uses; Transit stations; and Off street parking lots and garages that serve principal or secondary uses permitted within the RPI category.

In addition, the following secondary uses may also be permitted: Single-family dwellings; Veterinary Offices; and Filling stations.

### **RPI - DENSITY**

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category.

### **Urban Priority Area (UPA) Density**

The maximum gross density within the Urban Priority Area shall be 40 units/acre and the minimum gross density shall be 10 units/acre; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 30 feet of the abutting property line and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting LDR, in which case the maximum gross density shall be 20 units/acre within 40 feet of the abutting property. Density may be clustered away from the abutting LDR and/or RR property line and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.

- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- There shall be no minimum density for single family dwellings which were originally constructed as single family dwellings prior to adoption of the 2010 Comprehensive Plan or when single-family dwellings are permitted as a secondary use.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

### **Urban Area (UA) Density**

The maximum gross density within the Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein.

- Development on a site that abuts LDR and/or RR may cluster density away from the LDR and/or RR and shall not exceed 20 units/acre within 20 feet of the abutting property line. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting LDR and/or RR, in which case the maximum gross density shall be 20 units/acre within 35 feet of the abutting property. Density may be clustered away from the abutting LDR and/or RR and there shall be no minimum density. The Land Development Regulations shall include a process to waive or reduce these requirements in site specific cases where existing or proposed mitigation measures provide for a sufficient transition in densities.
- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

**Suburban Area (SA) and Rural Area (RA) Density**

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density; except that Transit-Oriented Development (TOD) shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 10 units/acre. However, in the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

*Source: City of Jacksonville Planning and Development Department, June 22, 2023*