

INDUSTRIAL

Industrial uses are generally considered to be the most likely to create unacceptable impacts on residential areas. Noise, odors, toxic chemicals and wastes, and transportation conflicts are all associated with traditional industrial uses.

Industrial uses are crucial to the long-term economic well-being of the City. Existing strategically located industrial lands are identified on the Industrial Preservation Map as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

The plan includes four industrial land use categories: Business Park (BP), Light Industrial (LI), Heavy Industrial (HI), and Water Dependent-Water Related (WD-WR). Although some industries produce adverse impacts, and should therefore be isolated away from residential and other low intensity use areas, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Business parks, for example, may include such light industrial uses as research and product development, communications facilities, light assembly and manufacturing, and even some types of warehousing.

BUSINESS PARK (BP)

BP - GENERAL INTENT

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally 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 premium transit station. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

Urban Priority Area (UPA) and Urban Area (UA) Intent

BP in the Urban Priority Area and the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary.

Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services.

Suburban Area (SA) Intent

BP in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary.

Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services.

Rural Area (RA) Intent

Unless a site is identified on the Industrial Preservation Map, Plan amendment requests for new BP designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

BP - GENERAL USES

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

Principal Uses

Offices; Financial institutions; Research and development activities; Radio and TV studios; Commercial retail sales and service establishments; Restaurants; Major institutions; Light manufacturing; fabrication and assembly; Warehousing; Distribution; Multi-family dwellings; Live/work units; Hotels and motels; Off street parking lots and garages when combined with another principal use; and Uses associated with and developed as an integral component of TOD on sites located outside of areas identified as an Industrial Sanctuary.

Commercial retail sales and service establishments and multi-family residential uses are permitted when 50 percent or more of the contiguous BP category within up to one quarter of a mile radius of the subject site is developed for any of the other uses permitted in the BP category.

Commercial retail sales and service establishments and residential developments that do not comply with the provisions listed above shall provide a mix of uses within the development site and shall be subject to the limitation that commercial retail sales and service establishments and residential uses shall not exceed 80 percent of a development.

Residential uses shall not be permitted in any airport environ where residential uses are not allowed as identified in the Land Development Regulations and in the policies listed in this element, in the Coastal High Hazard Area (CHHA), or within an area designated as an Industrial Sanctuary.

Existing residential dwellings which were legally built as single or multi-family dwellings prior to the adoption of the 2010 Comprehensive Plan shall be allowed as legal, non-conforming uses and may be rebuilt if necessary so long as the

original structure and density is not intensified, enlarged or converted to a non-residential use, and as long as there is not an adopted Neighborhood Action Plan and/or study recommending against them.

Secondary Uses

All public facilities and non-residential uses permitted in residential and commercial land use categories; and Outside storage accessory to a permitted use provided it is visually screened pursuant to supplemental performance standards and criteria of the Land Development Regulations

In addition, the following secondary uses may also be permitted: Communication facilities; Utility plants and facilities; Off street parking lots; Vocational trade, technical or industrial schools; and similar public facilities.

The following secondary uses shall not be permitted: Bed and breakfast; Cemeteries, mausoleums, funeral homes or mortuaries; Driving ranges; Golf, yacht, tennis and country clubs; Commercial fishing or hunting camps; Guest ranches; Fairgrounds; Riding academies; Shooting ranges; Stadiums and arenas; Yard waste composting; Camping grounds; Crematoria; Private camps.

BP - DENSITY

Development density and minimum lot size for sites not served by centralized potable water and 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 and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) and Urban Area (UA) Density

The maximum gross density in the Urban Priority Area and Urban Area shall be 40 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 development shall not exceed 20 units/acre within 30 feet of the abutting property. 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 Low Density Residential (LDR) and Rural Residential (RR), in which case the maximum gross density shall not exceed 20 units/acre within 40 feet of the abutting property and there shall be no minimum density. Density may be clustered

away from the abutting LDR. 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.

- 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) Density

The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density; except as provided herein.

- Transit-Oriented Development shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting LDR and RR, in which case the maximum gross density shall not exceed 20 units/acre within 30 feet if 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.
- 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.

Rural Area (RA) Density

The maximum gross density in Rural Area shall be 20 units/acre and there shall be no minimum density; except as provided herein.

- Transit-Oriented Development shall provide a minimum gross density of 15 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 not exceed 20 units/acre within 25 feet of the abutting property and there shall be no minimum density. Density may be clustered away from the abutting LDR and/or RR. 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.
- 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