

2045 Comprehensive Plan Relationship of Land Use Categories & Zoning Districts

Please note a P U D Zoning District is defined as a development district that may include a single or mixed use that is responsive to the needs of the inhabitants, provides flexible planning with creative and innovative design and is consistent with the Comprehensive Plan Land Use Category.

RESIDENTIAL CATEGORIES

RR (Rural Residential) Land Use Category

Primary Zoning Districts

- RR-Acre (Residential Rural-Acre)
- RLD-120 (Residential Low Density-120)
- RLD-100A (Residential Low Density-100A)

Secondary Zoning Districts

- C O (Commercial Office)
- CN (Commercial Neighborhood)
- AGR (Agriculture)
- PBF-1 (Public Buildings and Facilities-1)
- PBF-2 (Public Buildings and Facilities-2)
- CSV (Conservation)
- P U D (Planned Unit Development)

LDR (Low Density Residential) Land Use Category

Primary Zoning Districts

- RR-Acre (Residential Rural-Acre)
- RLD-120 (Residential Low Density-120)
- RLD-100A (Residential Low Density-100A)
- RLD-100B (Residential Low Density-100B)
- RLD-90 (Residential Low Density-90)
- RLD-80 (Residential Low Density-80)
- RLD-70 (Residential Low Density-70)
- RLD-60 (Residential Low Density-60)
- RLD-50 (Residential Low Density-50)
- RLD-40 (Residential Low Density-40)
- RLD-TNH (Residential Low Density-TNH)
- RLD-TND (Residential Low Density-TND)

Secondary Zoning Districts

- RMD-A (Residential Medium Density-A)
- RMD-B (Residential Medium Density-B)
- C O (Commercial Office)
- C R O (Commercial Residential Office)
- CN (Commercial Neighborhood)
- AGR (Agriculture)
- PBF-1 (Public Buildings and Facilities-1)
- PBF-2 (Public Buildings and Facilities-2)
- CSV (Conservation)
- P U D (Planned Unit Development)

MDR (Medium Density Residential) Land Use Category

Primary Zoning Districts

- RLD-60 (Residential Low Density-60)
- RLD-50 (Residential Low Density-50)
- RLD-40 (Residential Low Density-40)
- RLD-TNH (Residential Low Density-TNH)
- RLD-TND (Residential Low Density-TND)
- RMD-A (Residential Medium Density-A)
- RMD-B (Residential Medium Density-B)
- RMD-C (Residential Medium Density-C)
- RMD-D (Residential Medium Density-D)
- RMD-MH (Residential Medium Density-MH)

Secondary Zoning Districts

- C O (Commercial Office)
- C R O (Commercial Residential Office)
- CN (Commercial Neighborhood)
- AGR (Agriculture)
- PBF-1 (Public Buildings and Facilities-1)
- PBF-2 (Public Buildings and Facilities-2)
- CSV (Conservation)
- P U D (Planned Unit Development)

HDR (High Density Residential) Land Use Category

Primary Zoning Districts

RMD-D (Residential Medium Density-D)

RHD-A (Residential High Density-A)

RHD-B (Residential High Density-B)

Secondary Zoning Districts

C O (Commercial Office)

C R O (Commercial Residential Office)

CN (Commercial Neighborhood)

CCG-1 (Commercial Community / General-1)

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

CSV (Conservation)

P U D (Planned Unit Development)

COMMERCIAL CATEGORIES

RPI (Residential-Professional-Institutional) Land Use Category

Primary Zoning Districts

RMD-D (Residential Medium Density-D)

R O (Residential Office)

C O (Commercial Office)

C R O (Commercial Residential Office)

Secondary Zoning Districts

RLD-60 (Residential Low Density-60)

RMD-A (Residential Medium Density-A)

RMD-B (Residential Medium Density-B)

RMD-C (Residential Medium Density-C)

RMD-D (Residential Medium Density-D)

RMD-MH (Residential Medium Density-MH)

AGR (Agriculture)

CN (Commercial Neighborhood)

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

CSV (Conservation)

P U D (Planned Unit Development)

NC (Neighborhood Commercial) Land Use Category

Primary Zoning Districts

C O (Commercial Office)

CN (Commercial Neighborhood)

Secondary Zoning Districts

C R O (Commercial Residential Office)

AGR (Agriculture)

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

CSV (Conservation)

P U D (Planned Unit Development)

CGC (Community / General Commercial) Land Use Category

Primary Zoning Districts

C O (Commercial Office)

C R O (Commercial Residential Office)

CN (Commercial Neighborhood)

CCG-1 (Commercial Community / General-1)

CCG-2 (Commercial Community / General-2)

PBF-2 (Public Buildings and Facilities-2)

Secondary Zoning Districts

IBP (Industrial Business Park)

AGR (Agriculture)

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

CSV (Conservation)

R O S (Recreation and Open Space)

P U D (Planned Unit Development)

RC (Regional Commercial) Land Use Category

Primary Zoning Districts

CCG-1 (Commercial Community / General-1)

Secondary Zoning Districts

RHD-A (Residential High Density-A)

RHD-B (Residential High Density-B)

C R O (Commercial Residential Office)

CCG-2 (Commercial Community / General-2)

IBP (Industrial Business Park)

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

CSV (Conservation)

P U D (Planned Unit Development)

CBD (Central Business District) Land Use Category

Primary Zoning Districts

CCBD (Commercial Central Business District)

Secondary Zoning Districts

P U D (Planned Unit Development)

INDUSTRIAL CATEGORIES

BP (Business Park) Land Use Category

Primary Zoning Districts

IBP (Industrial Business Park)

Secondary Zoning Districts

RMD-D (Residential Medium Density-D)

RHD-A (Residential High Density-A)

AGR (Agriculture)

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

CSV (Conservation)

P U D (Planned Unit Development)

LI (Light Industrial) Land Use Category

Primary Zoning Districts

IBP (Industrial Business Park)

IL (Industrial Light)

PBF-2 (Public Buildings and Facilities-2)

Secondary Zoning Districts

CCG-1 (Commercial Community / General-1)

CCG-2 (Commercial Community / General-2)

AGR (Agriculture)

PBF-1 (Public Buildings and Facilities-1)

CSV (Conservation)

P U D (Planned Unit Development)

HI (Heavy Industrial) Land Use Category

Primary Zoning Districts

- IBP (Industrial Business Park)
- I L (Industrial Light)
- I H (Industrial Heavy)
- PBF-1 (Public Buildings and Facilities-1)
- PBF-2 (Public Buildings and Facilities-2)

Secondary Zoning Districts

- CCG-1 (Commercial Community / General-1)
- CCG-2 (Commercial Community / General-2)
- AGR (Agriculture)
- CSV (Conservation)
- P U D (Planned Unit Development)

WD-WR (Water Dependent-Water Related) Land Use Category

Primary Zoning Districts

- I W (Industrial Water)

Secondary Zoning Districts

- PBF-1 (Public Buildings and Facilities-1)
- PBF-2 (Public Buildings and Facilities-2)
- AGR (Agriculture)
- CSV (Conservation)
- P U D (Planned Unit Development)

OTHER LAND USE CATEGORIES

CSV (Conservation) Land Use Category

Primary Zoning Districts

- CSV (Conservation)

Secondary Zoning Districts

- R O S (Recreation and Open Space)
- AGR (Agriculture)
- P U D (Planned Unit Development)

AGR (Agriculture) Land Use Category

Primary Zoning Districts

- AGR (Agriculture)
- PBF-2 (Public Buildings and Facilities-2)

Secondary Zoning Districts

PBF-1 (Public Buildings and Facilities-1)

PBF-3 (Public Buildings and Facilities-3)

CSV (Conservation)

P U D (Planned Unit Development)

PBF (Public Buildings and Facilities) Land Use Category

Primary Zoning Districts

PBF-1 (Public Buildings and Facilities-1)

PBF-2 (Public Buildings and Facilities-2)

PBF-3 (Public Buildings and Facilities-3)

Secondary Zoning Districts

AGR (Agriculture)

CSV (Conservation)

P U D (Planned Unit Development)

R O S (Recreation and Open Space) Land Use Category

Primary Zoning Districts

R O S (Recreation and Open Space)

Secondary Zoning Districts

PBF-1 (Public Buildings and Facilities-1)

AGR (Agriculture)

CSV (Conservation)

P U D (Planned Unit Development)

M U (Multi-Use) Land Use Category

Primary Zoning Districts

P U D (Planned Unit Development)

Source: City of Jacksonville Planning and Development Department; June 29, 2023