

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.

NEIGHBORHOOD COMMERCIAL (NC)

NC - GENERAL INTENT

Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. 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. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

Intent – All Development Areas

Plan amendment requests for new NC designations are preferred in locations which are supplied with full urban services; which abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods. Sites with two or more property boundaries on transportation rights-of-way are considered preferred locations.

NC - GENERAL USES

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

Principal Uses

Offices, including veterinary offices; Multi-family dwellings; Microbreweries as defined and limited in the RPI category; Financial institutions; Restaurants; Filling stations; Uses associated with and developed as an integral component of TOD; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Neighborhood commercial retail and service establishments, except for new or used automobile sales, funeral homes, and broadcasting offices and studios.

Single-use multi-family development is permitted when 50 percent or more of the contiguous NC category within up to one quarter of a mile radius is developed for non-residential uses.

Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 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, and 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.

In addition, 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.

NC - 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) Density

The maximum gross density in the Urban Priority 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 shall not exceed 20 units/acre within 30 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.
- 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.

Urban Area (UA) Density

The maximum gross density in 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.
- 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 in the Suburban Area shall be 20 units/acre and there shall be no minimum density. 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