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## **Sec. 656.321. Business Park Category.**

This mixed land use category is primarily intended to accommodate low to moderate intensity office and industrial parks, which are generally developed as commercial subdivisions. Land uses permitted in this category include business/professional offices including banks and financial institutions, research and development activities, radio and T.V. studios, light manufacturing, fabrication and assembly, service establishments, major institutions, light industrial, and warehousing uses. Commercial offices comprise 70 to 90 percent of the land area in this category, while service, major institutional and light industrial uses constitute the remaining 10 to 30 percent. A portion of the land area in this category, not to exceed 25 percent, may be devoted to hotels, motels, restaurants, and similar supporting commercial uses.

In addition to the secondary and supporting uses allowed in all industrial categories, communication facilities, utilities, off-street parking lots, vocational trade, technical or industrial schools, private clubs, churches, day care centers, nursing homes and similar other public facilities meeting the performance standards and criteria in the Land development Regulations will also be allowed in this category. The location, type, scale and density/intensity of the supporting and secondary uses shall be compatible with the overall character of the existing, as well as the proposed future development of the area. Residential uses may be allowed within this category including single and multi-family residences, which were originally designed and legally built as single and multi-family residences prior to adoption of the Comprehensive Plan, and newly constructed units, live/work lofts, and other mixed use projects as long as they are outside any airport environ as identified in the Land Development Regulations, outside the Coastal High Hazard Area and within a density range of 1 to 20 units per acre.

Business parks shall be located in areas designated for this category on the FLUMs. The standards as in the Land Development Regulations and the criteria herein only designate locations that may be considered for business parks. Consideration does not guarantee the approval of a particular site for business parks in any given location. Site access to roads classified as arterial or higher on the adopted Highway Functional Classification System Map, which is part of the 2010 Comprehensive Plan, is preferred except for sites located within the Jacksonville DIA's jurisdictional boundaries.

The following primary and secondary zoning districts may be considered in the Business Park Category depicted on the Future Land Use Maps of the Comprehensive Plan.

A. *Primary zoning districts.* The primary zoning districts shall include the following:

- (1) **Industrial Business Park (IBP); Section 656.321.**

The Industrial Business Park District allow business/professional offices, and light industrial uses along with certain supporting commercial, open space, community facilities and utilities.

### **I. Industrial Business Park (IBP) District.**

(a) *Permitted uses and structures.*

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Hospitals.
- (3) Professional offices.
- (4) Business offices.
- (5) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (6) Union halls.
- (7) **Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.**

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- (8) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
  - (9) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
  - (10) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
  - (11) Vocational, technical, business, trade or industrial schools and similar uses.
  - (12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (13) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
  - (14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (b) *Permitted accessory uses.* See Section 656.403.
- (c) **Permissible uses by exception.**
- (1) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
  - (2) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
  - (3) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
  - (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
  - (5) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
  - (6) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
  - (7) **Outside storage subject to the performance standards and development criteria set forth in Part 4.**
  - (8) Fitness centers.
- (d) *Minimum lot requirements (width and area).*
- (1) Width—100 feet.
  - (2) Area—10,000 square feet.
- (e) *Maximum lot coverage by all buildings and structures.* 65 percent. *Impervious surface ratio* as required by Section 654.129.
- (f) *Minimum yard requirements.*
- (1) Front—20 feet.

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- (2) Side—10 feet.
  - (3) Rear—10 feet.
  - (g) *Maximum height of structures.* 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.
  - (h) *Limitations on permitted or permissible uses by exception.* All of the permitted and permissible uses by exception in the IBP District are subject to the following unless otherwise provided for:
    - (1) They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.
    - (2) They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.
    - (3) Off-street parking shall comply with Part 12 Landscaping Requirements
  - B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Business Park Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.
    - (1) Public Buildings and Facilities-1 (PBF-1); Section 656.332.
    - (2) Public Buildings and Facilities-2 (PBF-2); Section 656.332.
    - (3) Residential Medium Density (RMD-D); Section 656.306.
    - (4) Residential High Density (RHD-A); Section 656.307.
    - (5) Agriculture (AGR); Section 656.331.
    - (6) Conservation (CSV); Section 656.333.
    - (7) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted, provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met.

(Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 2007-560-E, § 1; Ord. 2012-364-E, § 10; Ord. 2015-782-E, § 3; Ord. 2017-318-E, § 17; Ord. 2018-75-E, § 5; Ord. 2017-842-E, § 2; Ord. 2019-375-E, § 1)