

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

ORDINANCE 2015-250

AN ORDINANCE AMENDING SECTION 656.604, SUBPART A (OFF-STREET PARKING AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET PARKING AND LOADING REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, REGARDING PARKING REQUIREMENTS FOR RESTAURANTS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends the Zoning Code in Part 6 – to revise and clarify the number of parking spaces required for a restaurant use.

- (2) Restaurants – One space for each four patron seats (including indoor and outdoor patron seating) ~~in public rooms~~ plus one space for each two employees on a peak hour shift.

II. EVALUATION

A. The need and justification for the change.

When the Zoning Code was adopted, smoking was permitted in restaurants and public areas. There were few, if any restaurants which had outdoor dining areas and the parking requirement of one space for each four seats in public rooms was clear. In 2003, Florida banned smoking in enclosed workspaces including restaurants. This ban along with the popularity of eating meals “al fresco”, created an increase in outdoor dining/seating areas for restaurants. The Department continued to use the total number of seats, indoor and outdoor, to determine the required parking spaces. Recently there has been confusion with the existing language and the Department is updating the definition.

Restaurants typically have more than one shift of workers during the day. The second part of the change is to clarify the number of spaces is based on the number of workers per shift.

B. Summary of Bill.

The bill clarifies that seats in public rooms means both indoor and outdoor seats for patrons of the restaurant and the parking requirement for employees is based on the number of workers per shift.

C. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

This bill is consistent with Future Land Use Element Policy 1.1.4 which states that the Land Development Regulations shall include locational criteria and standards for all zoning or subdivision site plan requests for densities or intensities of use for each future land use category including appropriate criteria related to development areas, street classification, availability of public facilities and services, land use compatibility, development and redevelopment potential, site design factors, ownership patterns, environmental impacts, relevant adopted plans and studies, and principal and secondary uses described in the Plan Category Descriptions of the Operative Provisions.

D. Consistency with the Comprehensive Plan.

The Comprehensive Plan is silent with regard to this topic, but as previously stated, this bill is consistent with FLUE Policy 1.1.4.

III. RECOMMENDATIONS

The Planning and Development Department recommends that Ordinance 2015-250 be **APPROVED.**

1 Introduced by Council Member Love:
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4 **ORDINANCE 2015-250**

5 AN ORDINANCE AMENDING SECTION 656.604, SUBPART
6 A (OFF-STREET PARKING AND LOADING FOR MOTOR
7 VEHICLES), PART 6 (OFF-STREET PARKING AND
8 LOADING REGULATIONS), CHAPTER 656 (ZONING
9 CODE), *ORDINANCE CODE*, REGARDING PARKING
10 REQUIREMENTS FOR RESTAURANTS; PROVIDING AN
11 EFFECTIVE DATE.
12

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14 **Section 1. Amending Section 656.604, Subpart A (Off-**
15 **Street Parking and Loading for Motor Vehicle).** Section 656.604,
16 Subpart A (Off-Street Parking and Loading for Motor Vehicles), Part
17 6 (Off-Street Parking and Loading Regulations), Chapter 656 (Zoning
18 Code), *Ordinance Code*, is hereby amended to read as follows:
19

20 **CHAPTER 656. ZONING CODE**

21 * * *

22 **PART 6. OFF-STREET PARKING AND LOADING REGULATIONS**

23 **SUBPART A. OFF-STREET PARKING AND LOADING FOR MOTOR VEHICLES**

24 * * *

25 **Sec. 656.604. Number of off-street parking spaces required.**

26 Off-street parking spaces shall be provided and maintained in
27 all districts. The parking standards provided herein are minimum
28 requirements, however, except as set forth in subsections (e) and
29 (f) below, the maximum number of off-street parking spaces
30 permitted for any use shall be the minimum required plus twenty
31 percent (20%) of the required spaces for parking lots with less
than 100 spaces, or ten percent (10%) of the required spaces for

1 parking lots with more than 100 spaces. There shall be no maximum
2 number of off-street parking spaces for single-family dwellings.
3 Parking spaces located in parking garages do not apply toward the
4 determination of the maximum number of parking spaces. Additional
5 increases in parking, beyond the allowed, shall require an
6 Administrative Deviation and parking demand analysis.

7 * * *

8 (d) *Assembly, recreational and similar uses:*

9 * * *

10 (2) Restaurants - One space for each four patron seats
11 (including indoor and outdoor patron seating) in
12 public rooms plus one space for each two employees
13 on a peak hour shift.

14 * * *

15 **Section 2. Effective Date.** This ordinance shall
16 become effective upon signature by the Mayor or upon becoming
17 effective without the Mayor's signature.

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19 Form Approved:

20
21 /s/ Paige Hobbs Johnston

22 Office of General Counsel

23 Legislation prepared by: Paige H. Johnston

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