Both properties have a land use category of Low Density Residential (LDR) and have two zoning districts, Residential Rural-Acre (RR-Acre) and Residential Low Density-60 (RLD-60). These zoning districts primarily allow single family dwellings, churches.

Parcels to the north and south are zoned Industrial Light (IL). To allow commercial uses, you will need to change the Land Use Category AND the Zoning District.
Application does not guarantee approval, the final decision is made by the City Council. All fees are non-refundable.
The Land Use Amendment base fee is $3,548 + $25/acre + $7/each property owner within 350 feet + newspaper ad billed separately by The Financial News ($80-100).
The Rezoning base fee is $2,000 + $10/acre + $7/each property owner within 350 feet + newspaper ad billed separately by The Financial News ($80-100).
The process will take approximately 16-18 weeks.

Below is the link to the online application process.
https://jaxzoningapplication.coj.net/Home/Index

You will need to register with a User Name and Password.
Once you have registered, click on “New Application” on the left side
Click on “Application for Small Scale Land use Amendment” and complete application.
Then click on “Application for Rezoning to Conventional Zoning District” and complete that application.
You can click on “Forms & Instructions” on the left side for more information.

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