

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

April 22, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-174**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

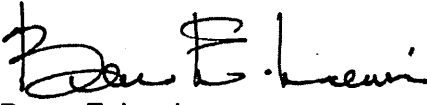
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

## **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 2021-174**

**AN ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 656.306 (MEDIUM DENSITY RESIDENTIAL CATEGORY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADDRESS LOT REQUIREMENTS; AMENDING SECTION 656.414 (TOWNHOUSES AND ROWHOUSES), SUBPART B (MISCELLANEOUS REGULATIONS), PART 4 (SUPPLEMENTARY REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADDRESS PLATTING AND DEVELOPMENT REQUIREMENTS; PROVIDING AN EFFECTIVE DATE.**

#### **I. GENERAL INFORMATION**

The bill amends Chapter 656 (Zoning Code), Ordinance Code, to clarify the development standards for multifamily dwellings and townhomes.

#### **II. EVALUATION**

##### ***A. The need and justification for the change***

Part 3 and Part 4 of the Zoning Code set forth the development standards for multifamily dwellings and for townhomes. However, there is some confusing overlap. This bill clarifies that Part 3 is for multifamily and Part 4 is for townhomes. It also amends Part 4 so that a townhome developments can take advantage of platting exemptions under Chapter 654 (Code of Subdivision Regulations). Currently, Chapter 656 (Zoning Code) requires townhome developments to be platted regardless of any Chapter 654 exemptions.

##### ***B. 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 the spirit and intent of both the Comprehensive Plan and the Zoning Code in that it is the intent of the legislation to protect and preserve the public health, safety and welfare of the people of the City of Jacksonville by promoting and sustaining the viability of existing and emerging residential areas.

#### **III. RECOMMENDATION**

The Planning and Development Department recommends that **Ordinance 2021-174** be approved.

1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **ORDINANCE 2021-174**

5 AN ORDINANCE REGARDING CHAPTER 656 (ZONING  
6 CODE), *ORDINANCE CODE*; AMENDING SECTION 656.306  
7 (MEDIUM DENSITY RESIDENTIAL CATEGORY), SUBPART  
8 B (RESIDENTIAL USE CATEGORIES AND ZONING  
9 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT  
10 REGULATIONS), CHAPTER 656 (ZONING CODE),  
11 *ORDINANCE CODE*, TO ADDRESS LOT REQUIREMENTS;  
12 AMENDING SECTION 656.414 (TOWNHOUSES AND  
13 ROWHOUSES), SUBPART B (MISCELLANEOUS  
14 REGULATIONS), PART 4 (SUPPLEMENTARY  
15 REGULATIONS), CHAPTER 656 (ZONING CODE),  
16 *ORDINANCE CODE*, TO ADDRESS PLATTING AND  
17 DEVELOPMENT REQUIREMENTS; PROVIDING AN  
18 EFFECTIVE DATE.

19  
20 **BE IT ORDAINED** by the Council of the City of Jacksonville:

21 **Section 1. Amending Section 656.306 (Medium Density**  
22 **Residential Category), Subpart B (Residential Use Categories and**  
23 **Zoning Districts), Part 3 (Schedule of District Regulations), Chapter**  
24 **656 (Zoning Code), Ordinance Code.** Section 656.306 (Medium Density  
25 Residential Category) is hereby amended to read as follows:

26 **Chapter 656 - ZONING CODE**

27 \* \* \*

28 **PART 3. - SCHEDULE OF DISTRICT REGULATIONS**

29 \* \* \*

30 **SUBPART B. - RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS**

31 \* \* \*

1 **Sec. 656.306. - Medium Density Residential Category.**

2 \* \* \*

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

5 \* \* \*

6 II. *Residential Medium Density-A (RMD-A), Residential*  
7 *Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and*  
8 *Residential Medium Density-D (RMD-D).*

9 \* \* \*

10 (g) *Minimum yard requirements.*

11 (1) Multiple-family dwellings ~~(for attached~~  
12 ~~fee simple multiple-family dwellings, the lot shall refer to the~~  
13 ~~number of units in the structure):~~

14 (i) Front—20 feet.

15 (ii) Side—Ten feet.

16 (iii) Rear—20 feet.

17 \* \* \*

18 **Section 2. Amending Section 656.414 (Townhouses and**  
19 **Rowhouses), Subpart B (Miscellaneous Regulations), Part 4**  
20 **(Supplementary Regulations), Chapter 656 (Zoning Code), Ordinance**  
21 **Code.** Section 656.414 (Townhouses and Rowhouses) is hereby amended  
22 to read as follows:

23 **Chapter 656 - ZONING CODE**

24 \* \* \*

25 **PART 4. - SUPPLEMENTARY REGULATIONS**

26 \* \* \*

27 **SUBPART B. - MISCELLANEOUS REGULATIONS**

28 \* \* \*

29 **Sec. 656.414. - Townhouses and rowhouses.**

30 (a) Each building or structure to be sold to individual owners  
31 containing townhouses or rowhouses or each development of contiguous

1 townhouse units shall comply with all development regulations,  
2 including overall lot and yard requirements and density, for multiple-  
3 family dwellings, except as provided in this Section. Where lots are  
4 to be sold to individual owners of townhouses or rowhouses in a  
5 building, the lots shall be ~~platted~~ developed pursuant to Chapter  
6 654, Ordinance Code, and the following regulations shall apply to  
7 such ~~subdivision-plats~~ developments and to the individual units or  
8 lots:

9 \* \* \*

10 **Section 3. Effective Date.** This Ordinance shall become  
11 effective upon signature by the Mayor or upon becoming effective  
12 without the Mayor's signature.

13

14 Form Approved:

15

16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared By: Shannon K. Eller

19 GC-#1417970-v1-Townhouses\_& Multiple-Family\_Dwellings