1　Introduced by Council Member Diamond:

ORDINANCE 2024-869

AN ORDINANCE AMENDING SECTIONS 656.305 (LOW DENSITY RESIDENTIAL CATEGORY) AND 656.306 (MEDIUM DENSITY RESIDENTIAL CATEGORY), SUBPART B (RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE,* TO PROVIDE FOR DUPLEXES, TRI-PLEXES AND QUAD-PLEXES AS PERMITTED USES IN CERTAIN DISTRICTS AND DEVELOPMENT AREAS; AND AMENDING SECTIONS 656.604 (NUMBER OF OFF-STREET PARKING SPACES) AND 656.607 (DESIGN STANDARDS FOR OFF-STREET, ON-STREET PARKING AND LOADING FACILITIES), SUBPART A (OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET PARKING, ON-STREET PARKING AND LOADING REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO PROVIDE PARKING STANDARDS FOR DUPLEXES, TRI-PLEXES AND QUAD-PLEXES, AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Amending Sections 656.305 (Low Density Residential Category) and 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*. Amending Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code.* Sections 656.305 (Low Density Residential Category) and 656.306 (Medium Density Residential

Category), Subpart B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, are hereby amended to read as follows:

CHAPTER 656. ZONING CODE

* * *

PART 3. SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART B. RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Sec. 656.305. Low Density Residential Category

* * *

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

* * *

II. Residential Low Density (RLD) Districts.

(a) *Permitted uses and structures*

* * *

(12) Duplexes, tri-plexes and quad-plexes (Only in RLD districts that are also located in the Missing Middle Overlay where the density requirements in the Comprehensive Plan are met). Duplexes, tri-plexes and quad-plexes shall comply with the minimum lot requirements, maximum lot coverage, impervious ratios and maximum height of the respective zoning district, unless different requirements are specifically provided.

* * *

(d) *Minimum lot requirements (width and area). For single-family dwellings, duplexes, tri-plexes and quad-plexes, the minimum lot requirements (width and*

area), except as otherwise required for certain other uses, are as follows:

* * *

(f) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are as follows; provided, however that unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street in the RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80, RLD-70, RLD-60, RLD-50, and RLD-40 Zoning Districts.

* * *

(12) For duplexes, tri-plexes and quad-plexes:

    (i) Front – 20 feet or the average of the front setbacks of the other buildings on the same block, whichever is less.

    (ii) Side – 5 feet.

    (iii) Rear – 10 feet.

* * *

Sec. 656.306. Medium Density Residential Category

* * *

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

* * *

II. Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D).

(a) *Permitted uses and structures.*

* * *

(15) Duplexes, tri-plexes and quad-plexes (with the

minimum yard requirements as set forth in Sec.
656.305(A)(II)(f)(12), except that the minimum front
yards may be 10 feet), only where the density
requirements in the Comprehensive Plan are met.

* * *

(d) *Minimum lot requirements (width and area)*. For
single-family dwellings, mobile homes, duplexes, tri-
plexes, quad-plexes and multiple-family dwellings the
minimum lot requirements (width and area), except as
otherwise required for certain other uses, are as
follows:

* * *

(3) Duplexes (RMD-A through RMD-D)

(i) Width – 35 feet

(ii) Area – 3,500 square feet

(4) Tri-plexes (RMD-A through RMD-D)

(i) Width – 40 feet

(ii) Area – 5,000 square feet

(5) Quad-plexes (RMD-A through RMD-D)

(i) Width – 50 feet

(ii) Area – 6,000 square feet

(3)(6) All other uses:

* * *

Section 2. **Amending Sections 656.604 (Number of off-street
parking spaces required) and Section 656.607 (Design standards for
off-street, on-street parking and loading facilities), Subpart A
(Off-Street Parking, On-Street Parking and Loading for Motor
Vehicles), Part 6 (Number of off-street parking spaces required and
Design standards for off-street, on-street parking and loading
facilities), Chapter 656 (Zoning Code),** *Ordinance Code*. Sections
656.604 (Number of off-street parking spaces required) and Section

1 656.607 (Design standards for off-street, on-street parking and
2 loading facilities), Subpart A (Off-Street Parking, On-Street Parking
3 and Loading for Motor Vehicles), Part 6 (Number of off-street parking
4 spaces required and Design standards for off-street, on-street
5 parking and loading facilities), Chapter 656 (Zoning Code), *Ordinance
6 Code*, are hereby amended to read as follows:

CHAPTER 656. ZONING CODE

* * *

**PART 6. OFF-STREET PARKING, ON-STREET PARKING AND LOADING
REGULATIONS.**

* * *

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

* * *

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

* * *

(a) Residential uses:

* * *

(2) Multiple-family dwellings — One and one-half spaces
for an efficiency, studio or one bedroom dwelling not
exceeding 500 square feet, one and three-quarters
spaces for one bedroom dwelling containing 500 square
feet or more, two spaces for two bedroom dwellings
and an additional one-quarter space for each bedroom
in excess of two, plus one space for owner or operator
and one space for each two employees. In determining
the number of bedrooms, rooms depicted as dens,
studios and similarly depicted areas shall be
construed to be an additional bedroom for the purposes
of determining the number of off-street parking
spaces required. Notwithstanding the provisions of

1	this Section, two off-street parking spaces shall be
2	required for each Townhouse, cottage, or condominium.
3	Additionally, one guest parking space shall be
4	provided for every three Townhouse, cottage or
5	condominium units.
6	
7	For a duplex, tri-plex or quad-plex, one parking space
8	for each one-bedroom unit and for units with more
9	than one bedroom, two parking spaces.
10	* * *
11	**Sec. 656.607. - Design standards for off-street, on-street**
12	**parking and loading facilities.**
13	* * *
14	(d) *Parking Reductions*: The following parking reductions
15	are available except for those uses described in
16	sections 656.604(e)(1) and 656.604(f)(1).
17	
18	* * *
19	(6) Duplexes, tri-plexes and quad-plexes may receive
20	a 25% reduction in required spaces if they are
21	located within a quarter mile of a JTA bus stop,
22	and an additional 25% if they are within a
23	quarter mile of the Emerald Trail or other
24	separated bike facility. Parking spaces located
25	behind a duplex, tri-plex or quad-plex may be
26	accessed by a 10 foot wide residential driveway.
27	* * *
28	**Section 3.** **Effective Date.** This ordinance shall become
29	effective upon signature by the Mayor or upon becoming effective
30	without the Mayor's signature.
31	

1 Form Approved:

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3 _____/s/ Dylan Reingold_____

4 Office of General Counsel

5 Legislation Prepared By: Dylan Reingold

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