

CITY COUNCIL RESEARCH DIVISION

LEGISLATIVE SUMMARY

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Bill Type and Number: Ordinance 2019-462

Introducer/Sponsor(s): Council Member Boyer

Date of Introduction: June 25, 2019

Committee(s) of Reference: TEU, LUZ

Date of Analysis: June 27, 2019

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 656 – Zoning Code – to revise and add requirements regarding buffers and landscaping on various types of properties depending on the nature of the adjacent property use, including the adoption of a buffer table. It relocates the regulation of driveway locations from Part 12 – Landscape and Tree Protection Regulations - to Part 6 – Off-Street Parking, On-Street Parking and Loading Regulations – of the Zoning Code and replaces the previous Parking Lot Landscape Matrix with narrative descriptions of the landscaping requirements for parking lots under various circumstances.

Background Information: The bill derives from the work of several council members who met on a number of occasions to discuss the reasons why Jacksonville seems to process so many rezoning applications for PUDs rather than conventional zoning districts. The group learned that one of the major reasons has to do with the desire of neighborhood residents and council members to impose varying depths and densities of buffers on new development depending on the nature of that development and the existing property uses it will abut, which is not permitted under conventional zoning categories.

The bill establishes 5 Adjacent Use Buffer Types (A, B, C, D and E) that increase in mandatory depth and in the size and density of the buffer material (shrubs, trees, fences, walls). It provides 12 buffer graphics depicting options for the arrangement of required buffer materials. It creates a Buffer Table establishing a sliding scale of buffer requirements based on the zoning category and use intensity of the two abutting properties. It provides for relaxation of or exemption from adjacent buffer requirements in certain defined circumstances. It provides specific requirements for fences, walls, berms, screening plants and associated landscaping.

Policy Impact Area: Screening of adjacent land uses

Fiscal Impact: Undetermined

Analyst: Clements