

1 Introduced by Council Member Diamond:
2
3

4 **ORDINANCE 2024-256**

5 AN ORDINANCE AMENDING SECTION 656.311
6 (RESIDENTIAL - PROFESSIONAL - INSTITUTIONAL
7 CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES
8 AND ZONING DISTRICTS), PART 3 (SCHEDULE OF
9 DISTRICT REGULATIONS), CHAPTER 656 (ZONING
10 CODE), *ORDINANCE CODE*, TO INCLUDE ALL
11 SINGLE-FAMILY DWELLINGS ON THE LIST OF
12 PERMISSIBLE USES AND STRUCTURES IN THE
13 COMMERCIAL, RESIDENTIAL AND OFFICE ZONING
14 DISTRICT; AMENDING SECTION 656.704
15 (NONCONFORMING LOTS OF RECORD AND INFILL LOTS -
16 RESIDENTIAL), PART 7 (NONCONFORMING LOTS, USES
17 AND STRUCTURES), CHAPTER 656 (ZONING CODE),
18 *ORDINANCE CODE*, TO ADDRESS MODULAR AND MOBILE
19 HOMES AND TO REDUCE THE MINIMUM SQUARE FEET
20 REQUIRED FOR INFILL LOTS FROM 2,500 SQUARE FEET
21 TO 1,500 SQUARE FEET; AMENDING SECTION 656.1601
22 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER
23 656 (ZONING CODE), *ORDINANCE CODE*, TO DEFINE
24 "COTTAGE" AND TO AMEND CERTAIN OTHER
25 DEFINITIONS; PROVIDING FOR CODIFICATION
26 INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

27
28 **BE IT ORDAINED** by the Council of the City of Jacksonville:

29 **Section 1. Amending Section 656.311**
30 **(Residential-Professional-Institutional Category), Subpart C**
31 **(Commercial Use Categories and Zoning Districts), Part 3 (Schedule**

1 **of District Regulations), Chapter 656 (Zoning Code), Ordinance Code.**
2 Section 656.311 (Residential-Professional-Institutional Category),
3 Subpart C (Commercial Use Categories and Zoning Districts), Part 3
4 (Schedule of District Regulations), Chapter 656 (Zoning Code),
5 *Ordinance Code*, is hereby amended to read as follows:

6 **CHAPTER 656 - ZONING CODE**

7 * * *

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

9 * * *

10 **SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

11 * * *

12 **Sec. 656.311. - Residential-Professional-Institutional Category.**

13 * * *

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

16 * * *

17 **III. *Commercial, Residential and Office (CRO) District.***

18 (a) *Permitted uses and structures.*

19 * * *

20 (4) Single family dwellings ~~that were originally designed~~
21 ~~and constructed prior to adoption of the~~
22 ~~Comprehensive Plan.~~

23 * * *

24 (d) *Permissible uses by exception.*

- 25 (1) Cemeteries and mausoleums but not funeral homes or
26 mortuaries.
- 27 (2) Residential treatment facilities.
- 28 (3) Off-street parking lots for premises requiring off-
29 street parking meeting the performance standards and
30 development criteria set forth in Part 4.

31 ~~(4) New Single-family dwellings.~~

- 1 (~~45~~) Community residential homes of seven to 14 residents
2 meeting the performance standards and development
3 criteria set forth in Part 4.
- 4 (~~56~~) Emergency shelter meeting the performance standards
5 and development criteria set forth in Part 4.
- 6 (~~67~~) Group care home meeting the performance standards and
7 development criteria set forth in Part 4.
- 8 (~~78~~) Essential services meeting the performance standards
9 and development criteria set forth in Part 4.
- 10 (~~89~~) Day care centers meeting the performance standards
11 and development criteria set forth in Part 4.
- 12 (~~910~~) Home occupations meeting the performance standards
13 and development criteria set forth in Part 4.
- 14 (~~1011~~) Drive-through facilities in conjunction with a
15 permitted or permissible use or structure.
- 16 (~~1112~~) Rooming houses.
- 17 (~~1213~~) Private clubs.
- 18 (~~1314~~) Churches, including a rectory or similar use, meeting
19 the performance standards and development criteria
20 set forth in Part 4.
- 21 (~~1415~~) Retail outlets for the sale of food, leather goods
22 and luggage, jewelry (including watch repair but not
23 pawn shops), art, cameras or photographic supplies
24 (including camera repair), sporting goods, hobby
25 shops and pet shops (but not animal kennels), musical
26 instruments, television and radio (including repair
27 incidental to sales), florist or gift shops,
28 delicatessens, bake shops (but not wholesale
29 bakeries), and dry cleaning pickup stations, all not
30 to exceed 50 percent of the gross floor area of the
31 buildings of which they are a part.

1 (i) Sale, display and preparation shall be conducted
2 within a completely enclosed building.

3 (ii) Products shall be sold only at retail.

4 (iii) No sale, display or storage of secondhand
5 merchandise shall be permitted.

6 (1516) Restaurants, including the facilities for the sale
7 and service of all alcoholic beverages for on-
8 premises consumption only, subject to the following
9 condition:

10 (i) Seating shall not exceed a capacity of 60;
11 provided, that seating may be unlimited where
12 total floor area of the restaurant does not
13 exceed ten percent of the gross floor area of
14 the building of which it is a part.

15 (1617) Pharmacies in existence with a valid exception as
16 of the effective date of Ordinance 2018-75-E shall
17 continue to be legally permitted uses and shall not
18 be deemed legal nonconforming uses.

19 * * *

20 **Section 2. Amending Section 656.704 (Nonconforming lots of**
21 **record and infill lots - Residential), Part 7 (Nonconforming Lots,**
22 **Uses and Structures), Chapter 656 (Zoning Code), Ordinance Code.**

23 Section 656.704 (Nonconforming lots of record and infill lots -
24 Residential), Part 7 (Nonconforming Uses and Structure), Chapter 656
25 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

26 **CHAPTER 656 - ZONING CODE**

27 * * *

28 **PART 7. - NONCONFORMING LOTS, USES AND STRUCTURES**

29 * * *

30 **Sec. 656.704. - Nonconforming lots of record and infill lots -**
31 **Residential.**

1 Notwithstanding limitations imposed by the provisions of the
2 Zoning Code as to lot area, lot width and street frontage on a single
3 lot of record, as defined in Section 656.1601, *Ordinance Code*, a
4 combination of complete lots of record, an infill lot, or a
5 combination of complete infill lots, where residential use is a
6 permitted use or permissible use by exception in the district, except
7 as otherwise provided:

- 8 (a) One single-family dwelling may be constructed on a single lot
9 of record, a combination of complete lots of record, an infill
10 lot, or a combination of complete infill lots in a RR, RLD,
11 RMD, or AGR District or with a grant of exception in the a-RO
12 and CRO District. One cottage may be constructed on an infill
13 lot, or a combination of complete infill lots, in a RMD-A,
14 RMD-B, RMD-C, RMD-D, or CRO District. Manufactured homes and
15 modular homes which comply with the provisions of Subpart C,
16 Part 4 of this Chapter or which are otherwise allowed upon
17 issuance of a Waiver of Architectural and Aesthetic
18 Regulations by the Department when applicable are considered
19 single-family dwellings., ~~and a mobile home may be placed on~~
20 ~~a single lot of record in an RLD-MH, RMD-MH or AGR District,~~
21 ~~or with a grant of exception in an RLD, RMD, or CRO District;~~
22 ~~provided, however, that a mobile home may be placed on a~~
23 ~~single lot of record without a grant of exception in an RLD,~~
24 ~~RMD, or CRO District where the lot was classified as an "RM~~
25 ~~District" (Residential, Mixed) or an "RHM District"~~
26 ~~(Residential, Mobile Home) immediately prior to the effective~~
27 ~~date of this Zoning Code.~~ An infill lot or a combination of
28 complete infill lots shall be equal to the average lot width
29 and lot area of legally developed lots on the same block or
30 25 feet in width and 1,500~~2,500~~ square feet in area, whichever
31 is greater. Notwithstanding any requirements found in a

1 zoning district as to required yards, an infill lot shall
2 have yards which are equal to the yards of a majority of
3 single-family dwellings on the same block.

4 (b) A two family multiple dwelling in a RMD, RHD, CRO, or RO
5 District may be constructed on a single lot of record, a
6 combination of lots of record, an infill lot, or a combination
7 of complete infill lots where the lot or combination of lots
8 is not less than 50 feet in width and is not less than 5,000
9 square feet in area.

10 (c) A three family multiple dwelling in a RMD, RHD, CRO, or RO
11 District may be constructed on a single lot of record, a
12 combination of lots of record, an infill lot, or a combination
13 of complete infill lots where the lot or combination of lots
14 is not less than 60 feet in width and is not less than 6,000
15 square feet in area.

16 (d) A four family multiple dwelling in a RMD, RHD, CRO, or RO
17 District may be constructed on a single lot of record, a
18 combination of lots of record, an infill lot, or a combination
19 of complete infill lots where the lot or combination of lots
20 of record is not less than 70 feet in width and is not less
21 than 7,000 square feet in area.

22 * * *

23 **Section 3. Amending Section 656.1601 (Definitions), Part 16**
24 **(Definitions), Chapter 656 (Zoning Code), Ordinance Code.** Section
25 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning
26 Code), *Ordinance Code*, is hereby amended to read as follows:

27 **Sec. 656.1601. - Definitions.**

28 For the purposes of this Chapter, Zoning Code, the following
29 terms, phrases, words, and their derivations, as listed in
30 alphabetical order herein, shall have the meaning contained below,
31 or as referenced within specific Sections.

1 * * *

2 Cottage means a single-family dwelling unit that is between 750
3 square feet and 1,200 square feet in size, authorized to be
4 constructed on an infill lot within the RMD-A, RMD-B, RMD-C, RMD-D
5 and CRO Zoning Districts, subject to the provisions of Sections
6 656.306, 656.311 and 656.604.

7 * * *

8 ~~Guesthouse or cottage~~ means living quarters in a building
9 separate from and in addition to the main residential building on a
10 lot, used for intermittent or temporary occupancy by nonpaying guests;
11 provided, that the quarters shall have no kitchen, cooking facilities
12 or kitchen sink. The quarters shall not be rented, leased or
13 otherwise made available for compensation of any kind.

14 * * *

15 *Infill lot* for the purposes of this Chapter 656 means a lot or
16 parcel ~~located in the Urban Priority Area development area or Urban~~
17 ~~Area development area~~ which has access to centralized potable water
18 and sanitary sewer and is: (part of a plat recorded on or before
19 September 21, 1990 in the Office of the Clerk of the Circuit Court
20 of Duval County; or (ii) described by metes and bounds and the
21 description for which was recorded on or before September 21, 1990
22 in the Office of the Clerk of the Circuit Court of Duval County.

23 * * *

24 **Section 4. Codification Instructions.** The Codifier and the
25 Office of General Counsel are authorized to make all chapter and
26 division "tables of contents" consistent with the changes set forth
27 herein. Such editorial changes and any other necessary to make the
28 *Ordinance Code* consistent with the intent of this legislation are
29 approved and directed herein, and changes to the *Ordinance Code* shall
30 be made forthwith and when inconsistencies are discovered.

31 **Section 5. Effective Date.** This Ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

3

4 Form Approved:

5

6 /s/ Mary E. Staffopoulos

7 Office of General Counsel

8 Legislation Prepared By: Mary E. Staffopoulos

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