

Introduced by Council Member Diamond and amended on the Floor of
Council:

ORDINANCE 2024-869-W

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;
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; WAIVING THE REQUIREMENT OF SECTION
656.129 (ADVISORY RECOMMENDATION ON AMENDMENT TO
ZONING CODE OR REZONING OF LAND), SUBPART C
(PROCEDURES FOR REZONING AND AMENDMENTS TO THE
ZONING CODE), PART 1 (GENERAL PROVISIONS),
CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, THAT
THE PLANNING COMMISSION REVIEW AND PROVIDE AN
ADVISORY RECOMMENDATION TO THE CITY COUNCIL

REGARDING THIS LEGISLATION; PROVIDING FOR
CODIFICATION INSTRUCTIONS; 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

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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.

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Sec. 656.306. Medium Density Residential Category

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

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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 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, 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 this Section, two off-street parking spaces shall be required for each Townhouse, cottage, or condominium. Additionally, one guest parking space shall be provided for every three Townhouse, cottage or condominium units.

For a duplex, tri-plex or quad-plex, one parking space for each one-bedroom unit and for units with more than one bedroom, two parking spaces.

* * *

Sec. 656.607. - Design standards for off-street, on-street parking and loading facilities.

* * *

(d) *Parking Reductions:* The following parking reductions are available except for those uses described in sections 656.604(e)(1) and 656.604(f)(1).

* * *

- (6) Duplexes, tri-plexes and quad-plexes may receive a 25% reduction in required spaces if they are located within a quarter mile of a JTA bus stop, and an additional 25% if they are within a quarter mile of the Emerald Trail or other separated bike facility. Parking spaces located behind a duplex, tri-plex or quad-plex may be accessed by a 10 foot wide residential driveway.

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Section 3. Waiver of Section 656.129, Ordinance Code. The requirement of Section 656.129 (Advisory recommendation on amendment to Zoning Code or rezoning of land), Subpart C (Procedures for Rezoning and Amendments to the Zoning Code), Part 1 (General Provisions), Chapter 656 (Zoning Code), *Ordinance Code*, that the Planning Commission review and make an advisory recommendation to the City Council on amendments to the Zoning Code is hereby waived for the purposes of this legislation. This matter is hereby discharged from further consideration by the Planning Commission as the Council would like to implement the changes provided herein as soon as possible.

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

Section 5. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Dylan Reingold

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