

1 Introduced by Council Member Diamond, amended on the Floor of Council
2 and amended by the Land Use and Zoning Committee:

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4
5 **ORDINANCE 2024-870-E**

6 AN ORDINANCE AMENDING SECTION 656.306 (MEDIUM
7 DENSITY RESIDENTIAL CATEGORY), SUBPART B
8 (RESIDENTIAL USE CATEGORIES AND ZONING
9 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT
10 REGULATIONS), SECTION 656.432 (APPLICABILITY),
11 SUBPART C (ARCHITECTURAL AND AESTHETIC
12 REGULATIONS FOR SINGLE-FAMILY DWELLINGS), PART
13 4 (SUPPLEMENTARY REGULATIONS), AND SECTION
14 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS),
15 CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO
16 REVISE VARIOUS REGULATIONS RELATED TO COTTAGES
17 AND ACCESSORY DWELLING UNITS; WAIVING THE
18 REQUIREMENT OF SECTION 656.129 (ADVISORY
19 RECOMMENDATION ON AMENDMENT TO ZONING CODE OR
20 REZONING OF LAND), SUBPART C (PROCEDURES FOR
21 REZONING AND AMENDMENTS TO THE ZONING CODE),
22 PART 1 (GENERAL PROVISIONS), CHAPTER 656 (ZONING
23 CODE), *ORDINANCE CODE*, THAT THE PLANNING
24 COMMISSION REVIEW AND PROVIDE AN ADVISORY
25 RECOMMENDATION TO THE CITY COUNCIL REGARDING
26 THIS LEGISLATION; PROVIDING FOR CODIFICATION
27 INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

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

30 **Section 1. Amending Section 656.306 (Medium Density**
31 **Residential Category), Subpart B (Residential Use Categories and**

1 **Zoning Districts), Part 3 (Schedule of District Regulations), Chapter**
2 **656 (Zoning Code), Ordinance Code.** Section 656.306 (Medium Density
3 Residential Category), Subpart B (Residential Use Categories and
4 Zoning Districts), Part 3 (Schedule of District Regulations), Chapter
5 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as
6 follows:

7 **CHAPTER 656 - ZONING CODE**

8 * * *

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

10 * * *

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

12 * * *

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

14 This category permits residential developments in a gross
15 density range as allowed in the Medium Density Residential Category
16 of the Comprehensive Plan ~~of up to 20 dwelling units per acre~~ when
17 full urban services are available to the site. Secondary and
18 supporting nonresidential uses described in this category may also
19 be permitted at appropriate locations subject to the performance
20 standards and development criteria set forth in this Section. Medium
21 density residential developments may be sited as transitional uses
22 between single-family and commercial or public/semi-public use areas.
23 Developments with higher densities should be sited in or adjacent to
24 mass transit corridors and stations.

25 The following primary and secondary zoning districts may be
26 considered in the Medium Density Residential Category depicted on the
27 Future Land Use Maps of the Comprehensive Plan.

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

30 * * *

31 II. *Residential Medium Density-A (RMD-A), Residential*

1 *Medium Density-B (RMD-B), Residential Medium Density-*
2 *C (RMD-C), and Residential Medium Density-D (RMD-D).*

3 * * *

4 (d) *Minimum lot requirements (width and area).* For single-
5 family dwellings, cottages, mobile homes and multiple-
6 family dwellings, the minimum lot requirements (width and
7 area), except as otherwise required for certain other uses,
8 are as follows:

9 (1) Single-family dwellings (RMD-A through RMD-D):

10 (i) Width-40 feet.

11 (ii) Area-4,000 square feet.

12 (2) Cottages (RMD-A through RMD-D):

13 (i) Width - 25 feet.

14 (ii) Area - 1,500 square feet.

15 (3) All other uses:

16 (i) Width-60 feet.

17 (ii) Area as provided below, or as otherwise required
18 pursuant to the performance standards and development
19 criteria set forth in Part 4:

20 (A) RMD-B-6,000 square feet for the first two
21 family units and 2,900 ~~4,400~~ square feet
22 for each additional unit, not to exceed 15
23 ~~ten~~ units per acre.

24 (B) RMD-C-6,000 square feet for the first two
25 family units and 2,100 ~~2,900~~ square feet
26 for each additional unit, not to exceed 20
27 ~~15~~ units per acre.

28 (C) RMD-D-6,000 square feet for the first two
29 family units and 1,340 ~~2,100~~ square feet
30 for each additional unit not to exceed 30
31 ~~20~~ units per acre, only where the density

1 requirements of the Comprehensive Plan are
2 met.

3 * * *

4 **Section 2. Amending Section 656.432 (Applicability),**
5 **Subpart C (Architectural and Aesthetic Regulations for Single-Family**
6 **Dwellings), Part 4 (Supplementary Regulations), Chapter 656 (Zoning**
7 **Code), Ordinance Code.** Section 656.432 (Applicability), Subpart C
8 (Architectural and Aesthetic Regulations for Single-Family
9 Dwellings), Part 4 (Supplementary Regulations), Chapter 656 (Zoning
10 Code), *Ordinance Code*, is hereby amended to read as follows:

11 **CHAPTER 656 - ZONING CODE**

12 * * *

13 **PART 4. - SUPPLEMENTARY REGULATIONS**

14 * * *

15 **SUBPART C - ARCHITECTURAL AND AESTHETIC REGULATIONS FOR SINGLE-**
16 **FAMILY DWELLINGS**

17 * * *

18 **Sec. 656.432. - Applicability.**

19 In addition to other provisions of the Zoning Code, the following
20 supplementary architectural and aesthetic regulations shall apply to
21 all new and newly sited single-family dwellings in RLD, RMD-A and
22 RMD-B districts and PUD districts which permit single-family
23 development. The following supplementary architectural and aesthetic
24 regulations are also depicted in flow chart form in Figure "D."

- 25 (a) Unless exempt pursuant to Section 656.432(c) hereunder, all
26 new and newly sited single-family dwellings located in RLD,
27 RMD-A and RMD-B zoning districts and PUD zoning districts
28 which permit single-family residential development must be
29 similar in exterior appearance to other existing single-
30 family dwellings in the immediate neighborhood. A dwelling is
31 deemed to be similar in exterior appearance if it meets all

1 of the following requirements, to the extent applicable:

- 2 (1) Minimum square footage requirements for primary
3 structure. The minimum square footage of the living
4 area of the dwelling shall be ~~850~~ 650 square feet;
5 provided, however, that the minimum square footage of
6 the living area may be ~~800~~ 600 square feet if
7 dwellings in the immediate neighborhood are only ~~800~~
8 600 square feet.

9 * * *

10 **Section 3. Amending Section 656.1601 (Definitions), Part 16**
11 **(Definitions), Chapter 656 (Zoning Code), Ordinance Code.** Section
12 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning
13 Code), *Ordinance Code*, is hereby amended to read as follows:

14 **CHAPTER 656 - ZONING CODE**

15 * * *

16 **PART 16. - DEFINITIONS**

17 **Sec. 656.1601. - Definitions.**

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

22 * * *

23 *Contributing structure* means a building or structure which is:

- 24 (1) At least 50 years old;
- 25 (2) Within the boundaries of a designated Historic District;
- 26 (3) Contributing to the historic or architectural character of
27 the district; and
- 28 (4) Identified by the City Council in its designation of the
29 Historic District.

30 *Cottage* means a type of dwelling unit authorized to be
31 constructed on any infill lot or on any lot within the RMD-A, RMD-B,

1 RMD-C, RMD-D and CRO Zoning Districts, up to the maximum number of
2 units allowed on the site by the underlying density and zoning
3 district requirements, subject to the provisions of Sections 656.306,
4 656.311, and 656.604. ~~Cottages are only allowed on any lot that is~~
5 ~~zoned RMD-A, RMD-B, RMD-C, RMD-D and CRO as of the effective date of~~
6 ~~this legislation.~~ No lot property located outside the Urban Priority
7 Area or urban area which is zoned AGR, RR or RLD, may be rezoned to
8 permit cottages.

9 * * *

10 **Section 4. Waiver of Section 656.129, Ordinance Code.** The
11 requirement of Section 656.129 (Advisory recommendation on amendment
12 to Zoning Code or rezoning of land), Subpart C (Procedures for
13 Rezoning and Amendments to the Zoning Code), Part 1 (General
14 Provisions), Chapter 656 (Zoning Code), *Ordinance Code*, that the
15 Planning Commission review and make an advisory recommendation to the
16 City Council on amendments to the Zoning Code is hereby waived for
17 the purposes of this legislation. This matter is hereby discharged
18 from further consideration by the Planning Commission as the Council
19 would like to implement the changes provided herein as soon as
20 possible.

21 **Section 5. Codification Instructions.** The Codifier and the
22 Office of General Counsel are authorized to make all chapter and
23 division "tables of contents" consistent with the changes set forth
24 herein. Such editorial changes and any other changes necessary to
25 make the *Ordinance Code* consistent with the intent of this legislation
26 are approved and directed herein, and changes to the *Ordinance Code*
27 shall be made forthwith and when inconsistencies are discovered.

28 **Section 6. Effective Date.** This Ordinance shall become
29 effective upon signature by the Mayor or upon becoming effective
30 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Dylan Reingold

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