

1 Introduced by Council Member Diamond and Co-Sponsored by Council
2 Members Freeman and Carrico and amended by the Transportation, Energy
3 and Utilities Committee:
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6 **ORDINANCE 2023-347-E**

7 AN ORDINANCE AMENDING SECTION 656.306 (MEDIUM
8 DENSITY RESIDENTIAL CATEGORY), SUBPART B
9 (RESIDENTIAL USE CATEGORIES AND ZONING
10 DISTRICTS), AND SECTION 656.311 (RESIDENTIAL-
11 PROFESSIONAL-INSTITUTIONAL CATEGORY), SUBPART C
12 (COMMERCIAL USE CATEGORIES AND ZONING
13 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT
14 REGULATIONS), CHAPTER 656 (ZONING CODE),
15 *ORDINANCE CODE*, TO ADD COTTAGES AS A NEW
16 PERMITTED USE; AMENDING SECTION 656.604 (NUMBER
17 OF OFF-STREET PARKING SPACES REQUIRED), SUBPART
18 A (OFF-STREET PARKING, ON-STREET PARKING AND
19 LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET
20 PARKING, ON-STREET PARKING AND LOADING
21 REGULATIONS), CHAPTER 656 (ZONING CODE),
22 *ORDINANCE CODE*, TO PROVIDE PARKING STANDARDS FOR
23 COTTAGES; PROVIDING FOR CODIFICATION
24 INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.
25

26 **WHEREAS**, the City of Jacksonville continues to be a top
27 destination for citizens relocating to Florida; and

28 **WHEREAS**, a mixed stock of housing type is necessary to serve
29 the diverse housing needs of current and future City of Jacksonville
30 residents; and

31 **WHEREAS**, a "cottage" housing type on smaller sized lots will

1 support housing needs by increasing the housing inventory within the
2 City of Jacksonville; now, therefore

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

4 **Section 1. Amending Section 656.306 (Medium Density**
5 **Residential Category), Subpart B (Residential Use Categories and**
6 **Zoning Districts), and Section 656.311 (Residential-Professional-**
7 **Institutional Category), Subpart C (Commercial Use Categories and**
8 **Zoning Districts), Part 3 (Schedule of District Regulations), Chapter**
9 **656 (Zoning Code), Ordinance Code.** Section 656.306 (Medium Density
10 Residential Category), Subpart B (Residential Use Categories and
11 Zoning Districts), and Section 656.311 (Residential-Professional-
12 Institutional Category), Subpart C (Commercial Use Categories and
13 Zoning Districts), Part 3 (Schedule of District Regulations), Chapter
14 656 (Zoning Code), *Ordinance Code*, are hereby amended to read as
15 follows:

16 **CHAPTER 656 - ZONING CODE**

17 * * *

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

19 * * *

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

21 * * *

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

23 * * *

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

26 * * *

27 II. *Residential Medium Density-A (RMD-A), Residential Medium*
28 *Density-B (RMD-B), Residential Medium Density-C (RMD-C), and*
29 *Residential Medium Density-D (RMD-D).*

30 (a) *Permitted uses and structures.*

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(14) Cottages.

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

* * *

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

- (i) Width - 25 feet.
- (ii) Area - 1,500 square feet.

~~(2)~~(3) All other uses:

* * *

(e) *Maximum lot coverage by all buildings and structures.*

- (1) Cottages. 70 percent. 80 percent impervious surface ratio.
- (2) All other uses. 50 percent. Impervious surface ratios as required by Section 654.129.

* * *

(g) *Minimum yard requirements.*

* * *

(6) Cottages:

- (i) Front - 20 feet, or if parking provided in the side yard, then five feet.
- (ii) Side - Three feet, or zero lot line provided nine feet on one side.
- (iii) Rear - Ten feet.

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SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

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

* * *

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

3 * * *

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

5 (a) *Permitted uses and structures.*

6 * * *

7 (22) Cottages, as provided in Section 656.306.

8 * * *

9 **Section 2. Amending Section 656.604 (Number of off-street**
10 **parking spaces required), Subpart A (Off-Street Parking, On-Street**
11 **Parking and Loading for Motor Vehicles), Part 6 (Off-Street Parking,**
12 **On-Street Parking and Loading Regulations), Chapter 656 (Zoning**
13 **Code), Ordinance Code.** Section 656.604 (Number of off-street parking
14 spaces required), Subpart A (Off-Street Parking, On-Street Parking
15 and Loading for Motor Vehicles), Part 6 (Off-Street Parking, On-
16 Street Parking and Loading Regulations), Chapter 656 (Zoning Code),
17 *Ordinance Code*, is hereby amended to read as follows:

18 **CHAPTER 656 - ZONING CODE**

19 * * *

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

22 * * *

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

25 * * *

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

27 * * *

28 (a) *Residential uses:*

29 * * *

30 (2) Multiple-family dwellings and cottages - One and one-
31 half spaces for an efficiency, studio or one bedroom

1 dwelling not exceeding 500 square feet, one and three-
2 quarters spaces for one bedroom dwelling containing 500
3 square feet or more, two spaces for two bedroom
4 dwellings and an additional one-quarter space for each
5 bedroom in excess of two, plus one space for owner or
6 operator and one space for each two employees. In
7 determining the number of bedrooms, rooms depicted as
8 dens, studios and similarly depicted areas shall be
9 construed to be an additional bedroom for the purposes
10 of determining the number of off-street parking spaces
11 required.

12 Notwithstanding the provisions of this Section, two
13 off-street parking spaces shall be required for each
14 townhome, cottage or condominium. Additionally, one
15 guest parking space shall be provided for every three
16 townhome, cottage or condominium units.

17 * * *

18 **Section 3. Codification Instructions.** The Codifier and the
19 Office of General Counsel are authorized to make all chapter and
20 division "tables of contents" consistent with the changes set forth
21 herein. Such editorial changes and any other necessary to make the
22 *Ordinance Code* consistent with the intent of this legislation are
23 approved and directed herein, and changes to the *Ordinance Code* shall
24 be made forthwith and when inconsistencies are discovered.

25 **Section 4. Effective Date.** This Ordinance shall become
26 effective upon signature by the Mayor or upon becoming effective
27 without the Mayor's signature.

1 Form Approved:

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3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Shannon K. Eller

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