

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2022-448

Introducer/Sponsor(s): Council Members Diamond, Boylan, Dennis, Gaffney & White

Date of Introduction: June 14, 2022

Committee(s) of Reference: LUZ

Date of Analysis: June 16, 2022

Type of Action: Zoning Code amendment

Bill Summary: The bill amends the Zoning Code in Subpart B – Miscellaneous Regulations – to allow accessory dwelling units as an accessory use in residential land use categories subject to certain criteria.

NOTE: see companion bill 2022-447.

Background Information: The criteria under which an accessory dwelling unit would be permitted are: 1) accessory dwelling units must be located behind the primary structure; 2) there should be a visual relationship to the main house. For new structures this shall be accomplished through similar roof shape, porches, paint color, and other physical characteristics. For existing structures this shall be accomplished through similar paint color and other physical characteristics; 3) the building footprint shall be limited to 25 percent of the gross floor area of principal structure on the lot, or 750 square feet, whichever is less; 4) accessory dwelling units shall not be located in a required yard; 5) the maximum height of an accessory dwelling unit shall be limited per Section 656.403, Ordinance Code; 6) the owner of the property with an accessory dwelling unit must reside in the principal structure; and 7) accessory dwelling units shall be accessory to a conforming single-family dwelling.

Policy Impact Area: Regulation of permissible use of accessory dwelling units

Fiscal Impact: None

Analyst: Clements