

Ordinance 2021-39

2021B Series Text Amendment
City of Jacksonville 2030 Comprehensive Plan
Future Land Use Element

Low Density Residential (LDR)

LDR - GENERAL INTENT

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

LDR - URBAN PRIORITY AREA (UPA) INTENT

LDR in the Urban Priority Area is intended to provide for low density residential development. Further, it is intended to promote neighborhoods in need of redevelopment and to provide a compact single-family development typology that is supportive of transit, neighborhood commercial uses and services. In these instances, the category provides a higher density than LDR in other Development Areas of the City. The application of this higher density should be supported by a neighborhood plan or study.

Plan amendment requests for new LDR designations are preferred in locations which are supplied with full urban services.

LDR - URBAN PRIORITY AREA USES

The uses provided herein shall be applicable to all LDR sites within the Urban Priority Area.

Principal Uses

Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other

uses associated with and developed as an integral component of TND.

Secondary Uses

Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

Accessory Uses

Accessory dwelling units, as defined in this Plan, are permitted on single-family lots. One accessory dwelling unit may be permitted on a conforming residential lot regardless of the density limitations.

LDR - URBAN PRIORITY AREA DENSITY

The maximum gross density in the Urban Priority Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.
- The maximum gross density shall be 15 units/acre when there is a supporting neighborhood plan or study; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 7 units/acre.

LDR - URBAN PRIORITY AREA DEVELOPMENT CHARACTERISTICS

New LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided.

LDR - URBAN AREA (UA) INTENT

LDR in the Urban Area is intended to provide for low density residential development.

Plan amendment requests for new LDR designations are preferred in locations which are supplied with full urban services.

LDR - URBAN AREA USES

The uses provided herein shall be applicable to all LDR sites within the Urban Area.

Principal Uses

Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND.

Secondary Uses

Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

Accessory Uses

Accessory dwelling units, as defined in this Plan, are permitted on single-family lots. One accessory dwelling unit may be permitted on a conforming residential lot regardless of the density limitations.

LDR - URBAN AREA DENSITY

The maximum gross density in the Urban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

LDR - URBAN AREA DEVELOPMENT CHARACTERISTICS

New LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided.

LDR - SUBURBAN AREA (SA) INTENT

LDR in the Suburban Area is intended to provide for low density residential development.

LDR - SUBURBAN AREA USES

The uses provided herein shall be applicable to all LDR sites within the Suburban Area.

Principal Uses

Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND.

Secondary Uses

Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail

sales and service establishments are exempt from the roadway classification and intersection requirements.

Accessory Uses

Accessory dwelling units, as defined in this Plan, are permitted on single-family lots. One accessory dwelling unit may be permitted on a conforming residential lot regardless of the density limitations.

LDR - SUBURBAN AREA DENSITY

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

LDR - SUBURBAN AREA DEVELOPMENT CHARACTERISTICS

New LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided.

LDR - RURAL AREA (RA) INTENT

LDR in the Rural Area is intended to provide for low density residential development.

Plan amendment requests for new LDR designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

LDR - RURAL AREA USES

The uses provided herein shall be applicable to all LDR sites within the Rural Area.

Principal Uses

Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND.

Secondary Uses

Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

Accessory Uses

Accessory dwelling units, as defined in this Plan, are permitted on single-family lots. One accessory dwelling unit may be permitted on a conforming residential lot regardless of the density limitations.

LDR - RURAL AREA DENSITY

The maximum gross density in the Rural Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available.

LDR - RURAL AREA DEVELOPMENT CHARACTERISTICS

New LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided.

DEFINITIONS:

Accessory Dwelling Unit – An ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot as the primary dwelling unit.