

1 Introduced by the Council President at the request of the Mayor:

2
3
4 **ORDINANCE 2021-174**

5 AN ORDINANCE REGARDING CHAPTER 656 (ZONING
6 CODE), *ORDINANCE CODE*; AMENDING SECTION 656.306
7 (MEDIUM DENSITY RESIDENTIAL CATEGORY), SUBPART
8 B (RESIDENTIAL USE CATEGORIES AND ZONING
9 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT
10 REGULATIONS), CHAPTER 656 (ZONING CODE),
11 *ORDINANCE CODE*, TO ADDRESS LOT REQUIREMENTS;
12 AMENDING SECTION 656.414 (TOWNHOUSES AND
13 ROWHOUSES), SUBPART B (MISCELLANEOUS
14 REGULATIONS), PART 4 (SUPPLEMENTARY
15 REGULATIONS), CHAPTER 656 (ZONING CODE),
16 *ORDINANCE CODE*, TO ADDRESS PLATTING AND
17 DEVELOPMENT REQUIREMENTS; PROVIDING AN
18 EFFECTIVE DATE.

19
20 **BE IT ORDAINED** by the Council of the City of Jacksonville:

21 **Section 1. Amending Section 656.306 (Medium Density**
22 **Residential Category), Subpart B (Residential Use Categories and**
23 **Zoning Districts), Part 3 (Schedule of District Regulations), Chapter**
24 **656 (Zoning Code), Ordinance Code.** Section 656.306 (Medium Density
25 Residential Category) is hereby amended to read as follows:

26 **Chapter 656 - ZONING CODE**

27 * * *

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

29 * * *

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

31 * * *

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

2 * * *

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

5 * * *

6 II. *Residential Medium Density-A (RMD-A), Residential*
7 *Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and*
8 *Residential Medium Density-D (RMD-D).*

9 * * *

10 (g) *Minimum yard requirements.*

11 (1) Multiple-family dwellings ~~(for attached~~
12 ~~fee simple multiple-family dwellings, the lot shall refer to the~~
13 ~~number of units in the structure):~~

14 (i) Front—20 feet.

15 (ii) Side—Ten feet.

16 (iii) Rear—20 feet.

17 * * *

18 **Section 2. Amending Section 656.414 (Townhouses and**
19 **Rowhouses), Subpart B (Miscellaneous Regulations), Part 4**
20 **(Supplementary Regulations), Chapter 656 (Zoning Code), Ordinance**
21 **Code.** Section 656.414 (Townhouses and Rowhouses) is hereby amended
22 to read as follows:

23 **Chapter 656 - ZONING CODE**

24 * * *

25 **PART 4. - SUPPLEMENTARY REGULATIONS**

26 * * *

27 **SUBPART B. - MISCELLANEOUS REGULATIONS**

28 * * *

29 **Sec. 656.414. - Townhouses and rowhouses.**

30 (a) Each building or structure to be sold to individual owners
31 containing townhouses or rowhouses or each development of contiguous

1 townhouse units shall comply with all development regulations,
2 including overall lot and yard requirements and density, for multiple-
3 family dwellings, except as provided in this Section. Where lots are
4 to be sold to individual owners of townhouses or rowhouses in a
5 building, the lots shall be ~~platted~~ developed pursuant to Chapter
6 654, Ordinance Code, and the following regulations shall apply to
7 such ~~subdivision plats~~ developments and to the individual units or
8 lots:

9 * * *

10 **Section 3. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming effective
12 without the Mayor's signature.

13
14 Form Approved:

15
16 /s/ Shannon K. Eller

17 Office of General Counsel

18 Legislation Prepared By: Shannon K. Eller

19 GC-#1417970-v1-Townhouses_&_Multiple-Family_Dwellings