

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

4 **ORDINANCE 2021-174-E**

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

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),**
24 **Chapter 656 (Zoning Code), Ordinance Code.** Section 656.306 (Medium
25 Density 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**

1 * * *

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

3 * * *

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

6 * * *

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

10 * * *

11 (g) *Minimum yard requirements.*

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

15 (i) Front-20 feet.

16 (ii) Side-Ten feet.

17 (iii) Rear-20 feet.

18 * * *

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

24 **Chapter 656 - ZONING CODE**

25 * * *

26 **PART 4. - SUPPLEMENTARY REGULATIONS**

27 * * *

28 **SUBPART B. - MISCELLANEOUS REGULATIONS**

29 * * *

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

31 (a) Each building or structure to be sold to individual

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

10 * * *

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

14
15 Form Approved:

16
17 /s/ Shannon K. Eller

18 Office of General Counsel

19 Legislation Prepared By: Shannon K. Eller

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