

1 Introduced by Council Member DeFoor:

4 **ORDINANCE 2022-36-W**

5 AN ORDINANCE AMENDING SECTION 656.311
6 (RESIDENTIAL- PROFESSIONAL- INSTITUTIONAL
7 CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES
8 AND ZONING DISTRICTS), PART 3 (SCHEDULE OF
9 DISTRICT REGULATIONS), CHAPTER 656 (ZONING
10 CODE), *ORDINANCE CODE*, TO ADD LIMITATIONS ON
11 NON-RESIDENTIAL USES, CLARIFY THE MEASUREMENT OF
12 SIGNAGE, ADD USES PERMISSIBLE BY EXCEPTION, AND
13 LIMIT IMPERVIOUS DEVELOPMENT TO THE IMPERVIOUS
14 SURFACE RATIOS LISTED IN SECTION 654.129;
15 AMENDING SECTION 656.1601 (DEFINITIONS), PART 16
16 (DEFINITIONS), CHAPTER 656 (ZONING CODE),
17 *ORDINANCE CODE*, TO ADD THE DEFINITIONS OF
18 "IMPERVIOUS SURFACE", "IMPERVIOUS SURFACE RATIO
19 ("ISR")", AND "SUBSTANTIAL RENOVATION";
20 PROVIDING AN EFFECTIVE DATE.

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

23 **Section 1.** Section 656.311 (Residential-Professional-
24 Institutional Category), Subpart C (Commercial Use Categories and
25 Zoning Districts), Part 3 (Schedule of District Regulations), Chapter
26 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as
27 follows:

28 **CHAPTER 656 - ZONING CODE**

29 * * *

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

31 * * *

1 **SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

2 * * *

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

4 This mixed use category primarily for office, institutional and
5 medium density residential uses. Large scale institutional uses,
6 which require supporting residential and office components, are
7 permitted, as are office-professional uses, nursing homes, day care
8 centers and related uses when sited in compliance with all applicable
9 development regulations.

10 The category permits housing and mixed use developments in a gross
11 density range of up to 20 dwelling units per acre when full urban
12 services are available to the site. Generally, multi-family dwellings
13 such as apartments, condominiums, townhomes and rowhouses will be the
14 predominant land use in this category, although cluster and patio
15 home developments, and supporting professional, office and
16 institutional uses may also be developed in appropriate locations.
17 Developments in this category are frequently appropriate transitional
18 uses between residential and nonresidential areas.

19 The following primary and secondary zoning districts may be
20 considered in the residential professional and institutional category
21 depicted on the Future Land Use Maps of the Comprehensive Plan.

22 A. *Primary zoning districts.* The primary zoning districts shall
23 include the following:

- 24 (1) Residential, Medium Density-D (RMD-D); Section 656.306.
- 25 (2) Commercial Office (CO); Section 656.311.
- 26 (3) Commercial Residential and Office (CRO); Section 656.311.
- 27 (4) Residential Office (RO); Section 656.311.

28 * * *

29 IV. *Residential Office (RO) District.*

30 (a) *Permitted uses and structures.*

- 31 (1) Professional and business offices, so long as they are

1 in a scale and intensity that reflects adjacent
2 residential uses.

3 (2) Multiple-family dwellings.

4 (3) Single family dwellings.

5 (4) Parks, playgrounds and playfields or recreational or
6 community structures meeting the performance standards
7 and development criteria set forth in Part 4.

8 (5) Bed and breakfast establishments meeting the
9 performance standards and development criteria set
10 forth in Part 4.

11 (6) Essential services, including water, sewer, gas,
12 telephone, radio, television and electric, meeting the
13 performance standards and development criteria set
14 forth in Part 4.

15 (7) Community residential homes of up to six residents
16 meeting the performance standards and development
17 criteria set forth in Part 4.

18 (b) *Limitations on permitted uses.* All of the permitted uses
19 in the RO District are limited by the following conditions
20 unless otherwise provided:

21 (1) Retail sales, display or storage of merchandise ~~shall~~
22 ~~be subordinate and clearly incidental to a permitted~~
23 ~~use~~ is prohibited.

24 (2) No vehicles, other than passenger automobiles or trucks
25 of not more than three-quarter-ton payload capacity or
26 5,000 pounds actual scale weight shall be used as part
27 of a business conducted within the RO District, or
28 parked overnight on any Lot within the district.

29 (3) All non-residential uses are limited by the following:

30 (i) Hours of operation for professional and business
31 offices involving the public shall be limited to the

1 hours between 8:00 a.m. to 6:00 p.m., Monday through
2 Friday. No operations involving the public shall
3 occur on the weekend.

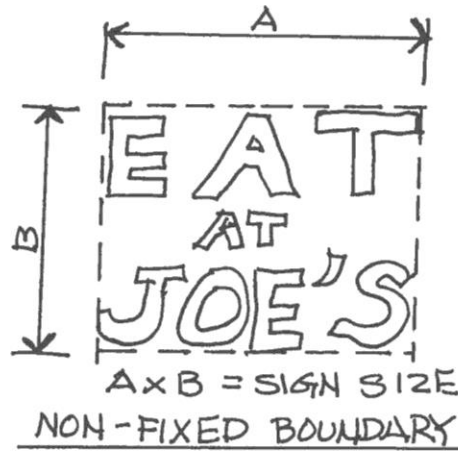
4 (ii) Visible evidence of the conduct of a non-residential
5 use; including, but not limited to, changes to the
6 outside appearance of the building, other than the
7 allowable signage, is prohibited.

8 (iii) All activity must occur within an enclosed
9 structure. No activity may be conducted outside
10 (e.g.; porch, carport, shed, temporary building,
11 accessory structure, or on the grounds).

12 (iv) Signage shall not exceed five (5) square feet,
13 cumulatively, per parcel or per business, whichever
14 is less. Illumination of signage in any form is
15 prohibited. Sign area computation pursuant to Sec.
16 656.1302(s), Ordinance Code shall be as illustrated
17 below:

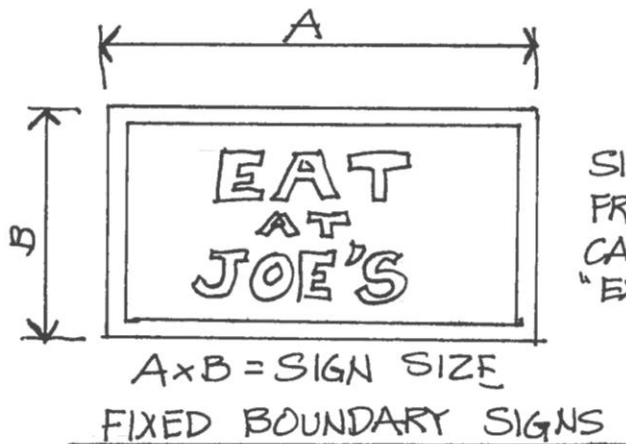
18

If the sign is on the wall of the primary structure, or a wall enclosing a yard or parking area, the computation shall be as follows:



SIGNS WITH NO
FIXED FRAME OR EDGE,
COMPUTED ON THE
OUTERMOST EXTERIORS OF
THE OUTERMOST LETTERS.

If the sign is *not* on a wall of the primary structure or a wall enclosing a yard or parking area, the computation shall be as follows:



SIGNS WITH A
FRAME, EDGE,
CABINET OR AN
"EXTERIOR BOUNDARY."

1 (4) Parking:

2 (i) All required and any additional non-residential
3 parking shall occur on-site.

4 (ii) All parking shall occur on stabilized surfaces,
5 which shall then be counted toward the impervious
6 surface ratio.

7 (c) *Permitted accessory uses and structures.* See Section
8 656.403.

9 (d) *Permissible uses by exception.*

10 (1) Libraries and community centers.

11 (2) Cemeteries and mausoleums but not funeral homes or
12 mortuaries.

13 (3) Medical and dental office ~~or clinics~~ (but not substance
14 abuse clinics, urgent care centers, hospitals, or
15 residential treatment facilities).

16 (e) *Minimum lot requirements (width and area).*

17 (1) Width:

18 (i) Single-family dwellings—50 feet.

19 (ii) Multiple-family dwellings—50 feet.

20 (iii) All other uses—70 feet (except as otherwise
21 required for certain uses).

22 (2) Area:

23 (i) Single-family dwellings—5,000 square feet.

24 (ii) Multiple-family dwellings—6,000 square feet for
25 the first two family units and ~~2,100~~ 4,000 square
26 feet for each additional unit.

27 (iii) All other uses—7,000 square feet (except as
28 otherwise required for certain uses).

29 (f) *Maximum lot coverage by all buildings and structures.* — —
30 50 percent. ~~Impervious surface ratio as required by~~
31 ~~Section 654.129.~~

1 (g) Impervious surface ratio (ISR) as shown for the various
2 uses in Section 654.129.

3 ~~(g)~~ (h) Minimum yard requirements.

4 (1) Single-family dwellings:

5 (i) Front—20 feet.

6 (ii) Side—5 feet.

7 (iii) Rear—10 feet.

8 (2) Multiple-family dwellings:

9 (i) Front—20 feet.

10 (ii) Side—10 feet.

11 (iii) Rear—20 feet.

12 (3) Multiple-family dwellings with more than one principal
13 structure on the lot:

14 (i) Front—20 feet.

15 (ii) Side—20 feet.

16 (iii) Rear—20 feet.

17 (4) All other uses:

18 (i) Front—20 feet.

19 (ii) Side—10 feet.

20 (iii) Rear—20 feet.

21 ~~(h)~~ (i) Accessory use structure used in conjunction with
22 single-family or multi-family structure:

23 (1) Front—Accessory use structures shall not be permitted
24 in front yards as they are established by the location
25 of the principal structure.

26 (2) Side and rear—1 foot.

27 ~~(i)~~ (j) Maximum height of structures.

28 (1) Principle structures—35 feet.

29 (2) Accessory Use Structures—15 feet, provided the
30 structure may be one foot higher for each 3 feet of
31 additional setback up to the height of the primary

1 structure or the structure shall otherwise be required
2 the same setbacks of the primary structure.

3 ~~(j)~~(k) The requirements set forth above in (e), (f), (g),
4 (h), ~~and~~ (i) and (j) for this Residential Office District
5 shall apply unless otherwise provided for in a specific
6 Zoning Overlay.

7 B. *Secondary zoning districts.* The following secondary zoning
8 districts may be permitted in the Residential-Professional
9 Office Category as depicted on the Future Land Use Maps of the
10 Comprehensive Plan, subject to the district regulations for
11 same.

- 12 (1) Residential Low Density-60 (RLD-60); Section 656.305.
- 13 (2) Reserved.
- 14 (3) Residential Medium Density-A (RMD-A); Section 656.306.
- 15 (4) Residential Medium Density-B (RMD-B); Section 656.306.
- 16 (5) Residential Medium Density-C (RMD-C); Section 656.306.
- 17 (6) Residential Medium Density-D (RMD-D); Section 656.306.
- 18 (7) Residential Medium Density-MH (RMD-MH); Section 656.306.
- 19 (8) Agriculture (AGR); Section 656.331.
- 20 (9) Commercial Neighborhood (CN); Section 656.312.
- 21 (10) Public Buildings and Facilities (PBF); Section 656.332.
- 22 (11) Conservation (CSV); Section 656.333.
- 23 (12) Planned Unit Development (PUD); Section 656.340.

24 The aforementioned secondary zoning districts may be permitted
25 provided that the supplemental criteria and standards for same
26 specified in Subpart G, Part 3 are met.

27 **Section 2.** Section 656.1601 (Definitions), Part 16
28 (Definitions), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby
29 amended to read as follows:

30 * * *

1 * * *

2 **PART 16. - DEFINITIONS**

3 * * *

4 **Sec. 656.1601. - Definitions.**

5 * * *

6 *Illuminated sign* means a sign in which internal or indirect
7 continuous lighting is maintained by one or more lights in a
8 stationary condition which remain constant in intensity and color at
9 all times when such sign is illuminated.

10 *Impervious surface* means a surface which has been compacted or
11 covered with a layer of material so that it is resistant to
12 infiltration by water, including semi-pervious surfaces such as
13 compacted clay, gravel used as travelways, most conventionally
14 surfaced streets, roofs, sidewalks, parking lots, patios, pools,
15 walkways, or other similar surfaces.

16 *Impervious surface ratio ("ISR")* means the total impervious area
17 divided by the gross area of the site. $ISR = \text{Total impervious}$
18 area/gross site area.

19 * * *

20 *Subdivision identification sign* means a sign located at the
21 intersection of two street rights-of-way which is approved as part
22 of a site plan or sketch plan approval pursuant to Section 656.404
23 or Chapter 654 (Code of Subdivision Regulations). The only lettering
24 shall be the name of the subdivision. Such sign may be illuminated
25 only when the sign is abutting a right-of-way which is classified a
26 collector street or higher on the Functional Highway Classification
27 Map of the Comprehensive Plan.

28 *Substantial renovation* means: any reconstruction, rehabilitation,
29 addition, or other improvement that involves more than 50 percent of
30 the gross floor area occupied by the building; or a total cumulative
31 expansion, repair, or renovation of existing development, that is

1 greater than or equal to 50 percent of the assessed value of the lot
2 improvements at the start of any three-year period, according to the
3 Property Appraiser within any three-year period; or the total square
4 footage of a structure is expanded by 50 percent or greater, as well
5 as any cumulative square footage expansions totaling 50 percent.

6 * * *

7 **Section 3. Effective Date.** This ordinance shall become
8 effective upon signature by the Mayor or upon becoming effective
9 without the Mayor's signature.

10
11 Form Approved:

12
13 _____
14 /s/ Susan C. Grandin

15 Office of General Counsel

16 Legislation prepared by: Susan C. Grandin

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