

City of Jacksonville, Florida

Donna Deegan, Mayor

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July 20, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2023-347**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:

Approve/Amend

The name be changed to either “small lot single family dwellings” or Residential Medium Density (RMD)-25 to clarify that the product is a detached single family home on a 25-foot wide lot.

Planning Commission Recommendation:

Approve

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye

Morgan Roberts

Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission; Land Use and Zoning Committee; and City Council its comments and recommendations on:

ORDINANCE 2023-347

AN ORDINANCE AMENDING SECTION 656.306 (MEDIUM DENSITY RESIDENTIAL CATEGORY), SUBPART B (RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS), AND SECTION 656.311 (RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD DETACHED TOWNHOMES AS A NEW PERMITTED USE; AMENDING SECTION 656.604 (NUMBER OF OFF-STREET PARKING SPACES REQUIRED), SUBPART A (OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-STREET PARKING, ON-STREET PARKING AND LOADING REGULATIONS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO PROVIDE PARKING STANDARDS FOR DETACHED TOWNHOMES; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends several sections of Ordinance Code Chapter 656 – Zoning Code – to add “detached townhomes” as a new permitted use in the Residential Medium Density (RMD) A, B, C and D and Commercial, Residential and Office (CRO) zoning districts. It provides for minimum lot width and area, maximum lot coverage percentage, and minimum yard requirements for detached townhomes and specifies parking requirements.

II. EVALUATION

A. The need and justification for the change

The bill’s preamble states that detached townhomes on smaller lots provide another housing option to meet the City’s diverse housing needs. The ordinance proposes a minimum 25 foot lot width and 1,500 square foot area for detached townhomes. Required yards are a 20 foot front yard (or 5 feet if parking is provided in the side yard), 3 foot side yard (or zero lot line on one side provided there is 9 feet on the other side), and 10 foot rear yard. Two off-street parking spaces are required for a detached townhome.

Currently, townhome developments are required to provide two off-street parking spaces as well as one guest parking space for every three townhome units. However, this bill proposes that no guest parking spaces are required if a detached townhome provides three off-street parking spaces.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

The proposed ordinance is consistent with the 2045 Comprehensive Plan by encouraging infill lots at appropriate locations.

III. RECOMMENDATION

The Planning and Development Department is concerned that naming the product a “detached townhome” is a misnomer in that traditional townhome and rowhouse development contains attached housing sharing a common wall. Staff recommends that the name be changed to either “small lot single family dwellings” or Residential Medium Density (RMD)-25 to clarify that the product is a detached single family home on a 25-foot wide lot.

Staff also recommends that guest parking be provided above and beyond the off-street parking provided for each residence. This is due to the inherent lack of available on-street parking since the minimum lot width is only 25 feet.

As amended, the Planning and Development Department recommends that Ordinance 2023-347 be approved.