

Type of Building Currently Allowed by Right in Same Zoning



Sec. 656.414. Townhouses and rowhouses.

(a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be developed pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such developments and to the individual units or lots:

- (1) *Minimum lot width:* - 15 feet; 25 feet for end units.
- (2) *Minimum lot area:* - 1,500 square feet.
- (3) *Maximum lot coverage by all buildings:* - 70 percent.
- (4) *Maximum yard requirements:*
 - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building facade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building facade; 15 feet, if access to garage is from an alley.
 - (b) Side - 0 feet; 10 feet for end units.
 - (c) Rear - 10 feet.
- (5) *Maximum height of structures.* 35 feet.
- (6) *Minimum open space.* The gross density for an RLD Zoning District may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space shall be platted as a separate tract and designated as "open space" on such plat.

(Ord. 91-59-148, § 1; Ord. 2008-969-E, § 3; Ord. 2021-174-E, § 2)

2023-387-E
Passed 8/8/23

(1) Minimum lot width: - 15 feet; 25 feet for end units on buildings containing more than 2 units; 20 feet for end units on buildings containing 2 units.

(2) Minimum lot area: - 1,500 square feet.

(3) Maximum lot coverage by all buildings: - 70 percent.

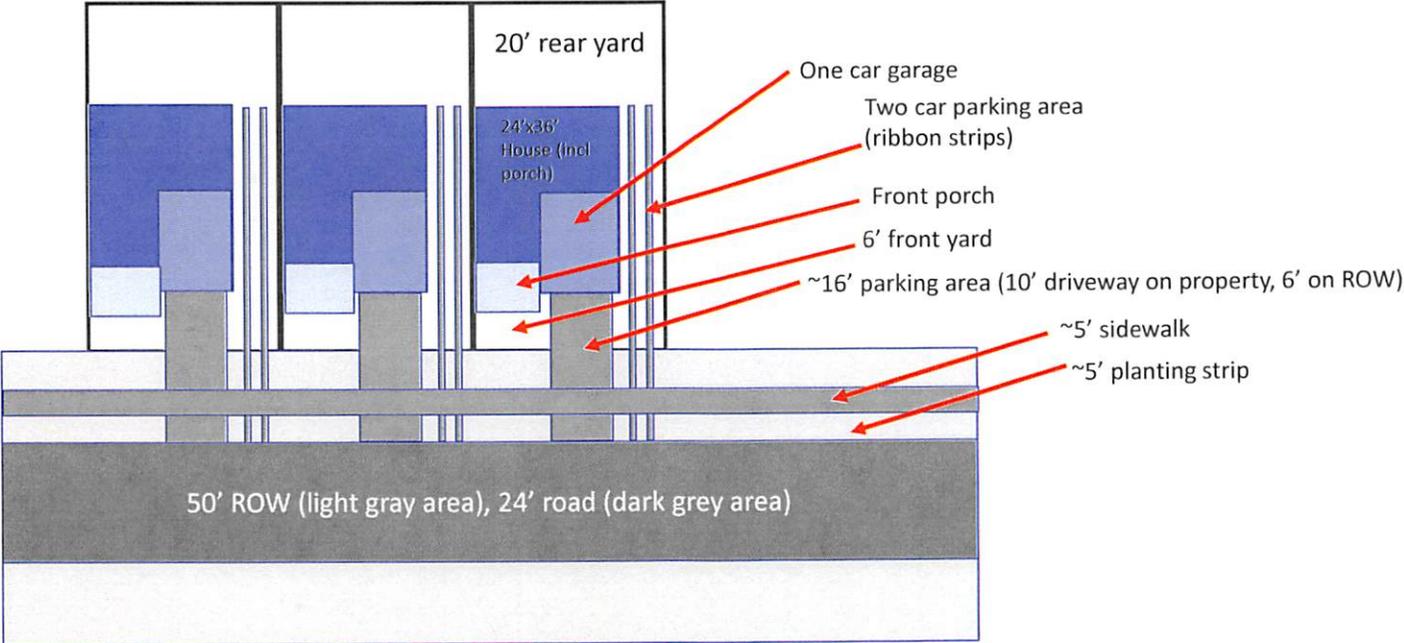
(4) Maximum yard requirements:

(a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building facade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building facade; 15 feet, if access to garage is from an alley.

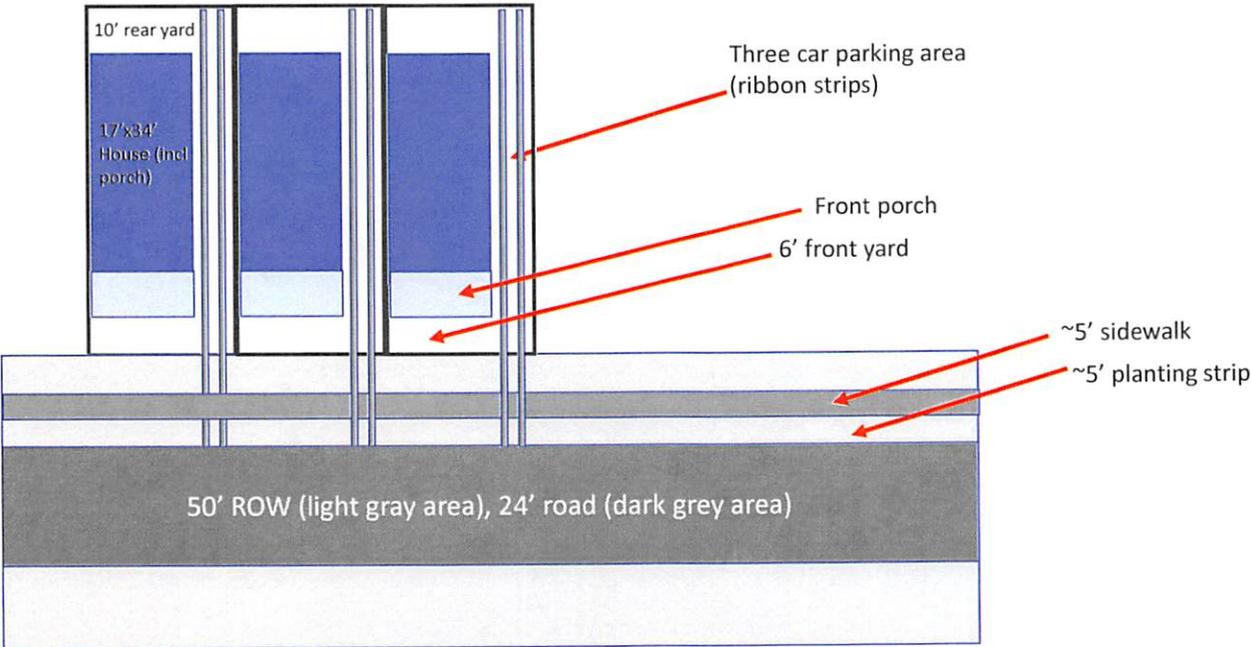
(b) Side - 0 feet; 10 feet for end units on buildings containing more than 2 units; 5 feet for end units on buildings containing 2 units.

(c) Rear - 10 feet.

Detached homes in Multifamily Districts



Detached homes in Multifamily Districts

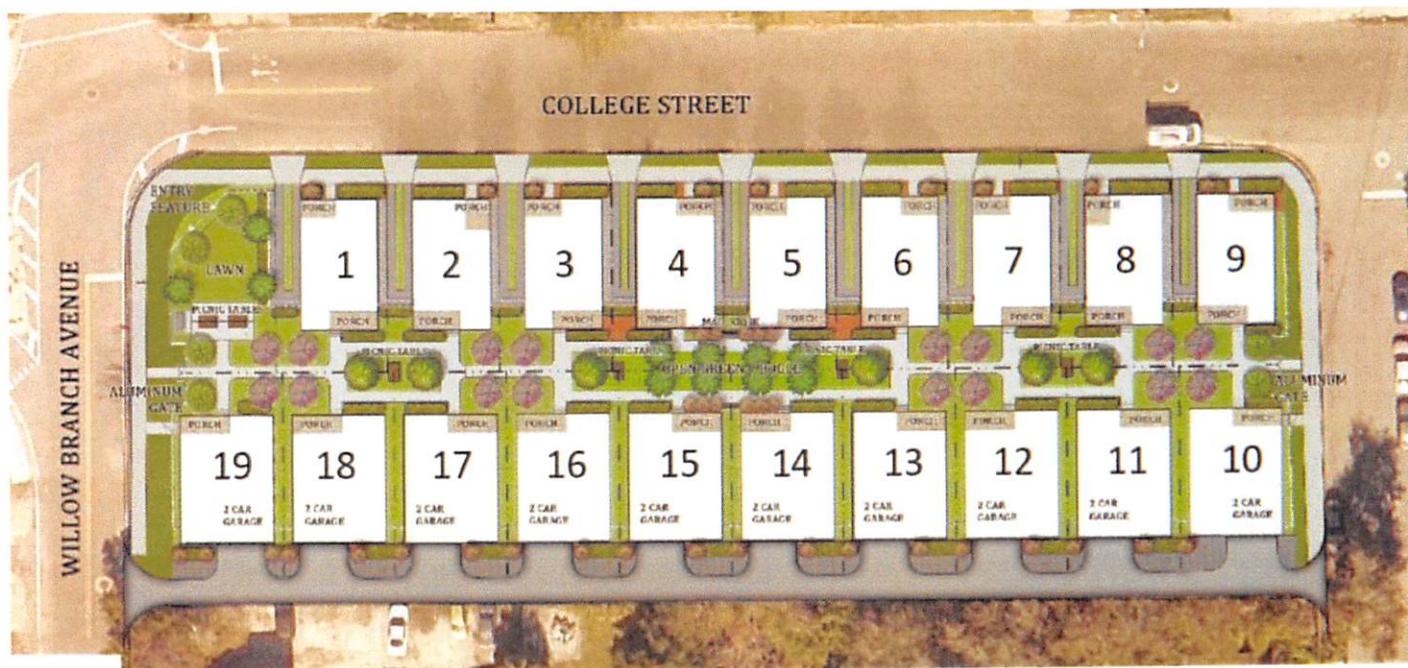


“Missing Middle” Housing is the Key to Affordability

Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.



Courtyard on College, Jacksonville Florida – 2970 College Street



Courtyard on College, Jacksonville Florida – 2970 College Street



Project by Lennar in San Antonio



Description – Cottages Project in St. Johns County



Cottages Project in St. Johns County



Elevation

Cottages Project in St. Johns County



Elevation

Existing Home – Eastside Jacksonville



“Detached”
Townhome







Detached Side Porch Neighborhood Views





THE
STATION
AT SAN MARCO

harbinger.

sign of the future
5300 Shad Road, Jacksonville, FL 32257

Individual channel identity mounted to a modular bearing structure rail system



THE STATION AT SAN MARCO illuminated Identity Option

62'-10" (62.8333) x 109'-1" (109.0833) = 6,854.06 x 10% = 685.40

Per Sec. 656-1333(e)

Sec. 656-1333(d)

Signage shall be placed on or affixed to buildings up to five stories in height and shall not exceed the maximum height of the building's roofline or 300 square feet, whichever is less, and buildings over five stories shall not exceed ten percent of the total area of the building's exterior surface or 400 square feet, whichever is less. (See Figure 2, Section following section 656-1333)

THE STATION AT SAN MARCO: 62'-10" x 109'-1" (62.8333 x 109.0833)
 STATION AT SAN MARCO: 2'-0" (2.0000) x 3'-0" (3.0000) x 10'-0" (10.0000)
 Total Covered: 204.87 sq ft



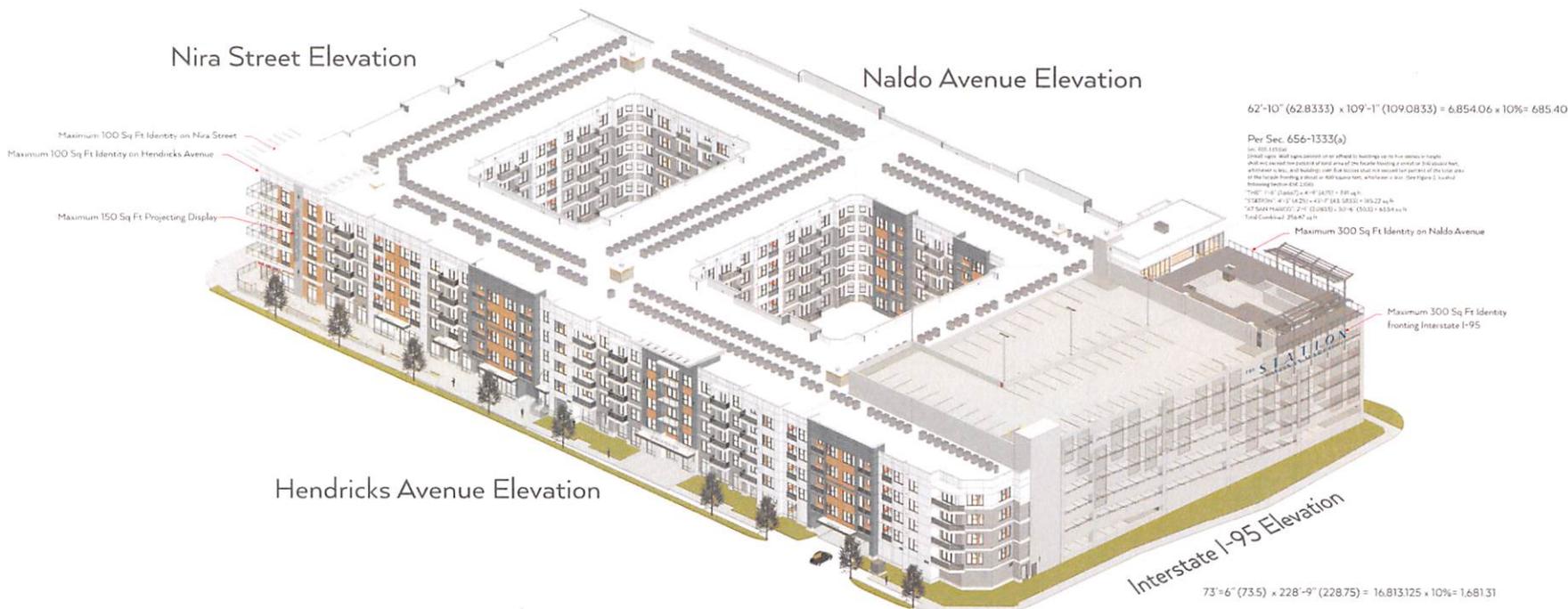
THE STATION AT SAN MARCO Naldo Avenue Elevation: illuminated Identity Option

Nira Street Elevation

Naldo Avenue Elevation

Hendricks Avenue Elevation

Interstate I-95 Elevation



$62'-10" (62.8333) \times 109'-1" (109.0833) = 6.854.06 \times 10\% = 685.40$

Per Sec. 656-1333(a)
Sec. 656-1333(a)
[Detailed regulatory text regarding sign placement and area calculations for the Naldo Avenue elevation.]

$73'-6" (73.5) \times 228'-9" (228.75) = 16.813.125 \times 10\% = 1.681.31$

Per Sec. 656-1333(a)
Sec. 656-1333(a)
[Detailed regulatory text regarding sign placement and area calculations for the Interstate I-95 elevation.]

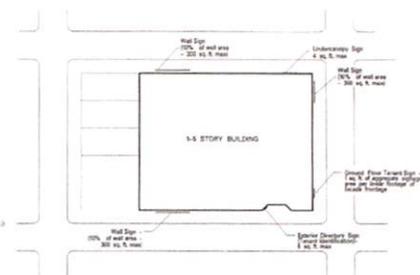


150 sq ft Projecting Signage Proposed

Illustrations of Sign Definitions, Design, and Calculations of Sign Area

Figure 1: Downtown Overlay Zone Map

Figure 2



PROPOSED SIGN RIGHTS REPRESENTATIVE EXAMPLES DOWNTOWN OVERLAY

Each building may have one building identification sign per side of the facade.
Multi-story buildings with ground floor retail spaces are limited to one sign for each side of the building, regardless of the number of stories.
Multiple signs shall be designed with a uniform program of graphics, materials, hardware, etc.
The number of projecting signs overhanging the sidewalk of the building are limited to two on each sign side and cannot exceed 25 square feet in area.



Maximum 100 Sq Ft Identity on Hendricks Avenue
Maximum 100 Sq Ft Identity on Nira Street

PROPOSED CONDITIONS (redline from 2017-136)

2023-327

- (a) The minimum 5,000 square feet of non-residential floor area shall be located on the ground floor and shall not include areas devoted to parking or open space.
- (b) There shall be no outside amplified music after 10:00 p.m., Sunday through Thursday, and after midnight, Friday and Saturday. If amplified music is to be played indoors, it must be soundproofed from the units above.
- (c) ~~An operational traffic study to determine the impact to all nearby intersections and entrances shall be provided to the City Traffic Engineer for review and approval at the time of verification of substantial compliance.~~ Any needed operational improvements (such as restriping or timing of lights) will be the responsibility of the developer. In no event shall developer be required to make improvements to add traffic capacity. This condition is subject to review and approval by the Planning Department.
- (d) The permitted uses and limitations on the location of specific uses detailed in Section IV.A. may only be modified through a rezoning.
- (e) The building setbacks detailed in Section V.A.5. and pedestrian access elements detailed in Section V.B.3. may only be modified through a rezoning.
- (f) The provisions regarding maximum signage reflected in Section V.C. may only be modified through a rezoning; however, a 5% variation in the size of tenant/commercial establishment signs may be permitted through a minor modification to this PUD.
- (g) The project shall provide for a minimum of 30,000 square feet of active recreation space on site, and may address any shortfall as detailed in Section V.E.
- (h) The transparency requirements contained in Section V.F. are hereby incorporated as conditions of this rezoning.
- (i) The minimum parking standards established in Section V.B.1. are hereby incorporated as conditions of this rezoning.
- (j) One tree shall be planted for every 40 linear feet of frontage and may be clustered.
- (k) Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning and Development Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.