

1 Introduced by Council Member Diamond:
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3

4 **ORDINANCE 2023-347**

5 AN ORDINANCE AMENDING SECTION 656.306 (MEDIUM
6 DENSITY RESIDENTIAL CATEGORY), SUBPART B
7 (RESIDENTIAL USE CATEGORIES AND ZONING
8 DISTRICTS), AND SECTION 656.311 (RESIDENTIAL-
9 PROFESSIONAL-INSTITUTIONAL CATEGORY), SUBPART C
10 (COMMERCIAL USE CATEGORIES AND ZONING
11 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT
12 REGULATIONS), CHAPTER 656 (ZONING CODE),
13 *ORDINANCE CODE*, TO ADD DETACHED TOWNHOMES AS A
14 NEW PERMITTED USE; AMENDING SECTION 656.604
15 (NUMBER OF OFF-STREET PARKING SPACES REQUIRED),
16 SUBPART A (OFF-STREET PARKING, ON-STREET PARKING
17 AND LOADING FOR MOTOR VEHICLES), PART 6 (OFF-
18 STREET PARKING, ON-STREET PARKING AND LOADING
19 REGULATIONS), CHAPTER 656 (ZONING CODE),
20 *ORDINANCE CODE*, TO PROVIDE PARKING STANDARDS FOR
21 DETACHED TOWNHOMES; PROVIDING FOR CODIFICATION
22 INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.
23

24 **WHEREAS**, the City of Jacksonville continues to be a top
25 destination for citizens relocating to Florida; and

26 **WHEREAS**, a mixed stock of housing type is necessary to serve the
27 diverse housing needs of current and future City of Jacksonville
28 residents; and

29 **WHEREAS**, a "detached townhome" housing type on smaller sized
30 lots will support housing needs by increasing the housing inventory
31 within the City of Jacksonville; now, therefore

1 BE IT ORDAINED by the Council of the City of Jacksonville:

2 Section 1. Amending Section 656.306 (Medium Density
3 Residential Category), Subpart B (Residential Use Categories and
4 Zoning Districts), and Section 656.311 (Residential-Professional-
5 Institutional Category), Subpart C (Commercial Use Categories and
6 Zoning Districts), Part 3 (Schedule of District Regulations), Chapter
7 656 (Zoning Code), Ordinance Code. Section 656.306 (Medium Density
8 Residential Category), Subpart B (Residential Use Categories and
9 Zoning Districts), and Section 656.311 (Residential-Professional-
10 Institutional Category), Subpart C (Commercial Use Categories and
11 Zoning Districts), Part 3 (Schedule of District Regulations), Chapter
12 656 (Zoning Code), Ordinance Code, are hereby amended to read as
13 follows:

14 CHAPTER 656 - ZONING CODE

15 * * *

16 PART 3. - SCHEDULE OF DISTRICT REGULATIONS

17 * * *

18 SUBPART B. - RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS

19 * * *

20 Sec. 656.306. - Medium Density Residential Category.

21 * * *

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

24 * * *

25 II. *Residential Medium Density-A (RMD-A), Residential Medium*
26 *Density-B (RMD-B), Residential Medium Density-C (RMD-C), and*
27 *Residential Medium Density-D (RMD-D).*

28 * * *

29 (a) *Permitted uses and structures.*

30 * * *

31 (14) Detached townhomes.

1 * * *

2 (d) *Minimum lot requirements (width and area)*. For single-
3 family dwellings, detached townhomes, mobile homes and multiple-
4 family dwellings, the minimum lot requirements (width and area),
5 except as otherwise required for certain other uses, are as follows:

6 * * *

7 (2) Detached townhomes (RMD-A through RMD-D):

8 (i) Width - 25 feet.

9 (ii) Area - 1,500 square feet.

10 ~~(2)~~ (3) All other uses:

11 * * *

12 (e) *Maximum lot coverage by all buildings and structures.*

13 (1) Detached townhomes. 70 percent. 80 percent
14 *impervious surface ratio.*

15 (2) All other uses. 50 percent. *Impervious surface*
16 *ratios as required by Section 654.129.*

17 * * *

18 (g) *Minimum yard requirements.*

19 * * *

20 (6) Detached townhomes:

21 (i) Front - 20 feet, or if parking provided in the
22 *side yard, then five feet.*

23 (ii) Side - Three feet, or zero lot line provided
24 *nine feet on one side.*

25 (iii) Rear - Ten feet.

26 * * *

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

28 * * *

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

30 * * *

31 A. *Primary zoning districts.* The primary zoning districts shall

1 include the following:

2 * * *

3 III. *Commercial, Residential and Office (CRO) District.*

4 (a) *Permitted uses and structures.*

5 * * *

6 (22) Detached townhomes, as provided in Section
7 656.306.

8 * * *

9 **Section 2. Amending Section 656.604 (Number of off-street**
10 **parking spaces required), Subpart A (Off-Street Parking, On-Street**
11 **Parking and Loading for Motor Vehicles), Part 6 (Off-Street Parking,**
12 **On-Street Parking and Loading Regulations), Chapter 656 (Zoning**
13 **Code), Ordinance Code.** Section 656.604 (Number of off-street parking
14 spaces required), Subpart A (Off-Street Parking, On-Street Parking
15 and Loading for Motor Vehicles), Part 6 (Off-Street Parking, On-
16 Street Parking and Loading Regulations), Chapter 656 (Zoning Code),
17 *Ordinance Code*, is hereby amended to read as follows:

18 **CHAPTER 656 - ZONING CODE**

19 * * *

20 **PART 6. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING**
21 **REGULATIONS**

22 * * *

23 **SUBPART A. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING FOR**
24 **MOTOR VEHICLES**

25 * * *

26 **Sec. 656.604. - Number of off-street parking spaces required.**

27 * * *

28 (a) *Residential uses:*

29 * * *

30 (2) Multiple-family dwellings - One and one-half spaces for
31 an efficiency, studio or one bedroom dwelling not

1 exceeding 500 square feet, one and three-quarters
2 spaces for one bedroom dwelling containing 500 square
3 feet or more, two spaces for two bedroom dwellings and
4 an additional one-quarter space for each bedroom in
5 excess of two, plus one space for owner or operator and
6 one space for each two employees. In determining the
7 number of bedrooms, rooms depicted as dens, studios and
8 similarly depicted areas shall be construed to be an
9 additional bedroom for the purposes of determining the
10 number of off-street parking spaces required.

11 Notwithstanding the provisions of this Section, two
12 off-street parking spaces shall be required for each
13 townhome, detached townhome, or condominium.
14 Additionally, one guest parking space shall be provided
15 for every three townhome or condominium units. However,
16 if a detached townhome has three off-street parking
17 spaces, no guest parking shall be required.

18 * * *

19 **Section 3. Codification Instructions.** The Codifier and the
20 Office of General Counsel are authorized to make all chapter and
21 division "tables of contents" consistent with the changes set forth
22 herein. Such editorial changes and any other necessary to make the
23 *Ordinance Code* consistent with the intent of this legislation are
24 approved and directed herein, and changes to the *Ordinance Code* shall
25 be made forthwith and when inconsistencies are discovered.

26 **Section 4. Effective Date.** This Ordinance shall become
27 effective upon signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Shannon K. Eller

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