

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2023-347

**Introducer/Sponsor(s):** Council Member Diamond

**Date of Introduction:** May 23, 2023

**Committee(s) of Reference:** TEU, LUZ

**Date of Analysis:** May 25, 2023

**Type of Action:** Zoning Code amendment

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

**Background Information:** The bill’s preamble states that detached townhomes on smaller lots provide another housing option to meet the City’s diverse housing needs. The Zoning Code amendments require a minimum 25 foot lot width and 1,500 square foot area for detached townhomes in RMD A-D zones, with a maximum lot coverage of 70% for the townhome and 80% impervious surface ratio. 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.

**Policy Impact Area:** Residential zoning

**Fiscal Impact:** None

**Analyst:** Clements