

**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