

1 Introduced by the Council President at the request of the Mayor:

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4 **ORDINANCE 2023-387**

5 AN ORDINANCE AMENDING SECTION 656.414
6 (TOWNHOUSES AND ROWHOUSES), SUBPART B
7 (MISCELLANEOUS REGULATIONS), PART 4
8 (SUPPLEMENTARY REGULATIONS), CHAPTER 656
9 (ZONING CODE), *ORDINANCE CODE*, TO PROVIDE
10 MINIMUM LOT WIDTH AND MINIMUM SIDE YARD
11 REQUIREMENTS FOR TWO-UNIT TOWNHOUSES AND
12 ROWHOUSES; PROVIDING FOR CODIFICATION
13 INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

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15 **BE IT ORDAINED** by the Council of the City of Jacksonville:

16 **Section 1. Amending Section 656.414 (Townhouses and**
17 **Rowhouses), Subpart B (Miscellaneous Regulations), Part 4**
18 **(Supplementary Regulations), Chapter 656 (Zoning Code), Ordinance**
19 **Code.** Section 656.414 (Townhouses and Rowhouses), Subpart B
20 (Miscellaneous Regulations), Part 4 (Supplementary Regulations),
21 Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read
22 as follows:

23 **CHAPTER 656 - ZONING CODE**

24 * * *

25 **PART 4. - SUPPLEMENTARY REGULATIONS**

26 * * *

27 **SUBPART B. - MISCELLANEOUS REGULATIONS**

28 * * *

29 **Sec. 656.414. - Townhouses and Rowhouses.**

30 (a) Each building or structure to be sold to individual owners
31 containing townhouses or rowhouses or each development of

1 contiguous townhouse units shall comply with all development
2 regulations, including overall lot and yard requirements and
3 density, for multiple-family dwellings, except as provided in
4 this Section. Where lots are to be sold to individual owners of
5 townhouses or rowhouses in a building, the lots shall be
6 developed pursuant to Chapter 654, Ordinance Code, and the
7 following regulations shall apply to such developments and to
8 the individual units or lots:

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

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

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

14 (4) *Maximum yard requirements:*

15 (a) Front - 22 feet from the outside edge of sidewalk to
16 the garage face where sidewalks are located on that
17 side of the street and 15 feet to the building facade;
18 22 feet from the back edge of curb where no sidewalks
19 are located to the garage face and 15 feet to the
20 building facade; 15 feet, if access to garage is from
21 an alley.

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

25 (c) Rear - 10 feet.

26 (5) *Maximum height of structures.* 35 feet.

27 (6) *Minimum open space.* The gross density for an RLD Zoning
28 District may not exceed the Land Use Category density.
29 Where individual lot sizes may exceed the Land Use Category
30 density, open space shall be platted as a separate tract
31 and designated as "open space" on such plat.

1 **Section 2. Codification Instructions.** The Codifier and the
2 Office of General Counsel are authorized to make all chapter and
3 division "tables of contents" consistent with the changes set forth
4 herein. Such editorial changes and any other necessary to make the
5 *Ordinance Code* consistent with the intent of this legislation are
6 approved and directed herein, and changes to the *Ordinance Code* shall
7 be made forthwith and when inconsistencies are discovered.

8 **Section 3. Effective Date.** This Ordinance shall become
9 effective upon signature by the Mayor or upon becoming effective
10 without the Mayor's signature.

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12 Form Approved:

13
14 /s/ Mary E. Staffopoulos

15 Office of General Counsel

16 Legislation Prepared By: Mary E. Staffopoulos

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