

Introduced by Council Member Diamond:

**ORDINANCE 2024-256**

AN ORDINANCE AMENDING SECTION 656.311 (RESIDENTIAL - PROFESSIONAL - INSTITUTIONAL CATEGORY), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO INCLUDE ALL SINGLE-FAMILY DWELLINGS ON THE LIST OF PERMISSIBLE USES AND STRUCTURES IN THE COMMERCIAL, RESIDENTIAL AND OFFICE ZONING DISTRICT; AMENDING SECTION 656.704 (NONCONFORMING LOTS OF RECORD AND INFILL LOTS - RESIDENTIAL), PART 7 (NONCONFORMING LOTS, USES AND STRUCTURES), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO ADDRESS MODULAR AND MOBILE HOMES AND TO REDUCE THE MINIMUM SQUARE FEET REQUIRED FOR INFILL LOTS FROM 2,500 SQUARE FEET TO 1,500 SQUARE FEET; AMENDING SECTION 656.1601 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, TO DEFINE "COTTAGE" AND TO AMEND CERTAIN OTHER DEFINITIONS; PROVIDING FOR CODIFICATION INSTRUCTIONS; PROVIDING AN EFFECTIVE DATE.

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

**Section 1. Amending Section 656.311 (Residential-Professional-Institutional Category), Subpart C (Commercial Use Categories and Zoning Districts), Part 3 (Schedule**

of District Regulations), Chapter 656 (Zoning Code), Ordinance Code.  
Section 656.311 (Residential-Professional-Institutional Category),  
Subpart C (Commercial Use Categories and Zoning Districts), Part 3  
(Schedule of District Regulations), Chapter 656 (Zoning Code),  
Ordinance Code, is hereby amended to read as follows:

**CHAPTER 656 - ZONING CODE**

**\* \* \***

**PART 3. - SCHEDULE OF DISTRICT REGULATIONS**

**\* \* \***

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

**\* \* \***

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

**\* \* \***

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

**\* \* \***

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

(a) *Permitted uses and structures.*

**\* \* \***

(4) Single family dwellings ~~that were originally designed~~  
~~and constructed prior to adoption of the~~  
~~Comprehensive Plan.~~

**\* \* \***

(d) *Permissible uses by exception.*

(1) Cemeteries and mausoleums but not funeral homes or  
mortuaries.

(2) Residential treatment facilities.

(3) Off-street parking lots for premises requiring off-  
street parking meeting the performance standards and  
development criteria set forth in Part 4.

~~(4) New Single-family dwellings.~~

- 1           (~~45~~) Community residential homes of seven to 14 residents  
2           meeting the performance standards and development  
3           criteria set forth in Part 4.
- 4           (~~56~~) Emergency shelter meeting the performance standards  
5           and development criteria set forth in Part 4.
- 6           (~~67~~) Group care home meeting the performance standards and  
7           development criteria set forth in Part 4.
- 8           (~~78~~) Essential services meeting the performance standards  
9           and development criteria set forth in Part 4.
- 10          (~~89~~) Day care centers meeting the performance standards  
11          and development criteria set forth in Part 4.
- 12          (~~910~~) Home occupations meeting the performance standards  
13          and development criteria set forth in Part 4.
- 14          (~~1011~~) Drive-through facilities in conjunction with a  
15          permitted or permissible use or structure.
- 16          (~~1112~~) Rooming houses.
- 17          (~~1213~~) Private clubs.
- 18          (~~1314~~) Churches, including a rectory or similar use, meeting  
19          the performance standards and development criteria  
20          set forth in Part 4.
- 21          (~~1415~~) Retail outlets for the sale of food, leather goods  
22          and luggage, jewelry (including watch repair but not  
23          pawn shops), art, cameras or photographic supplies  
24          (including camera repair), sporting goods, hobby  
25          shops and pet shops (but not animal kennels), musical  
26          instruments, television and radio (including repair  
27          incidental to sales), florist or gift shops,  
28          delicatessens, bake shops (but not wholesale  
29          bakeries), and dry cleaning pickup stations, all not  
30          to exceed 50 percent of the gross floor area of the  
31          buildings of which they are a part.

(i) Sale, display and preparation shall be conducted within a completely enclosed building.

(ii) Products shall be sold only at retail.

(iii) No sale, display or storage of secondhand merchandise shall be permitted.

~~(1516)~~ Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:

(i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

~~(1617)~~ Pharmacies in existence with a valid exception as of the effective date of Ordinance 2018-75-E shall continue to be legally permitted uses and shall not be deemed legal nonconforming uses.

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**Section 2. Amending Section 656.704 (Nonconforming lots of record and infill lots - Residential), Part 7 (Nonconforming Lots, Uses and Structures), Chapter 656 (Zoning Code), Ordinance Code.**  
Section 656.704 (Nonconforming lots of record and infill lots - Residential), Part 7 (Nonconforming Uses and Structure), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

#### **CHAPTER 656 - ZONING CODE**

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#### **PART 7. - NONCONFORMING LOTS, USES AND STRUCTURES**

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**Sec. 656.704. - Nonconforming lots of record and infill lots - Residential.**

1       Notwithstanding limitations imposed by the provisions of the  
2       Zoning Code as to lot area, lot width and street frontage on a single  
3       lot of record, as defined in Section 656.1601, *Ordinance Code*, a  
4       combination of complete lots of record, an infill lot, or a  
5       combination of complete infill lots, where residential use is a  
6       permitted use or permissible use by exception in the district, except  
7       as otherwise provided:

- 8       (a) One single-family dwelling may be constructed on a single lot  
9       of record, a combination of complete lots of record, an infill  
10      lot, or a combination of complete infill lots in a RR, RLD,  
11      RMD, or AGR District or with a grant of exception in the a-RO  
12      and CRO District. One cottage may be constructed on an infill  
13      lot, or a combination of complete infill lots, in a RMD-A,  
14      RMD-B, RMD-C, RMD-D, or CRO District. Manufactured homes and  
15      modular homes which comply with the provisions of Subpart C,  
16      Part 4 of this Chapter or which are otherwise allowed upon  
17      issuance of a Waiver of Architectural and Aesthetic  
18      Regulations by the Department when applicable are considered  
19      single-family dwellings., ~~and a mobile home may be placed on~~  
20      ~~a single lot of record in an RLD-MH, RMD-MH or AGR District,~~  
21      ~~or with a grant of exception in an RLD, RMD, or CRO District;~~  
22      ~~provided, however, that a mobile home may be placed on a~~  
23      ~~single lot of record without a grant of exception in an RLD,~~  
24      ~~RMD, or CRO District where the lot was classified as an "RM~~  
25      ~~District" (Residential, Mixed) or an "RHM District"~~  
26      ~~(Residential, Mobile Home) immediately prior to the effective~~  
27      ~~date of this Zoning Code.~~ An infill lot or a combination of  
28      complete infill lots shall be equal to the average lot width  
29      and lot area of legally developed lots on the same block or  
30      25 feet in width and 1,500~~2,500~~ square feet in area, whichever  
31      is greater. Notwithstanding any requirements found in a

zoning district as to required yards, an infill lot shall have yards which are equal to the yards of a majority of single-family dwellings on the same block.

(b) A two family multiple dwelling in a RMD, RHD, CRO, or RO District may be constructed on a single lot of record, a combination of lots of record, an infill lot, or a combination of complete infill lots where the lot or combination of lots is not less than 50 feet in width and is not less than 5,000 square feet in area.

(c) A three family multiple dwelling in a RMD, RHD, CRO, or RO District may be constructed on a single lot of record, a combination of lots of record, an infill lot, or a combination of complete infill lots where the lot or combination of lots is not less than 60 feet in width and is not less than 6,000 square feet in area.

(d) A four family multiple dwelling in a RMD, RHD, CRO, or RO District may be constructed on a single lot of record, a combination of lots of record, an infill lot, or a combination of complete infill lots where the lot or combination of lots of record is not less than 70 feet in width and is not less than 7,000 square feet in area.

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**Section 3. Amending Section 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning Code), Ordinance Code.** Section 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as follows:

**Sec. 656.1601. - Definitions.**

For the purposes of this Chapter, Zoning Code, the following terms, phrases, words, and their derivations, as listed in alphabetical order herein, shall have the meaning contained below, or as referenced within specific Sections.



1 effective upon signature by the Mayor or upon becoming effective  
2 without the Mayor's signature.

3  
4 Form Approved:

5  
6           /s/ Mary E. Staffopoulos          

7 Office of General Counsel

8 Legislation Prepared By: Mary E. Staffopoulos

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