

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



**COLLEEN HAMPSEY**  
Research Assistant  
(904) 255-5151  
CHampsey@coj.net

117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202

**Bill Type and Number:** Ordinance 2024-699

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

**Date of Introduction:** August 27, 2024

**Committee(s) of Reference:** NCSPHS, R, LUZ

**Date of Analysis:** August 28, 2024

**Type of Action:** Zoning Code amendments

**Bill Summary:** This bill amends Sections 656.399.57, 656.399.59, 656.399.62, 656.399.63, and 656.399.64 *Ordinance Code*.

**Background Information:** The purpose of this legislation is to add definitions for the terms “Lot” and “Street” to Sec. 656.399.59, remove the term “parcel” and replace it with “Lot” and substitute “Street” for references to roads and roadways in several sections of Chapter 656 as related to the Renew Arlington Zoning Overlay.

The bill also amends University Village Character Area Standard design guidelines, to add Merrill Road and Fort Caroline Road, and the University Commercial Character Area Standard design guidelines to add Arlington Road to the locations where open bay doors and other similar large doors providing access to work areas and storage areas may not open towards or directly face; and specify that full-view bay door windows count towards the building window requirements. The bill amends the design guidelines for the Merrill Commercial Character Area and the Arlington Road Character Area to specify that full-view bay door windows shall count towards the building window requirements and when allowable, street-facing bay doors shall be commercial aluminum full-view. The design guidelines for the Catalyst Character Areas are amended as related to building placement.

“Lot” is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area and to provide the landscape buffers, setbacks, parking and other elements herein required; provided, that the portion of a lot lying within a street or other right-of-way or access easement shall not be included in determining whether the lot meets minimum lot area requirements. The lot shall have frontage upon a publicly maintained or approved private street and may consist of: (1) A single lot of record; (2) A portion of a lot of record; (3) A combination of complete lots of record, of complete lots of record and portions of lots of record or of portions of lots of record; (4) A parcel of land described by metes and bounds; provided, that, in no case of division or combination, shall a residual lot or parcel be created which does not meet the requirements of this Zoning Code.

An aggregation of land by the above methods shall be considered a single Lot for the application of Zoning Codes & Land Development Regulations defined in the Land Development Procedures Manual (LDPM), so long as it is of sufficient size to meet minimum zoning requirements above.

“Street” means and includes both public streets and approved private streets as defined in Part 16, unless further specified.

**Policy Impact Area:** Renew Arlington Zoning Overlay

**Fiscal Impact:** No direct cost to the City

**Analyst:** Hampsey