

Ordinance 2024-XXX

2024B Series Text Amendment
City of Jacksonville 2045 Comprehensive Plan
Future Land Use Element

October 30, 2024

OPERATIVE PROVISIONS

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Locational Criteria

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Development Areas: As depicted on the FLUM series, the City is organized by five tiers of Development Areas ranging from high density in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). Overlayed on portions of the Urban Priority Area and the Urban Area is the Missing Middle Overlay (Map _____) which allows for increased density to accommodate a diversity of housing options in areas designated low density residential on the future land use map. The Missing Middle Overlay does not apply to the CBD, SA or RA. These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category, as follows:

1. The Central Business District (CBD): The Central Business District (CBD) Development Area is coterminous with the CBD Land Use and the DIA jurisdictional boundaries. The exact location, distribution, and density/intensity of various types of land use in the CBD will be guided by the Allocation of Development Rights Agreements approved in accordance with the Comprehensive Plan, Land Development Regulations, and other applicable plans and regulations.
2. Urban Priority Area (UPA): The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in this Plan. The UPA does not include the Central Business District Land Use Category boundaries.

3. Urban Area (UA): The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the UPA, the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as defined in this Plan.
4. Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.
5. Rural Area (RA): The RA consists of all lands outside of the SA and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

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LDR – GENERAL USES

The uses provided herein shall be applicable to all LDR sites within all development areas.

Principal Uses

Single family dwellings; Multi-family dwellings, including duplexes, tri-plexes and quad-plexes, where both centralized potable water and wastewater are available to the site; Commercial retail sales and service establishments, restaurants and offices when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited

to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND.

Secondary Uses

Neighborhood supporting recreation facilities and public facilities, such as Schools, Religious institutions and places of worship, Day care centers, Fire stations, Libraries, Community centers, Essential services, as well as supporting commercial retail sales and service establishments; Home occupations. Golf, yacht, tennis, driving ranges, country clubs and similar supporting uses may be allowed as part of a residential community that is developed subject to a site plan approval. Community residential homes; Cemeteries and mausoleums but not funeral homes or mortuaries; Bed and breakfast establishments in appropriate locations in the designated historic residential districts.

In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets for non-commercial uses; Foster care homes; Drive through facilities in conjunction with a permitted use; Nursing homes and similar facilities not including residential treatment facilities, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Neighborhood commercial retail sales and service establishments, offices and restaurants when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

New neighborhood commercial retail sales and service establishments, offices and restaurants shall not be allowed as secondary uses where such uses would constitute an intrusion into an existing single-family neighborhood.

LDR - DENSITY

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) Density

The maximum gross density in the Urban Priority Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.
- The maximum gross density shall be 15 units/acre when there is a supporting City Council approved neighborhood plan or study; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 7 units/acre.
- The maximum gross density shall be 25 units per acre when located within the Missing Middle Overlay and served by centralized potable water and wastewater services; except for sites within the Coastal High Hazard Area (CHHA), unless appropriate mitigation is provided consistent with the City's CHHA policies, the maximum gross density shall be 7 units/acre.

Urban Area (UA) and Suburban Area (SA) Density

The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.
- The maximum gross density shall be 20 units per acre in the Urban Areas when located within the Missing Middle Overlay and served by centralized potable water and wastewater services.

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MDR – DENSITY

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the

provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

Urban Priority Area (UPA) Density

The maximum gross density in the Urban Priority Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre; except as provided herein.

- The maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR (unless said land is in the Missing Middle Overlay); except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.
- In the absence of the availability of centralized potable water and/or wastewater, the gross density of development permitted in this category shall be the same as allowed in LDR without such services.
- There shall be no minimum density for single family dwellings when the predominant surrounding development typology is single family.

Urban Area (UA), Suburban Area (SA), and Rural Area (RA) Density

The maximum gross density in the Urban, Suburban, and Rural Areas shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre; except as provided herein.

- For sites located within the Urban Area, the maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR (unless said land is in the Missing Middle Overlay); except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.
- For sites located within the Suburban Area and the Rural Area, the maximum gross density shall be 30 units/acre when the site fronts along a road classified as a collector or higher and where the site does not abut land in LDR or RR; except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre,

unless appropriate mitigation is provided consistent with the City's CHHA policies.

- In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

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