

1 Introduced by Council Member Diamond:  
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3

4 **ORDINANCE 2024-870**

5 AN ORDINANCE AMENDING SECTION 656.306 (MEDIUM  
6 DENSITY RESIDENTIAL CATEGORY), SUBPART B  
7 (RESIDENTIAL USE CATEGORIES AND ZONING  
8 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT  
9 REGULATIONS), SECTION 656.403 (ACCESSORY USES  
10 AND STRUCTURES; ACCESSORY DWELLING UNITS),  
11 SUBPART B (MISCELLANEOUS REGULATIONS), SECTION  
12 656.432 (APPLICABILITY), SUBPART C  
13 (ARCHITECTURAL AND AESTHETIC REGULATIONS FOR  
14 SINGLE-FAMILY DWELLINGS), PART 4 (SUPPLEMENTARY  
15 REGULATIONS), AND SECTION 656.1601  
16 (DEFINITIONS), PART 16 (DEFINITIONS), CHAPTER  
17 656 (ZONING CODE), *ORDINANCE CODE*, TO REVISE  
18 VARIOUS REGULATIONS RELATED TO COTTAGES AND  
19 ACCESSORY DWELLING UNITS; PROVIDING FOR  
20 CODIFICATION INSTRUCTIONS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

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

24 **Section 1. Amending Section 656.306 (Medium Density**  
25 **Residential Category), Subpart B (Residential Use Categories and**  
26 **Zoning Districts), Part 3 (Schedule of District Regulations), Chapter**  
27 **656 (Zoning Code), Ordinance Code.** Section 656.306 (Medium Density  
28 Residential Category), Subpart B (Residential Use Categories and  
29 Zoning Districts), Part 3 (Schedule of District Regulations), Chapter  
30 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as  
31 follows:



1 area), except as otherwise required for certain other uses,  
2 are as follows:

3 (1) Single-family dwellings (RMD-A through RMD-D):

4 (i) Width-40 feet.

5 (ii) Area-4,000 square feet.

6 (2) Cottages (RMD-A through RMD-D):

7 (i) Width - 25 feet.

8 (ii) Area - 1,500 square feet.

9 (3) All other uses:

10 (i) Width-60 feet.

11 (ii) Area as provided below, or as otherwise required  
12 pursuant to the performance standards and development  
13 criteria set forth in Part 4:

14 (A) RMD-B-6,000 square feet for the first two  
15 family units and 2,900 ~~4,400~~ square feet  
16 for each additional unit, not to exceed 15  
17 ~~ten~~ units per acre.

18 (B) RMD-C-6,000 square feet for the first two  
19 family units and 2,100 ~~2,900~~ square feet  
20 for each additional unit, not to exceed 20  
21 ~~15~~ units per acre.

22 (C) RMD-D-6,000 square feet for the first two  
23 family units and 1,340 ~~2,100~~ square feet  
24 for each additional unit not to exceed 30  
25 ~~20~~ units per acre.

26 \* \* \*

27 **Section 2. Amending Section 656.403 (Accessory uses and**  
28 **structures; accessory dwelling units), Subpart B (Miscellaneous**  
29 **Regulations), Part 4 (Supplementary Regulations), Chapter 656 (Zoning**  
30 **Code), Ordinance Code. Section 656.403 (Accessory uses and**  
31 **structures; accessory dwelling units), Subpart B (Miscellaneous**

1 Regulations), Part 4 (Supplementary Regulations), Chapter 656 (Zoning  
2 Code), *Ordinance Code*, is hereby amended to read as follows:

3 **CHAPTER 656 - ZONING CODE**

4 \* \* \*

5 **PART 4. - SUPPLEMENTARY REGULATIONS**

6 \* \* \*

7 **SUBPART B. - MISCELLANEOUS REGULATIONS**

8 \* \* \*

9 **Sec. 656.403. - Accessory Uses and Structures; accessory dwelling**  
10 **units.**

11 Accessory uses and structures are permitted in all districts,  
12 if those uses and structures are of a nature customarily incidental  
13 and clearly subordinate to a permitted or permissible principal use  
14 or structure and, unless otherwise provided, these uses and structures  
15 are located on the same lot (or a contiguous lot in the same ownership)  
16 as the principal use. Where a building or portion thereof is attached  
17 to a building or structure containing the principal use, the building  
18 or portion shall be considered as a part of the principal building,  
19 and not as an accessory building. Accessory uses shall not involve  
20 operations or structures not in keeping with character of the district  
21 where located and shall be subject to the following:

22 \* \* \*

23 (g) *Accessory dwelling units.* Accessory dwelling units shall  
24 be allowed subject to the following criteria:

- 25 (1) Accessory dwelling units must be located behind the  
26 primary structure.
- 27 (2) There should be a visual relationship to the main  
28 house. For new structures this shall be accomplished  
29 through similar roof shape, porches, paint color, and  
30 other physical characteristics. For existing  
31 structures this shall be accomplished through similar

1 paint color and other physical characteristics.

2 (3) The building footprint shall be limited to 25 percent  
3 of the gross floor area of principal structure on the  
4 lot, or 750 square feet, whichever is less.

5 (4) Accessory dwelling units shall not be located in a  
6 required yard.

7 (5) The maximum height of an accessory dwelling unit shall  
8 be limited per Section 656.403, Ordinance Code.

9 ~~(6) Accessory dwelling units constructed pursuant to this  
10 Section may only be located on property that is  
11 subject to an existing homestead exemption or on  
12 property that meets the requirements for a homestead  
13 exemption which the property owner has applied for  
14 through the Duval County Property Appraiser's Office  
15 with the expectation that the exemption will be  
16 granted.~~

17 (7) Accessory dwelling units shall be accessory to a  
18 conforming single-family dwelling and may be attached  
19 to or detached from the principal structure.  
20 Accessory dwelling units attached to the principal  
21 structure shall be physically separated from said  
22 structure so as to prevent direct, internal access  
23 between the primary structure and the accessory  
24 dwelling unit.

25 (8) The Department shall include a certification in the  
26 permit application for requests to construct an  
27 accessory dwelling unit that requires the applicant  
28 to certify whether their property is part of a deed  
29 restricted community or subject to a homeowner's,  
30 neighborhood or master association and, if answered  
31 in the affirmative, that the applicant has confirmed

1 an accessory dwelling unit is allowed under the deed  
2 restrictions and/or rules of the homeowner's,  
3 neighborhood or master association, as applicable.  
4

5 **Section 3. Amending Section 656.432 (Applicability),**  
6 **Subpart C (Architectural and Aesthetic Regulations for Single-Family**  
7 **Dwellings), Part 4 (Supplementary Regulations), Chapter 656 (Zoning**  
8 **Code), Ordinance Code.** Section 656.432 (Applicability), Subpart C  
9 (Architectural and Aesthetic Regulations for Single-Family  
10 Dwellings), Part 4 (Supplementary Regulations Regulations), Chapter  
11 656 (Zoning Code), *Ordinance Code*, is hereby amended to read as  
12 follows:

13 **CHAPTER 656 - ZONING CODE**

14 \* \* \*

15 **PART 4. - SUPPLEMENTARY REGULATIONS**

16 \* \* \*

17 **SUBPART C - ARCHITECTURAL AND AESTHETIC REGULATIONS FOR SINGLE-**  
18 **FAMILY DWELLINGS**

19 \* \* \*

20 **Sec. 656.432. - Applicability.**

21 In addition to other provisions of the Zoning Code, the following  
22 supplementary architectural and aesthetic regulations shall apply to  
23 all new and newly sited single-family dwellings in RLD, RMD-A and  
24 RMD-B districts and PUD districts which permit single-family  
25 development. The following supplementary architectural and aesthetic  
26 regulations are also depicted in flow chart form in Figure "D."

- 27 (a) Unless exempt pursuant to Section 656.432(c) hereunder, all  
28 new and newly sited single-family dwellings located in RLD,  
29 RMD-A and RMD-B zoning districts and PUD zoning districts  
30 which permit single-family residential development must be  
31 similar in exterior appearance to other existing single-

1 family dwellings in the immediate neighborhood. A dwelling is  
2 deemed to be similar in exterior appearance if it meets all  
3 of the following requirements, to the extent applicable:

- 4 (1) Minimum square footage requirements for primary  
5 structure. The minimum square footage of the living  
6 area of the dwelling shall be ~~850~~ 650 square feet;  
7 provided, however, that the minimum square footage of  
8 the living area may be ~~800~~ 600 square feet if  
9 dwellings in the immediate neighborhood are only ~~800~~  
10 600 square feet.

11 \* \* \*

12 **Section 4. Amending Section 656.1601 (Definitions), Part 16**  
13 **(Definitions), Chapter 656 (Zoning Code), Ordinance Code.** Section  
14 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning  
15 Code), *Ordinance Code*, is hereby amended to read as follows:

16 **CHAPTER 656 - ZONING CODE**

17 \* \* \*

18 **PART 16. - DEFINITIONS**

19 **Sec. 656.1601. - Definitions.**

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

24 \* \* \*

25 *Contributing structure* means a building or structure which is:

- 26 (1) At least 50 years old;  
27 (2) Within the boundaries of a designated Historic District;  
28 (3) Contributing to the historic or architectural character of  
29 the district; and  
30 (4) Identified by the City Council in its designation of the  
31 Historic District.

1 Cottage means a type of dwelling unit authorized to be  
2 constructed on any infill lot or on any lot within the RMD-A, RMD-B,  
3 RMD-C, RMD-D and CRO Zoning Districts, up to the maximum number of  
4 units allowed on the site by the underlying density and zoning  
5 district requirements, subject to the provisions of Sections 656.306,  
6 656.311, and 656.604. ~~Cottages are only allowed on any lot that is~~  
7 ~~zoned RMD-A, RMD-B, RMD-C, RMD-D and CRO as of the effective date of~~  
8 ~~this legislation.~~ No ~~lot~~ property located outside the Urban Priority  
9 Area or urban area which is zoned AGR, RR or RLD, may be rezoned to  
10 permit cottages.

11 \* \* \*

12 **Section 5. Codification Instructions.** The Codifier and the  
13 Office of General Counsel are authorized to make all chapter and  
14 division "tables of contents" consistent with the changes set forth  
15 herein. Such editorial changes and any other necessary to make the  
16 *Ordinance Code* consistent with the intent of this legislation are  
17 approved and directed herein, and changes to the *Ordinance Code* shall  
18 be made forthwith and when inconsistencies are discovered.

19 **Section 6. Effective Date.** This Ordinance shall become  
20 effective upon signature by the Mayor or upon becoming effective  
21 without the Mayor's signature.

22  
23 Form Approved:

24  
25           /s/ Dylan Reingold          

26 Office of General Counsel

27 Legislation Prepared By: Dylan Reingold

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