

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-869

Introducer/Sponsor(s): Council Member Diamond

Date of Introduction: November 12, 2024

Committee(s) of Reference: LUZ

Date of Analysis: November 14, 2024

Type of Action: Zoning Code amendment

Bill Summary: The bill amends several sections of the Zoning Code to allow duplexes, tri-plexes and quad-plexes as permitted uses in certain districts and development areas. It amends requirements and design standards for on-street and off-street parking and for loading zones to provide parking standards for duplexes, tri-plexes and quad-plexes.

Background Information: The amendments would permit duplexes, tri-plexes and quad-plexes in RLD and RMD districts that are also located in the Missing Middle Overlay (see companion Ordinance 2024-868) where the density requirements in the Comprehensive Plan are met. Such units shall comply with the minimum lot requirements, maximum lot coverage, impervious ratios and maximum height of the respective zoning district, unless different requirements are specifically provided. The requirements for off-street parking would be amended to require one parking space for each one-bedroom unit in a duplex, tri-plex and quad-plex and two spaces for each unit with more than one bedroom. Duplexes, tri-plexes and quad-plexes may receive a 25% reduction in required spaces if they are located within a quarter mile of a JTA bus stop, and an additional 25% if they are within a quarter mile of the Emerald Trail or other separated bike facility. Parking spaces located behind a duplex, tri-plex or quad-plex may be accessed by a 10-foot-wide residential driveway.

See related ordinances 2024-868 and -870 relating to Comprehensive Plan and Zoning Code changes intended to allow for increased density to accommodate a greater diversity of housing options in the city. The bill derives in part from the work of the Special Committee on Homelessness and Affordable Housing.

Policy Impact Area: Housing density

Fiscal Impact: Undetermined

Analyst: Clements