

1 Introduced by Council Member Diamond and amended on the Floor of
2 Council:

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4
5 **ORDINANCE 2024-869**

6 AN ORDINANCE AMENDING SECTIONS 656.305 (LOW
7 DENSITY RESIDENTIAL CATEGORY) AND 656.306
8 (MEDIUM DENSITY RESIDENTIAL CATEGORY), SUBPART
9 B (RESIDENTIAL USE CATEGORIES AND ZONING
10 DISTRICTS), PART 3 (SCHEDULE OF DISTRICT
11 REGULATIONS), CHAPTER 656 (ZONING CODE),
12 *ORDINANCE CODE*, TO PROVIDE FOR DUPLEXES,
13 TRI-PLEXES AND QUAD-PLEXES AS PERMITTED USES IN
14 CERTAIN DISTRICTS AND DEVELOPMENT AREAS;
15 AMENDING SECTIONS 656.604 (NUMBER OF OFF-STREET
16 PARKING SPACES) AND 656.607 (DESIGN STANDARDS
17 FOR OFF-STREET, ON-STREET PARKING AND LOADING
18 FACILITIES), SUBPART A (OFF-STREET PARKING,
19 ON-STREET PARKING AND LOADING FOR MOTOR
20 VEHICLES), PART 6 (OFF-STREET PARKING, ON-STREET
21 PARKING AND LOADING REGULATIONS), CHAPTER 656
22 (ZONING CODE), *ORDINANCE CODE*, TO PROVIDE
23 PARKING STANDARDS FOR DUPLEXES, TRI-PLEXES AND
24 QUAD-PLEXES; WAIVING THE REQUIREMENT OF SECTION
25 656.129 (ADVISORY RECOMMENDATION ON AMENDMENT TO
26 ZONING CODE OR REZONING OF LAND), SUBPART C
27 (PROCEDURES FOR REZONING AND AMENDMENTS TO THE
28 ZONING CODE), PART 1 (GENERAL PROVISIONS),
29 CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, THAT
30 THE PLANNING COMMISSION REVIEW AND PROVIDE AN
31 ADVISORY RECOMMENDATION TO THE CITY COUNCIL

REGARDING THIS LEGISLATION; PROVIDING FOR
CODIFICATION INSTRUCTIONS; PROVIDING AN
EFFECTIVE DATE.

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

Section 1. Amending Sections 656.305 (Low Density Residential Category) and 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Amending Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code. Sections 656.305 (Low Density Residential Category) and 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, are hereby amended to read as follows:

CHAPTER 656. ZONING CODE

* * *

PART 3. SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART B. RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Sec. 656.305. Low Density Residential Category

* * *

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

* * *

II. Residential Low Density (RLD) Districts.

(a) *Permitted uses and structures*

* * *

(12) Duplexes, tri-plexes and quad-plexes (Only in

1 RLD districts that are also located in the
2 Missing Middle Overlay where the density
3 requirements in the Comprehensive Plan are met).
4 Duplexes, tri-plexes and quad-plexes shall
5 comply with the minimum lot requirements,
6 maximum lot coverage, impervious ratios and
7 maximum height of the respective zoning
8 district, unless different requirements are
9 specifically provided.

10 * * *

11 (d) *Minimum lot requirements (width and area). For*
12 *single-family dwellings, duplexes, tri-plexes and*
13 *quad-plexes, the minimum lot requirements (width and*
14 *area), except as otherwise required for certain other*
15 *uses, are as follows:*

16 * * *

17 (f) *Minimum yard requirements. The minimum yard*
18 *requirements for all uses and structures are as*
19 *follows; provided, however that unenclosed front*
20 *porches may extend five feet into the required front*
21 *yard setback, and side opening garages may extend*
22 *five feet into the required front yard setback as*
23 *long as the garage doors do not face the street in*
24 *the RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80,*
25 *RLD-70, RLD-60, RLD-50, and RLD-40 Zoning Districts.*

26 * * *

27 (12) For duplexes, tri-plexes and quad-plexes:

28 (i) Front - 20 feet or the average of the front
29 setbacks of the other buildings on the same
30 block, whichever is less.

31 (ii) Side - 5 feet.

(iii) Rear - 10 feet.

* * *

Sec. 656.306. Medium Density Residential Category

* * *

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

* * *

II. Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D).

(a) *Permitted uses and structures.*

* * *

(15) Duplexes, tri-plexes and quad-plexes (with the minimum yard requirements as set forth in Sec. 656.305(A) (II) (f) (12), except that the minimum front yards may be 10 feet), only where the density requirements in the Comprehensive Plan are met.

* * *

(d) *Minimum lot requirements (width and area).* For single-family dwellings, mobile homes, duplexes, tri-plexes, quad-plexes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:

* * *

(3) Duplexes (RMD-A through RMD-D)

(i) Width - 35 feet

(ii) Area - 3,500 square feet

(4) Tri-plexes (RMD-A through RMD-D)

(i) Width - 40 feet

(ii) Area - 5,000 square feet

1 (5) Quad-plexes (RMD-A through RMD-D)

2 (i) Width - 50 feet

3 (ii) Area - 6,000 square feet

4 ~~(3)~~(6) All other uses:

5 * * *

6 **Section 2. Amending Sections 656.604 (Number of off-street**
7 **parking spaces required) and Section 656.607 (Design standards for**
8 **off-street, on-street parking and loading facilities), Subpart A**
9 **(Off-Street Parking, On-Street Parking and Loading for Motor**
10 **Vehicles), Part 6 (Number of off-street parking spaces required and**
11 **Design standards for off-street, on-street parking and loading**
12 **facilities), Chapter 656 (Zoning Code), Ordinance Code. Sections**
13 **656.604 (Number of off-street parking spaces required) and Section**
14 **656.607 (Design standards for off-street, on-street parking and**
15 **loading facilities), Subpart A (Off-Street Parking, On-Street Parking**
16 **and Loading for Motor Vehicles), Part 6 (Number of off-street parking**
17 **spaces required and Design standards for off-street, on-street**
18 **parking and loading facilities), Chapter 656 (Zoning Code), Ordinance**
19 **Code, are hereby amended to read as follows:**

20 **CHAPTER 656. ZONING CODE**

21 * * *

22 **PART 6. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING**
23 **REGULATIONS**

24 * * *

25 **SUBPART A. - OFF-STREET PARKING, ON-STREET PARKING AND LOADING**
26 **FOR MOTOR VEHICLES**

27 * * *

28 **Sec. 656.604. - Number of off-street parking spaces required.**

29 * * *

30 (a) Residential uses:

31 * * *

1 (2) Multiple-family dwellings – One and one-half spaces
2 for an efficiency, studio or one bedroom dwelling not
3 exceeding 500 square feet, one and three-quarters
4 spaces for one bedroom dwelling containing 500 square
5 feet or more, two spaces for two bedroom dwellings
6 and an additional one-quarter space for each bedroom
7 in excess of two, plus one space for owner or operator
8 and one space for each two employees. In determining
9 the number of bedrooms, rooms depicted as dens,
10 studios and similarly depicted areas shall be
11 construed to be an additional bedroom for the purposes
12 of determining the number of off-street parking
13 spaces required. Notwithstanding the provisions of
14 this Section, two off-street parking spaces shall be
15 required for each Townhouse, cottage, or condominium.
16 Additionally, one guest parking space shall be
17 provided for every three Townhouse, cottage or
18 condominium units.

19
20 For a duplex, tri-plex or quad-plex, one parking space
21 for each one-bedroom unit and for units with more
22 than one bedroom, two parking spaces.

23 * * *

24 **Sec. 656.607. - Design standards for off-street, on-street parking**
25 **and loading facilities.**

26 * * *

27 (d) *Parking Reductions:* The following parking reductions
28 are available except for those uses described in
29 sections 656.604(e) (1) and 656.604(f) (1) .

30
31 * * *

1 (6) Duplexes, tri-plexes and quad-plexes may receive
2 a 25% reduction in required spaces if they are
3 located within a quarter mile of a JTA bus stop,
4 and an additional 25% if they are within a
5 quarter mile of the Emerald Trail or other
6 separated bike facility. Parking spaces located
7 behind a duplex, tri-plex or quad-plex may be
8 accessed by a 10 foot wide residential driveway.

9 * * *

10 **Section 3. Waiver of Section 656.129, Ordinance Code.** The
11 requirement of Section 656.129 (Advisory recommendation on amendment
12 to Zoning Code or rezoning of land), Subpart C (Procedures for
13 Rezoning and Amendments to the Zoning Code), Part 1 (General
14 Provisions), Chapter 656 (Zoning Code), *Ordinance Code*, that the
15 Planning Commission review and make an advisory recommendation to the
16 City Council on amendments to the Zoning Code is hereby waived for
17 the purposes of this legislation. This matter is hereby discharged
18 from further consideration by the Planning Commission as the Council
19 would like to implement the changes provided herein as soon as
20 possible.

21 **Section 4. Codification Instructions.** The Codifier and the
22 Office of General Counsel are authorized to make all chapter and
23 division "table of contents" consistent with the changes set forth
24 herein. Such editorial changes and any other changes necessary to
25 make the *Ordinance Code* consistent with the intent of this legislation
26 are approved and directed herein, and the changes to the *Ordinance*
27 *Code* shall be made forthwith when inconsistencies are discovered.

28 **Section 5. Effective Date.** This Ordinance shall become
29 effective upon signature by the Mayor or upon becoming effective
30 without the Mayor's signature.

1 Form Approved:

2

3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Dylan Reingold

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