

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

The Planning and Development Department hereby forwards to the Planning Commission; Land Use and Zoning Committee, and City Council its comments and recommendations on:

ORDINANCE 2019-375

AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING PART 2 (ZONING ATLAS AND DISTRICT BOUNDARIES), SECTION 656.223 (ZONING AFFECTS HEIGHT OF STRUCTURES, POPULATION DENSITY, LOT COVERAGE, YARDS AND OPEN SPACES), AND AMENDING PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SECTIONS 656.304 (RURAL RESIDENTIAL CATEGORY), 656.305 (LOW DENSITY RESIDENTIAL CATEGORY), 656.306 (MEDIUM DENSITY RESIDENTIAL CATEGORY), 656.307 (HIGH DENSITY RESIDENTIAL CATEGORY), 656.311 (RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL CATEGORY), 656.312 (NEIGHBORHOOD COMMERCIAL CATEGORY), 656.313 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), 656.321 (BUSINESS PARK CATEGORY), 656.322 (LIGHT INDUSTRIAL CATEGORY), 656.323 (HEAVY INDUSTRIAL CATEGORY), 656.324 (WATER DEPENDENT-WATER RELATED CATEGORY), 656.331 (AGRICULTURE), 656.332 (PUBLIC BUILDINGS AND FACILITIES CATEGORY), 656.333 (CONSERVATION CATEGORY (CSV)), 656.334 (RECREATION AND OPEN SPACE CATEGORY), 656.341 (PROCEDURES), 656.344 (PROCEDURES), AND 656.368 (SPRINGFIELD HISTORIC ZONING DISTRICTS) TO PROVIDE FOR IMPERVIOUS SURFACE RATIOS; AMENDING CHAPTER 654 (CODE OF SUBDIVISION REGULATIONS), ORDINANCE CODE; AMENDING SECTION 654.129 (REQUIRED IMPROVEMENTS: STORM DRAINAGE) TO PROVIDE FOR IMPERVIOUS SURFACE RATIOS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends Ordinance Code Chapter 656 – Zoning Code – to reference various maximum impervious surface ratios in zoning categories as specified in the Code of Subdivision Regulations. The bill also amends Chapter 654 – Code of Subdivision Regulations – to provide the actual impervious surface ratios (ISRs) in the City’s building regulations. The ISRs in Chapter 654 apply at the subdivision level and range from 30% ISR in the RR-Acre zoning district to 95% in the CCBD zoning district.

II. EVALUATION

A. The need and justification for the change

This bill derives from the work of the administration’s Storm Resiliency and Infrastructure Development Committee, of which the bill sponsors are members. The committee, composed of City Council members and representatives of the Mayor’s Office, Planning and Development

Department, Public Works Department, U.S. Army Corps of Engineers, St. Johns River Water Management District, and Florida Department of Environmental Protection, heard a variety of presentations regarding sea level rise, increasing frequency and intensity of rainfall events, state and federal regulations related to stormwater and flooding, and comparisons of Jacksonville's stormwater and floodplain management ordinance and practices with those of other Florida jurisdictions. One finding was that other Florida jurisdictions regulate the amount of impervious (non-water absorbent) surface that can be present on lots as a means of controlling the amount of stormwater runoff that must be collected, treated, transported and disposed of by the public stormwater management system. Jacksonville currently regulates maximum lot coverage by principal structures on individual lots, but does not regulate associated patios, decks, accessory buildings, etc. which increase impervious coverage and thereby produce greater amounts of stormwater runoff. The City also does not currently regulate ISR at the subdivision level, which will take into account the impervious surfaces of roads, parking lots, clubhouses, pool decks, and the like.

B. Consistency with the Comprehensive Plan.

This bill is consistent with numerous goals, policies, and objectives of the Comprehensive Plan, including but not limited to:

Conservation Coastal Management Element (CCME) Policy 2.7.3

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low-density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

CCME Policy 11.3.9

The City has adopted and shall maintain a floodplain management ordinance that establishes engineering requirements to safeguard the public health, safety, and general welfare and minimizes public and private losses due to flooding through regulation and development of flood hazard areas.

CCME Objective 11.3

The City shall implement development and redevelopment principals, strategies and engineering solutions to reduce or eliminate flood risk in coastal areas when opportunities arise.

CCME Policy 11.3.6

The City will continue to participate in the National Flood Insurance Program (NFIP) and will make all reasonable efforts to maintain a Community Rating System score of 6 or higher.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2019-375 be APPROVED.**

1 Introduced by Council Members Boyer and Love:
2
3

4 **ORDINANCE 2019-375**

5 AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE),
6 *ORDINANCE CODE*; AMENDING PART 2 (ZONING ATLAS
7 AND DISTRICT BOUNDARIES), SECTION 656.223
8 (ZONING AFFECTS HEIGHT OF STRUCTURES, POPULATION
9 DENSITY, LOT COVERAGE, YARDS AND OPEN SPACES),
10 AND AMENDING PART 3 (SCHEDULE OF DISTRICT
11 REGULATIONS), SECTIONS 656.304 (RURAL
12 RESIDENTIAL CATEGORY), 656.305 (LOW DENSITY
13 RESIDENTIAL CATEGORY), 656.306 (MEDIUM DENSITY
14 RESIDENTIAL CATEGORY), 656.307 (HIGH DENSITY
15 RESIDENTIAL CATEGORY), 656.311 (RESIDENTIAL-
16 PROFESSIONAL-INSTITUTIONAL CATEGORY), 656.312
17 (NEIGHBORHOOD COMMERCIAL CATEGORY), 656.313
18 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), 656.321
19 (BUSINESS PARK CATEGORY), 656.322 (LIGHT
20 INDUSTRIAL CATEGORY), 656.323 (HEAVY INDUSTRIAL
21 CATEGORY), 656.324 (WATER DEPENDENT-WATER
22 RELATED CATEGORY), 656.331 (AGRICULTURE),
23 656.332 (PUBLIC BUILDINGS AND FACILITIES
24 CATEGORY), 656.333 (CONSERVATION CATEGORY
25 (CSV)), 656.334 (RECREATION AND OPEN SPACE
26 CATEGORY), 656.341 (PROCEDURES), 656.344
27 (PROCEDURES), AND 656.368 (SPRINGFIELD HISTORIC
28 ZONING DISTRICTS) TO PROVIDE FOR IMPERVIOUS
29 SURFACE RATIOS; AMENDING CHAPTER 654 (CODE OF
30 SUBDIVISION REGULATIONS), *ORDINANCE CODE*;
31 AMENDING SECTION 654.129 (REQUIRED IMPROVEMENTS:

1 STORM DRAINAGE) TO PROVIDE FOR IMPERVIOUS
2 SURFACE RATIOS; PROVIDING FOR SEVERABILITY;
3 PROVIDING AN EFFECTIVE DATE.
4

5 **WHEREAS**, the Storm Resiliency & Infrastructure Development
6 Review Committee has recommended certain changes to the City of
7 Jacksonville Ordinance Code to address impervious surface ratios,
8 to protect the health, safety, and welfare of the citizens of the
9 City of Jacksonville; now, therefore

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

11 **Section 1. Chapter 656 (ZONING CODE), PART 2 (ZONING**
12 **ATLAS AND DISTRICT BOUNDARIES) and PART 3 (SCHEDULE OF DISTRICT**
13 **REGULATIONS), Ordinance Code, Amended.** Chapter 656 (ZONING CODE),
14 PART 2 (ZONING ATLAS AND DISTRICT BOUNDARIES) and PART 3 (SCHEDULE
15 OF DISTRICT REGULATIONS), *Ordinance Code*, is hereby amended to read
16 as follows:

17 **Chapter 656 - ZONING CODE**

18 * * *

19 **PART 2. - ZONING ATLAS AND DISTRICT BOUNDARIES**

20 * * *

21 **SUBPART C. - APPLICATION OF DISTRICT REGULATIONS**

22 * * *

23 **Sec. 656.223. - Zoning affects height of structures, population**
24 **density, lot coverage, impervious surface ratios, yards and open**
25 **spaces.**

26 No structure shall hereafter be erected or altered:

27 * * *

28 (e) To occupy a greater percentage of lot area; or to provide
29 narrower or smaller yards, courts or other open space.

30 (f) To provide less impervious surface than as designed as
31 required by Section 654.129.

1 * * *

2 I. Residential Rural-Acre (RR-Acre) District. The
3 permitted uses and structures, accessory uses and structures,
4 permissible uses by exception, minimum lot and yard requirements,
5 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
6 buildings and structures shall be as provided in Section 656.304.

7 II. Residential Low Density (RLD) Districts.

8 * * *

9 (e) Maximum lot coverage by all buildings and structures
10 as listed below. Impervious surface ratios as required by
11 Section 654.129.

12 (1) RLD-120-25 percent.

13 (2) RLD-100A, RLD-100B, -40 percent.

14 (3) RLD-90, RLD-80, RLD-70-45 percent.

15 (4) RLD-60, RLD-50, RLD-40-50 percent.

16 (5) RLD-TND-65 percent.

17 * * *

18 **Sec. 656.306. - Medium Density Residential Category.**

19 * * *

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

22 * * *

23 I. Residential Low Density-60 (RLD-60), Residential Low
24 Density-50 (RLD-50), Residential Low Density-40 (RLD-40),
25 Residential Low Density-TND (RLD-TND) and Residential Low Density-
26 TNH (RLD-TNH) Districts. The permitted uses and structures,
27 accessory uses and structures, permissible uses by exception,
28 minimum lot and yard requirements, ~~and~~ maximum lot coverage,
29 impervious surface ratios, and height of building and structures
30 shall be as provided in Section 656.305.

31 II. Residential Medium Density-A (RMD-A), Residential

1 Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and
2 Residential Medium Density-D (RMD-D).

3 * * *

4 (e) Maximum lot coverage by all buildings and structures.
5 50 percent. Impervious surface ratios as required by Section
6 654.129.

7 * * *

8 **Sec. 656.307. - High Density Residential Category.**

9 * * *

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

12 * * *

13 I. Residential Medium Density- D (RMD- D) District. The
14 permitted uses and structures, accessory uses and structures,
15 permissible uses by exception, minimum lot and yard requirements,
16 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
17 buildings and structures shall be as provided in Section 656.306.

18 II. Residential High Density-A (RHD-A) and Residential
19 High Density-B (RHD-B) Districts.

20 * * *

21 (e) Maximum lot coverage by all buildings and structures
22 as listed below. Impervious surface ratios as required by Section
23 654.129.

24 (1) RHD-A-60 percent.

25 (2) RHD-B District-80 percent.

26 * * *

27 **SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

28 * * *

29 **Sec. 656.311. - Residential-Professional-Institutional Category.**

30 * * *

31 A. Primary zoning districts. The primary zoning districts

1 shall include the following:

2 * * *

3 I. *Residential Medium Density-D (RMD-D)*. Permitted uses
4 and structures, accessory uses and structures, permissible uses by
5 exception, minimum lot and yard requirements, ~~and~~ maximum lot
6 coverage, impervious surface ratio, and height of buildings and
7 structures shall be as provided in Section 656.306.

8 II. *Commercial Office (CO) District*.

9 * * *

10 (e) *Maximum lot coverage by all buildings and structures.*
11 50 percent. Impervious surface ratio as required by Section
12 654.129.

13 * * *

14 III. *Commercial, Residential and Office (CRO) District*.

15 * * *

16 (f) *Maximum lot coverage by all buildings and structures.*
17 50 percent. Impervious surface ratio as required by Section
18 654.129.

19 * * *

20 IV. *Residential Office (RO) District*.

21 * * *

22 (f) *Maximum lot coverage by all buildings and structures.* 50
23 percent. Impervious surface ratio as required by Section 654.129.

24 * * *

25 **Sec. 656.312. - Neighborhood Commercial Category.**

26 * * *

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

29 * * *

30 I. *Commercial Office (CO) District.* The permitted uses
31

1 and structures, accessory uses and structures, permissible uses by
2 exception, minimum lot and yard requirements, maximum lot coverage,
3 impervious surface ratio, and height of buildings and structures
4 shall be as provided for in Section 656.311 herein.

5 II. *Commercial Neighborhood (CN) District.*

6 * * *

7 (e) *Maximum lot coverage by all buildings and structures.* 50
8 percent. Impervious surface ratio as required by Section 654.129.

9 * * *

10 **Sec. 656.313. - Community/General Commercial Category.**

11 * * *

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

14 * * *

15 I. *Commercial Office (CO) District.* The permitted uses
16 and structures, accessory uses and structures, permissible uses by
17 exception, minimum lot and yard requirements, ~~and~~ maximum lot
18 coverage, impervious surface ratio, and height of buildings and
19 structures shall be as provided in Section 656.311.

20 II. *Commercial Residential Office.* The permitted uses
21 and structures, accessory uses and structures, permissible uses by
22 exception, minimum lot and yard requirements, ~~and~~ maximum lot
23 coverage, impervious surface ratio, and height of buildings and
24 structures shall be as provided in Section 656.311

25 III. *Commercial Neighborhood (CN) District.* The permitted
26 uses and structures, accessory uses and structures, permissible
27 uses by exception, minimum lot and yard requirements, ~~and~~ maximum
28 lot coverage, impervious surface ratio, and height of buildings and
29 structures shall be as provided in Section 656.312.

30 IV. *Commercial Community/General-1 (CCG-1) District.*

31 * * *

1 (e) *Maximum lot coverage by all buildings.* None, except
2 as otherwise required for certain uses. Impervious surface ratio
3 as required by Section 654.129.

4
5 * * *

6 V. *Commercial Community/General-2 (CCG-2) District.*

7 * * *

8 (e) *Maximum lot coverage by all buildings.* None, except
9 as otherwise required for certain uses. Impervious surface ratio
10 as required by Section 654.129.

11 * * *

12 VI. A. *Public Buildings and Facilities-2 (PBF-2)*
13 *District.* The permitted uses and structures, accessory uses and
14 structures, permissible uses by exception, minimum lot and yard
15 requirements, ~~and~~ maximum lot coverage, impervious surface ratio,
16 and height of buildings and structures shall be as provided in
17 Section 656.332.

18 * * *

19 **SUBPART D. - INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS**

20 * * *

21 **Sec. 656.321. - Business Park Category.**

22 * * *

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

25 * * *

26 I. *Industrial Business Park (IBP) District.*

27 * * *

28 (e) *Maximum lot coverage by all buildings and structures.*
29 65 percent. Impervious surface ratio as required by Section
30 654.129.

31 * * *

1 **Sec. 656.322. - Light Industrial Category.**

2 * * *

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

5 * * *

6 I. *Industrial Business Park (IBP) District.* The permitted
7 uses and structures, accessory uses and structures, permissible
8 uses by exception, minimum lot and yard requirements, ~~and~~ maximum
9 lot coverage, impervious surface ratio, and height of buildings and
10 structures shall be as provided in Section 656.321.

11 II. *Industrial Light (IL) District.*

12 * * *

13 (e) *Maximum lot coverage by all buildings.* None.
14 Impervious surface ratio as required by Section 654.129.

15 * * *

16 III. *Public Building and Facilities-2 (PBF-2) District.*
17 The permitted uses and structures, accessory uses and structures,
18 permissible uses by exception, minimum lot and yard requirements,
19 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
20 buildings and structures shall be as provided in Section 656.332.

21 * * *

22 **Sec. 656.323. - Heavy Industrial Category.**

23 * * *

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

26 * * *

27 I. *Industrial Business Park (IBP) District.* The permitted
28 uses and structures, accessory uses and structures, permissible
29 uses by exception, minimum lot and yard requirements, ~~and~~ maximum
30 lot coverage, impervious surface ratio, and height of buildings and
31 structures shall be as provided in Section 656.321.

1 II. *Industrial Light (IL) District.* The permitted uses
2 and structures, accessory uses and structures, permissible uses by
3 exception, minimum lot and yard requirements, ~~and~~ maximum lot
4 coverage, impervious surface ratio, and height of buildings and
5 structures shall be as provided in Section 656.322.

6 III. *Industrial Heavy (IH) District.*

7 * * *

8 (f) *Maximum lot coverage by all buildings.* None.
9 Impervious surface ratio as required by Section 654.129.

10 * * *

11 IV. *Public Buildings and Facilities (PBF) Districts.* The
12 permitted uses and structures, accessory uses and structures,
13 permissible uses by exception, minimum lot and yard requirements,
14 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
15 buildings and structures shall be as provided in Section 656.332.

16 * * *

17 **Sec. 656.324. - Water Dependent-Water Related Category.**

18 * * *

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

21 * * *

22 I. *Industrial Water (IW) District.*

23 * * *

24 (e) *Minimum lot coverage by all building.* None.
25 Impervious surface ratio as required by Section 654.129.

26 * * *

27 **SUBPART E. - MISCELLANEOUS CATEGORIES AND ZONING DISTRICTS**

28 * * *

29 **Sec. 656.331. - Agriculture.**

30 * * *

31 A. *Primary zoning districts.* The primary zoning districts

1 shall include the following:

2 * * *

3 I. *Agriculture (AGR) District.*

4 * * *

5 (e) *Maximum lot coverage by all buildings. Ten percent.*

6 *Impervious surface ratio as required by Section 654.129.*

7 * * *

8 II. *Public Building and Facilities-2 (PBF-2).* The
9 permitted uses and structures, accessory uses and structures,
10 permissible uses by exception, minimum lot and yard requirements,
11 ~~and~~ *maximum lot coverage, impervious surface ratio,* and height of
12 buildings and structures shall be as provided in Section 656.332.

13 * * *

14 **Sec. 656.332. - Public Buildings and Facilities Category.**

15 * * *

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

18 * * *

19 I. *Public Building and Facilities-1 (PBF-1) District.*

20 * * *

21 (e) *Maximum height of structures. None.*

22 (f) *Impervious surface ratio as required by Section*
23 *654.129.*

24 II. *Public Buildings and Facilities-2 (PBF-2) District.*

25 * * *

26 (g) *Maximum lot coverage by all buildings. 35 percent.*

27 *Impervious surface ratio as required by Section 654.129.*

28 III. *Public Buildings and Facilities-3 (PBF-3) District.*

29 * * *

30 (g) *Maximum lot coverage by all buildings. 60 percent.*

31 *Impervious surface ratio as required by Section 654.129.*

1 * * *

2 **Sec. 656.333. - Conservation Category (CSV).**

3 * * *

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

6 * * *

7 I. *Conservation (CSV) Districts.*

8 * * *

9 (e) *Maximum height of structures.* None.

10 (f) *Impervious surface ratio as required by Section*
11 *654.129.*

12 * * *

13 **Sec. 656.334. - Recreation and Open Space Category.**

14 * * *

15 A. *Primary zoning district.* The primary zoning district shall
16 include the following:

17 * * *

18 I. *Recreation and Open Space (ROS) District.*

19 * * *

20 (e) *Maximum lot coverage by all buildings.* Ten percent.
21 *Impervious surface ratio as required by Section 654.129.*

22 * * *

23 **SUBPART F. - PLANNED UNIT DEVELOPMENT**

24 * * *

25 **Sec. 656.341. - Procedures.**

26 * * *

27 (c) *Required exhibits for an application for rezoning to*
28 *planned unit development.*

29 * * *

30 (2) An application for rezoning to the Planned Unit
31 Development district shall in addition to the aforementioned, be

1 accompanied by the following, in sufficient copies as deemed
2 necessary by the Planning and Development Department for referrals
3 and recommendations:

4 (i) Site plan(s), map(s), and drawing(s), or other
5 graphic documents of the proposed Planned Unit Development depicted
6 at an appropriate scale as determined by the Department, shall
7 indicate the following, unless, for good cause described in writing
8 and filed in the PUD application file, it is determined by the
9 Department that such exhibits are not necessary for review of the
10 same:

11 * * *

12 (B) The location of all land uses by acreage,
13 density including the number of dwelling units, intensity, and/or
14 nonresidential floor area of such uses. A legend including the
15 following applicable information shall be provided as part of the
16 site plan(s) in accordance with the following format:
17

Total gross acreage	_____ Acres	100%
Amount of each different land use by acreage	_____ Acres	_____ %
Total number and type of dwelling units by each type of same	_____ d.u.	_____ %
Total amount of active recreation and/or open space	_____ Acres	_____ %

Total amount of passive open space	_____ Acres	_____ %
Amount of public and private rights-of-way	_____ Acres	_____ %
Maximum coverage of buildings and structures at ground level	_____ Sq.Ft.	_____ %
Impervious surface ratios as required by <u>Section 654.129</u>		_____ %

* * *

(ii) A written description of the intended plan of development shall be submitted to the Department clearly describing all of the following:

(A) Permitted uses and structures, permitted accessory uses and structures, permissible uses by exception, minimum lot requirements (width/area), maximum lot coverage by all buildings and structures, impervious surface ratios as required by Section 654.129, minimum and/or maximum yard requirements, maximum height of structures and any limitations on permitted and/or permissible uses by exceptions.

* * *

Sec. 656.344. - Procedures.

* * *

(h) Impervious surface ratios. Impervious surface ratios shall be required pursuant to Section 654.129.

1 * * *

2 **SUBPART I. - SPRINGFIELD ZONING OVERLAY AND HISTORIC DISTRICT**
3 **REGULATIONS**

4 * * *

5 **Sec. 656.368. - Springfield Historic Zoning Districts.**

6 Springfield Historic Zoning Districts include the following:

7 I. *Residential Medium Density-Springfield (RMD-S)*
8 *District.*

9 * * *

10 (h) *Maximum lot coverage by all buildings and structures.*
11 *50 percent. Impervious surface ratio as required by Section*
12 *654.129.*

13
14 * * *

15 II. *Commercial, Residential and Office-Springfield (CRO-*
16 *S) District.*

17 * * *

18 (h) *Maximum lot coverage by all buildings and structures.*
19 *50 percent. Impervious surface ratio as required by Section*
20 *654.129.*

21
22 * * *

23 III. *Commercial Neighborhood Springfield (CN-S) District.*
24 *This zoning district is designed to accommodate existing historic*
25 *neighborhood original use commercial properties and new*
26 *neighborhood commercial uses that are compatible with the*
27 *residential character of the neighborhood. Properties with original*
28 *use and historic use neighborhood commercial structures do not have*
29 *to meet lot, yard, and lot coverage requirements.*

30 * * *

31 (g) *Maximum lot coverage by all buildings and structures.*

1 80 percent. Impervious surface ratio as required by Section
2 654.129.

3 * * *

4 IV. Commercial Community/General-Springfield (CCG-S)
5 District.

6 * * *

7 (g) Maximum lot coverage by all buildings. None, except
8 as otherwise required for certain uses. Impervious surface ratio
9 as required by Section 654.129.

10 * * *

11 Section 2. Chapter 654 (CODE OF SUBDIVISION REGULATIONS),
12 Section 654.129 (Required Improvements: Storm Drainage), Ordinance
13 Code, Amended. Chapter 654 (CODE OF SUBDIVISION REGULATIONS),
14 Section 654.129 (Required Improvements: Storm Drainage), Ordinance
15 Code, is hereby amended to read as follows:

16 Chapter 654 - CODE OF SUBDIVISION REGULATIONS

17 * * *

18 Sec. 654.129. - Required improvements: storm drainage.

19 (a) Subdivision improvements shall include comprehensive
20 storm drainage facilities in accordance with the Land Development
21 Procedures Manual.

22 (b) All subdivisions shall be designed using the following
23 impervious surface ratios:

<u>ZONING DISTRICT</u>	<u>IMPERVIOUS SURFACE RATIO</u>
<u>RR-Acre</u>	<u>30%</u>
<u>RLD-120</u>	<u>35%</u>
<u>RLD-100A</u>	<u>45%</u>

<u>RLD-100B</u>	<u>45%</u>
<u>RLD-90</u>	<u>50%</u>
<u>RLD-80</u>	<u>50%</u>
<u>RLD-70</u>	<u>55%</u>
<u>RLD-60</u>	<u>65%</u>
<u>RLD-50</u>	<u>65%</u>
<u>RLD-40</u>	<u>70%</u>
<u>RLD-TND</u>	<u>70%</u>
<u>RLD-TNH</u>	<u>75%</u>
<u>RMD-A</u>	<u>70%</u>
<u>RMD-B</u>	<u>70%</u>
<u>RMD-C</u>	<u>70%</u>
<u>RMD-D</u>	<u>75%</u>
<u>RHD-A</u>	<u>85%</u>
<u>RHD-B</u>	<u>85%</u>
<u>CO</u>	<u>85%</u>
<u>CRO</u>	<u>85%</u>
<u>CN</u>	<u>85%</u>

<u>CCG-1</u>	<u>85%</u>
<u>CCG-2</u>	<u>85%</u>
<u>CCBD</u>	<u>95% or as otherwise provided in Subpart H</u>
<u>RO</u>	<u>85%</u>
<u>IBP</u>	<u>85%</u>
<u>IL</u>	<u>85%</u>
<u>IH</u>	<u>85%</u>
<u>IW</u>	<u>85%</u>
<u>AGR</u>	<u>15%</u>
<u>PBF-1</u>	<u>See (1)</u>
<u>PBF-2</u>	<u>See (1)</u>
<u>PBF-3</u>	<u>See (1)</u>
<u>CSV</u>	<u>See (1)</u>
<u>ROS</u>	<u>See (1)</u>
<u>PUD</u>	<u>See (1)</u>
<u>PUD-SC</u>	<u>See (1)</u>
<u>RMD-S</u>	<u>75%</u>

<u>CRO-S</u>	<u>85%</u>
<u>CN-S</u>	<u>85%</u>
<u>CCG-S</u>	<u>85%</u>

1 (1) The impervious surface ratios for zoning districts noted
2 with "See (1)" in the above chart shall be the impervious surface
3 ratios for uses similar to the proposed uses, as determined by the
4 Director of the Planning and Development Department.

5 **Section 3. Severability.** The provisions of this
6 Ordinance are intended to be severable and if any provision is
7 declared invalid or unenforceable by a court of competent
8 jurisdiction, such provision shall be severed and the remainder
9 shall continue in full force and effect with the Ordinance being
10 deemed amended to the least degree legally permissible.

11 **Section 4. Effective Date.** This Ordinance shall become
12 effective upon signature by the Mayor or upon becoming effective
13 without the Mayor's signature.

14
15 Form Approved:

16
17 /s/ Shannon K. Eller

18 Office of General Counsel

19 Legislation Prepared By: Shannon K. Eller

20 GC-#1283548-v1-Impervious_Surface_Ratios