

Introduced by Council Member Carter and amended by the Land Use and Zoning Committee:

ORDINANCE 2013-44-E

AN ORDINANCE REGARDING ARCHITECTURAL AND AESTHETIC REGULATIONS FOR SINGLE-FAMILY DWELLINGS; AMENDING SECTION 656.432 (APPLICABILITY), SUBPART C, (ARCHITECTURAL AND AESTHETIC REGULATIONS FOR SINGLE-FAMILY DWELLINGS), PART 4 (SUPPLEMENTARY REGULATIONS), CHAPTER 656 (ZONING CODE), *ORDINANCE CODE*, CONCERNING SITE ORIENTATION REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Section 656.432 (Applicability), Ordinance Code amended. Section 656.432 (Applicability), Subpart C (Architectural and Aesthetic Regulations for Single-Family Dwellings), Part 4 (Supplementary Regulations), Chapter 656 (Zoning Code), *Ordinance Code*, is amended to read as follows:

CHAPTER 656. ZONING CODE

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PART 4. SUPPLEMENTARY REGULATIONS.

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SUBPART C. ARCHITECTURAL AND AESTHETIC REGULATIONS FOR SINGLE-FAMILY DWELLINGS.

Sec. 656.432. - Applicability.

In addition to other provisions of the Zoning Code, the following supplementary architectural and aesthetic regulations

shall apply to all new and newly sited single-family dwellings in RLD, RMD-A and RMD-B districts and PUD districts which permit single-family development. The following supplementary architectural and aesthetic regulations are also depicted in flow chart form in Figure "D."

(a) Unless exempt pursuant to Section 656.432(c) hereunder, all new and newly sited single-family dwellings located in RLD, RMD-A and RMD-B zoning districts and PUD zoning districts which permit single-family residential development must be similar in exterior appearance to other existing single-family dwellings in the immediate neighborhood. A dwelling is deemed to be similar in exterior appearance if it meets all of the following requirements, to the extent applicable:

* * *

(5) *Site orientation of the structure.* The dwelling shall be oriented on the lot so that its long axis is parallel with the street or if it is not, the variation off of parallel shall be less than ten percent. A ~~perpendicular or diagonal placement may be permitted if the dwelling complies with the perpendicular or diagonal placement projection requirements in subsection (2) above; provided, however, if the deficiency along the axis parallel to the street is less than ten percent, then landscaping may be used to cure the deficiency, as approved by the Zoning Administrator, or his designee.~~ If the dwelling is the first to be constructed in a platted subdivision, or if the dwelling is structurally integrated with an attached garage at the time of original construction or manufactured or modular home move on, this subsection shall not apply.

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Section 2. Effective Date. This ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Dylan T. Reingold
Office of General Counsel

Legislation prepared by: Dylan T. Reingold

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