

Introduced by Council Member Clark:

ORDINANCE 2015-95-E

AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), ORDINANCE CODE, REGARDING RESIDENTIAL ZONING DISTRICTS, TO SET FORTH DEVELOPMENT STANDARDS FOR SINGLE-FAMILY DWELLINGS IN THE MEDIUM DENSITY RESIDENTIAL CATEGORY TO REFLECT THE RESIDENTIAL LOW DENSITY-40 (RLD-40) ZONING DISTRICT STANDARDS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Ordinance Code Amended. Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), *Ordinance Code*, is hereby amended, in part, to read as follows:

CHAPTER 656 ZONING CODE

* * *

PART 3. SCHEDULE OF DISTRICT REGULATIONS

* * *

SUBPART B. RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS

* * *

Sec. 656.306. Medium Density Residential Category.

* * *

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

(1) Residential Low Density-60 (RLD-60); Section 656.305.

(2) Residential Low Density-50 (RLD-50); Section 656.305.

(3) Residential Low Density-40 (RLD-40); Section 656.305.

(4) Residential Low Density-TND (RLD-TND); Section 656.305.

(5) Residential Low Density-TNH (RLD-TNH); Section 656.305 &
Section 656.414.

(6) Residential Medium Density-A (RMD-A); Section 656.306.

(7) Residential Medium Density-B (RMD-B); Section 656.306.

(8) Residential Medium Density-C (RMD-C); Section 656.306.

(9) Residential Medium Density-D (RMD-D); Section 656.306.

(10) Residential Medium Density-MH (RMD-MH); Section 656.306.

Generally, multiple-family dwellings such as apartments, condominiums, townhomes and rowhouses will be the predominant land use in the Residential Medium Density Districts, although other multiple-family, mobile home parks, single-family and mobile home subdivisions may also be developed in appropriate locations. Certain supporting open space uses, community facilities and utilities also may be permitted.

The district requirements for the Residential Low Density (RLD-60, RLD-50, RLD-40, RLD-TND, RLD-TNH) and the Residential Medium Density (RMD-A, RMD-B, RMD-C, RMD-D, and RMD-MH) zoning districts are specified below.

I. *Residential Low Density-60 (RLD-60)*, Residential Low Density-50 (RLD-50), Residential Low Density-40 (RLD-40), Residential Low Density-TND (RLD-TND) and Residential Low Density-TNH (RLD-TNH) *Districts*. The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements and maximum lot coverage and height of building and structures shall be as provided in Section 656.305.

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)*.

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

(i) Width- ~~50~~ 40 feet.

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

(g) Minimum yard requirements.

(i) Front - 20 feet
(ii) Side - Ten feet
(iii) Rear - 20 feet

(i) Front - 20 feet.
(ii) Side - 20 feet.
(iii) Rear - 20 feet.

(i) Front - 20 feet.

(iii) Rear - 10 feet.

Section 2. Effective Date. This ordinance shall become

1 effective upon signature by the Mayor or upon becoming effective
2 without the Mayor's signature.

3 Form Approved:

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5 /s/ Paige Hobbs Johnston

6 Office of General Counsel

7 Legislation prepared by: Paige H. Johnston

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