

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

FEBRUARY 13, 2015

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 2015-95

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.

I. GENERAL INFORMATION

The bill amends Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Ordinance Code regarding residential zoning districts by changing the development standards for single family uses in the Residential Medium Density (RMD) zoning districts to reflect the development standards of the Residential Low Density-40 (RLD-40) zoning district.

II. EVALUATION

A. *The need and justification for the change.*

The change is unnecessary. The Zoning Code already allows RLD-40 as a primary zoning district pursuant to Ordinance 2014-279-E within the Medium Density Residential (MDR) land use category. This change would modify the development standards for any property zoned RMD within the City of Jacksonville. The minimum lot standards for single family uses in the RMD zoning districts include minimum 50 foot wide lots, minimum 5,000 square feet of lot area, and 5-foot side yard setbacks. This bill would change that to minimum 40 foot wide lots, minimum 4,000 square feet of lot area, and 3-foot side yard setbacks.

New single-family dwellings are required to have two parking spaces. The narrow lot width makes it difficult for a single-family dwelling to have a two-car garage. Site constraints make side entry garages unlikely. The result is front facing garages with limited driveway stacking area for additional vehicles. The 40 feet of frontage along the street, minus the area used for the driveway, provides very limited area for on-street parking.

The three-foot side setback could create a public health and safety issue. Per Section 656.406, chimneys and fireplaces may project up to two feet into a required yard, while roof

overhangs and bay windows may project up to three feet into a required yard. This allows minimal, if any, separation between houses. In the event of a fire, the neighboring houses could be in peril. Also, the permitted encroachments could make access to the rear of the property difficult for first responders.

B. Summary of Bill.

This bill amends Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Ordinance Code, to establish development standards for single-family dwelling in the Medium Density Residential land use category to reflect the Residential Low Density (RLD-40) Zoning District Standards.

C. Consistency with the Comprehensive Plan.

According to the category description of the Future Land Use Element (FLUE), Medium Density Residential (MDR) permits housing densities of up to 20 dwelling units per acre when full urban services are available. Generally, high density single-family detached housing and multi-family housing will be the predominant land use in this category. However, the Planning and Development Department maintains that the proposed changes to the RMD zoning districts are duplicative and unnecessary as the Zoning Code already allows the RLD-40 zoning district as a primary zoning district in the MDR land use category.

III. RECOMMENDATIONS

The Planning and Development Department recommends that Ordinance 2015-95 be **DENIED**.

1 Introduced by Council Member Clark:
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4 **ORDINANCE 2015-95**

5 AN ORDINANCE AMENDING CHAPTER 656 (ZONING
6 CODE), PART 3 (SCHEDULE OF DISTRICT
7 REGULATIONS), ORDINANCE CODE, REGARDING
8 RESIDENTIAL ZONING DISTRICTS, TO SET FORTH
9 DEVELOPMENT STANDARDS FOR SINGLE-FAMILY
10 DWELLINGS IN THE MEDIUM DENSITY RESIDENTIAL
11 CATEGORY TO REFLECT THE RESIDENTIAL LOW
12 DENSITY-40 (RLD-40) ZONING DISTRICT STANDARDS;
13 PROVIDING AN EFFECTIVE DATE.
14

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

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

20 **CHAPTER 656 ZONING CODE**

21 * * *

22 **PART 3. SCHEDULE OF DISTRICT REGULATIONS**

23 * * *

24 **SUBPART B. RESIDENTIAL USE CATEGORIES AND ZONING DISTRICTS**

25 * * *

26 **Sec. 656.306. Medium Density Residential Category.**

27 * * *

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

- 30 (1) Residential Low Density-60 (RLD-60); Section 656.305.
31 (2) Residential Low Density-50 (RLD-50); Section 656.305.

- 1 (3) Residential Low Density-40 (RLD-40); Section 656.305.
- 2 (4) Residential Low Density-TND (RLD-TND); Section 656.305.
- 3 (5) Residential Low Density-TNH (RLD-TNH); Section 656.305 &
- 4 Section 656.414.
- 5 (6) Residential Medium Density-A (RMD-A); Section 656.306.
- 6 (7) Residential Medium Density-B (RMD-B); Section 656.306.
- 7 (8) Residential Medium Density-C (RMD-C); Section 656.306.
- 8 (9) Residential Medium Density-D (RMD-D); Section 656.306.
- 9 (10) Residential Medium Density-MH (RMD-MH); Section 656.306.

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

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

21 I. *Residential Low Density-60 (RLD-60), Residential Low Density-*
22 *50 (RLD-50), Residential Low Density-40 (RLD-40), Residential*
23 *Low Density-TND (RLD-TND) and Residential Low Density-TNH*
24 *(RLD-TNH) Districts.* The permitted uses and structures,
25 accessory uses and structures, permissible uses by exception,
26 minimum lot and yard requirements and maximum lot coverage and
27 height of building and structures shall be as provided in
28 Section 656.305.

29 II. *Residential Medium Density A (RMD-A), Residential Medium*
30 *Density-B (RMD-B), Residential Medium Density-C (RMD-C), and*
31 *Residential Medium Density-D (RMD-D).*

1 * * *

2 (d) *Minimum lot requirements (width and area).* For single-
3 family dwellings, mobile homes and multiple-family
4 dwellings the minimum lot requirements (width and area),
5 except as otherwise required for certain other uses are
6 as follows:

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

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

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

10 * * *

11 (g) *Minimum yard requirements.*

12 (1) Multiple-family dwellings (for attached fee simple
13 multiple-family dwellings, the lot shall refer to
14 the number of units in the structure):

15 (i) Front - 20 feet

16 (ii) Side - Ten feet

17 (iii) Rear - 20 feet

18 (2) Multiple-family dwellings with more than one
19 principal structure on the lot:

20 (i) Front - 20 feet.

21 (ii) Side - 20 feet.

22 (iii) Rear - 20 feet.

23 (3) Single-family dwellings located on individual lots:

24 (i) Front - 20 feet.

25 (ii) Side - ~~5~~ 3 feet, or zero lot line provided ten
26 feet on one side between buildings. For existing single
27 family residential uses, zero lot line shall only be
28 permitted through Administrative Deviation.

29 (iii) Rear - 10 feet.

30 * * *

31 **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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CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2015-95

Introducer/Sponsor(s): Council Member Clark

Date of Introduction: January 27, 2015

Committee(s) of Reference: LUZ

Date of Analysis: January 27, 2015

Type of Action: Amend Chapter 656, Part 3, *Ordinance Code*

Bill Summary: This bill amends Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), *Ordinance Code*, to establish development standards for single-family dwelling in the medium density residential category to reflect the Residential Low Density (RLD-40) Zoning District Standards.

Background Information: The standards listed reflect the change in the Code:

- Minimum lot requirements for single-family dwellings (RMD-A through RMD-D):
Width – 40 feet
Area – 4,000 square feet
- Minimum yard requirements for single-family dwellings located on individual lots:
Front – 20 feet
Side - 3 feet, or zero lot line zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through Administrative Deviation.
Rear – 10 feet

Policy Impact Area: Planning and Development Department

Fiscal Impact: Undetermined

Analyst: Mitchell