

## SUMMARY OF CHANGES TO LAND DEVELOPMENT CODE BY ARTICLE V2.0

<b>Overall Changes to the Land Development Code</b>
Updated date references. Updated statutory references. Ensured compliance with state statutes.
<b>Article I – General Provisions</b>
<b>Old Code Sections 34-1 to 34-6</b> <b>New Code Section 34-1 to 34-5</b>
Updated statutory references and dates where appropriate and applicable.
Updated exceptions to public facilities standards to include RD Zoning and PUD Zoning. (34-5)
<b>Article II – Interpretation of the Land Development Code</b>
<b>Old Code Sections 34-21 to 34-22</b> <b>New Code Section 34-200 to 34-201</b>
Updated appeal process to remove Board of Adjustment actions under subsection (e). This section was inadvertently left in during other code changes in 2018.
<b>Article III – Rules of Construction</b>
<b>Old Code Sections 34-31 to 34-32</b> <b>New Code Section 34-201</b>
Updated dates, references and definitions and moved to under Article II as Rules of Development and Redevelopment Section 34-201.
<b>Article IV – Definitions</b>
<b>Old Code Sections 34-41</b> <b>New Code, New Article III Section 34-300</b>
Updated existing definitions to be consistent with Florida Statutes, Florida Building Code, and industry standards, where applicable and appropriate.
Added new definitions as needed to reflect new terms or undefined terms in the code.
Deleted definitions no longer needed or relevant.
<b>Article V – Decision Making and Administrative Bodies</b>
<b>Old Code Sections 34-61 to 34-136</b> <b>New Code, New Article IV Sections 34-400 to 34-461</b>
Updated Planning Commission and Board of Adjustment sub-sections to update powers and duties, and move certain items to updated Bylaws to allow more flexibility on meeting dates and times specifically.
Removed sub-section on Hearing Officer, as it is no longer applicable and covered under Section 19 of the City Code of Ordinances.
Removed subsections on the City Attorney, Public Works Director, Director of electric utilities, and Building Official as these are covered by other sections of the City Code of Ordinances, Charter or policy.
<b>Article VI – Development Review Procedures</b>
<b>Old Code Sections 34-151 to Section 34-302</b> <b>New Code, New Article V Sections 34-500 to 34-597</b>
Updated processes to ensure compliance with Florida Statutes, where applicable.
Changed “zoning atlas” to “zoning map” throughout.
Updated noticing details to create consistency between different types of applications and public notice requirements.
Created quick information tables on public notice and public meeting requirements for applications.
Updated successive applications section to provide additional clarification.
Updated references to state reviewing agencies where applicable.
Updated conditional use section by creating required criteria for specific conditional uses.
Updated standards language for variances to provide clarification for applicants.

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Removed building permit section as this is covered elsewhere in the Code of Ordinances, State Statutes and the Florida Building Code.
<b>Article – VII Zoning Districts:</b>
<b>Old Code Sections 34-321 to 34-349</b>
<b>New Code, New Article VI Sections 34-600 to 34-623</b>
Update permitted and conditional uses in each zoning district, where appropriate and necessary. Corrected titles of uses to match Florida Statutes, and/or industry standards.
Updated minimum lot sizes for single-family residential zoning districts to reflect median lot sizes in existence currently; updated building setbacks; updated lot coverage; added impervious surface ratio; and lowered minimum dwelling unit sizes.
Removed two-family dwelling as it is not recognized by the Florida Building Code. Now referred to as a two-unit townhouse.
Limited townhouses to a maximum of four in a row city-wide instead of six in a row; increased minimum townhouse lot sizes to 25 feet wide and 3,000 square feet, and updated the parking requirements for townhouses to have a one car garage and two driveway spaces. Decreased side yard setbacks to allow for larger garages and more parking area per lot.
Removed restaurant as a use in RM-2: multiple-family zoning.
Added existing historic single-family dwellings as a permitted use in zoning districts where residential is permitted, in order to preserve existing single-family uses throughout the city.
Removed zero lot line single-family as it is not a utilized product, and created a new single-family use in RM-2 & CBD for urban single-family with its own dimensional standards. This is to replace the “townhouses” with breezeways.
Added accessory dwelling units (ADU) as a conditional use in multi-family zoning districts only on a property with a single-family use only, and only when specific criteria are met under the conditional use section of the code.
Added outdoor display of specific types of retail merchandise (bicycles, plants, and outdoor furniture) only during operating hours at commercial businesses in general and limited commercial zoning (C-1, C-2 and CBD) districts as a permitted use and limited in size.
Clarified that townhouses OR multiple family uses are conditional uses in C-1 and C-2 zoning.
Removed the use of daycare on CS Zoning as it was considered incompatible with other listed uses. Added outdoor seating for tap rooms to the list of conditional uses.
Added commissary to the list of permitted uses in I-1 Zoning.
No changes to any commercial dimensional standards.
Clarified the process for applications for Redevelopment District: RD zoning to property include participation by the Jacksonville Beach Community Redevelopment Agency. Adjusted sub sections within RD and PUD to provided additional consistency and clarification on the process. Clarified process for PUD rezoning to properly organize required steps.
Added dimensional standards for urban single family in the CBD zoning Table 1.0.
<b>Article VIII – Site Development Standards</b>
<b>Old Code Sections 34-371 to 34-469</b>
<b>New Code, New Article VII Sections 34-700 to 34-774</b>
Added provision for administrative determination of parking requirement when a use is not listed based on parking trends and analysis for similar uses. Provided parking aisle figures for reference. Removed standards for wheel strips, and added dimensional standards for bicycle, compact, motorcycle, and golf cart parking spaces.

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Updated parking standards to be easier to calculate and more practical based on the use(s). Increased parking requirement for townhouses. Separated the CBD parking requirements into a separate table. CBD parking requirement is 50% less than the rest of the city.
Created a Downtown Incentive Zone Parking Exemption Area along pedestrian oriented First Street North from the Seawalk Pavilion to 6 <sup>th</sup> Avenue North to encourage the redevelopment of a dense pedestrian corridor in the downtown core.
Created parking reduction incentives for commercial businesses to include golf cart, bike, EV and compact car parking along with other opportunities to reduce standard vehicle parking requirements.
Updated payment in lieu of parking program to be easier to use based on one calculation standard to be used in the whole CBD and not on a block by block inconsistent basis.
Updated supplemental standards to provide more practical and meaningful standards for accessory structures and uses and to better clarify details.
Provided an allowance for alcoholic beverage establishments located within the CBD only to be repaired, rebuilt or renovated, but not increased in size, so long as they are not abandoned (vacated for more than 6 months.)
Updated the corner sight visibility triangle size to 15 feet (from 20), and 10 in the CBD to better match setbacks and rights of way widths. Added a figure for sight visibility triangle.
Removed most specific use conditions and moved to updated conditional use section of the code.
Updated and reorganized the section on fences to be easier to read and utilize and added a figure to better explain fence locations on a residential property.
Added a figure to better explain yard designations (front, rear, side, through, etc.)
No changes to personal wireless facilities, as this is preempted by State Statute.
Updated the section on Home Based Businesses to be consistent with current Florida Statutes that have preempted local codes.
Updated parking of heavy vehicles section to clarify details and requirements, including limiting boat storage to two per residential lot and allow up to 48 hours for minor maintenance and repairs to vehicles not otherwise permitted to be stored in the front setback of a property.
Updated short term vacation rental section to decrease maximum occupancy from 16 to 12, and require all properties to register, now including multifamily units.
Updated landscape standards to better separate commercial and residential use requirements. Provided a list of suitable shade trees. Added a quick reference table for landscape requirements for type of use.
Updated sign standards to allow A-frame signs at all commercial uses and created more opportunities for the City to remove non-conforming pole signs, and added a requirement that all non-conforming pole signs be removed within 5 years from adoption of the new code. Updated changeable message sign time limit from one change per 24 hours to one change per 30 seconds.
Updated environmental standards to reflect any new state or federal requirements and clarify buffering requirements for estuary adjacent properties. Removed the variance process from the flood hazard area section.
<b>Article IX – Subdivision Standards</b>
<b>Old Code Section 34-490 to 34-505</b>
<b>New Code, New Article VIII Sections 34-800 to 34-815</b>
Changed concept plat to be an administrative process and not go to the Planning Commission. Final plat will still require city council approval. No other changes to section.

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<b>Article X – Public Facilities Standards</b>
<b>Old Code Section 34-521 to 34-581</b> <b>New Code, New Article IX Sections 34-900 to 34-929</b>
Updated to reflect changes to the Comprehensive Plan where applicable. Ensured that the public school facilities sub section is consistent with county documents and agreements.
<b>Article XI – Development Agreements</b>
<b>Old Code Sections 34-601 to 34-612</b> <b>New Code, New Article X Section 34-1000 to 1011</b>
Updated to ensure consistency with Florida Statutes.
<b>Article XII – Nonconformities</b>
<b>Old Code Sections 34-621 to 34-625</b> <b>New Code, New Article XI Sections 34-1100 to 34-1103</b>
Increased maintenance and repair limit from 15% to 35% of the assessed building value to account for increased costs for construction and materials. Separated details for damage from natural disasters vs damage from a non-natural disaster. Added a figure to explain a non-conforming structure.
Added sub-section for non-conforming bars in the downtown to allow increased maintenance and repairs, but not expansion or relocation with penalties for abandonment.
Added flexibility for non-conforming existing historic single-family homes to remain in place with no penalties for abandonment. Included relief for single-family homes that predate the code and do not have a required garage.
<b>Article XIII – Enforcement Proceedings and Penalties</b>
<b>Old Code Sections 34-636 to 34-640</b> <b>New Code, New Article XII Sections 34-1200 to 1204</b>
Added an allowance for immediate citations for certain violations, pursuant to Florida Statutes, with process and fees to be established later. Decreased time for compliance of violations (from 15 to 10 days).