

LAND DEVELOPMENT REGULATIONS (CH. 24)

Section	Proposal
24-17	Added/edited definitions as necessary.
24-48	Remove language that is already in Section 24-64. Language is redundant.
24-49	Remove due to difficulty scheduling a special meeting with commissioners, staff, attorneys, etc. within 10 days. This timeframe is not reasonable and is out of the control of the planning director.
24-51(c)	Change to meet state statute.
24-51(d)	Remove mailed notice requirement for text amendments. Sending mailers to every property owner in the city costs roughly \$4,000. As a result, staff does not propose code amendments as they are brought up which results in issues going unresolved until there are enough amendments to justify the costs to advertise. Staff is proposing to add noticing in the newspaper and on the city website.
24-62	Change title to also capture code amendments since there currently isn't a process in place for this in the code.
24-62(a)	Add language clarifying the purpose of zoning amendments.
24-62(c)	Change language to more accurately reflect current process of Community Development Board making recommendation to City Commission. This recommendation is provided in form of meeting minutes, not a written report.
24-62(f)	Add criteria for review of proposed zoning amendments. This will help the Community Development Board and City Commission when reviewing applications. Language is taken from City of Jacksonville.
24-63(m)	Add expiration date for use-by-exceptions since one does not exist currently.
24-64	Not changing any regulations just taking existing language from Sec. 24-48 and moving it here so it is all in one place and easier to find & understand.
24-65(a)	Add lot standards to variance section. Currently, lot standard deviation requests are considered waivers and go to the city commission. This would make deviations from lot standards variance requests which go the Community Development Board.
24-65(b)	Relocate language to subsection (f) since it makes more sense there.
24-65(g)	Remove language that is already addressed in subsection (f). (Redundant language)
24-66	Add Community Development Board recommendation to waivers since they are the city's planning agency dealing with land development. Clearly indicate what qualifies as a waiver (vs. a variance). Adding expiration timeframe for waivers (same as variances)
24-67	Change title to more appropriate title & allow more time for temporary PODs
24-68	Moved existing section to more appropriate location. Added process and review criteria for Comprehensive Plan amendments since there is not currently anything in the code addressing this. Review criteria was taken from the Comp Plan.
24-69	Fix typos.
24-71	Fees will depend on any changes to the noticing requirements.
24-81(c), (m), & (n)	RELOCATED LANGUAGE TO SEC. 24-92. NO CHANGES TO REGULATIONS. Add easement language for clarity (already a requirement).
24-81(h)	Remove due to state statute prohibiting these regulations.
24-81(j)	Remove minimum living sizes to allow alternative housing options that are more affordable. Removing this "regulatory barrier" is recommended to increase housing affordability options.

	Smaller homes are also more environmentally friendly and can avoid impacts to wetlands, trees, etc.
24-81(k)	Language repeated in Sec. 24-252 and chapter 8. (Redundant language)
24-82(a)	Additional language is just for clarification, does not change what is already allowed.
24-82(b)	Add elevators to allowed projections into the side yard setback, to encourage aging in place. Adding allowances for accessory structures since it is currently not addressed. Add maximum projection width to address large “bump-outs” on second story side walls that have become common. Currently, there is no maximum width for these.
24-82(c)	Relocated to 24-151, no changes to regulations.
24-83	Language added because with proposed maximum front setback in commercial districts, instead of minimum front setback, it is important to clarify which side is the front yard for commercial properties. Subsection (d) removed for same reason.
24-84	Proposed language added for clarification, does not change what is already required.
24-85(c)	Add language from subsection (b)(4) since it is more appropriate in this location. Not changing any regulations, just adding existing language here.
24-86	Remove language that grandfathers accessory uses and structures of existing duplexes. The duplexes would still be allowed to be rebuilt but staff does not see why accessory uses & structures should be grandfathered as well.
24-88	Correcting numbers to match density requirements. Adding requirements for larger townhome developments including separation & setback variations. Subsections (e) & (f) are existing.
24-89	Garage apartment regulations were moved to sec. 24-151 “accessory structures”
24-89	All existing language, EXCEPT proposed language to exempt non-residential properties that reduce their impervious surface coverage from stormwater retention. The purpose is to encourage redevelopment along Mayport Road by creating more buildable area and removing a major cost. Also, by removing impervious surface the drainage would still be improved on the site compared to existing.
24-90	Add regulations for artificial turf due to growing use of material. Based on UF report, staff is proposing to consider it as impervious surface and to not allow it in certain areas.
24-91	Add a section for minimum building elevations. This is an important requirement that is difficult to find in our code currently. All are existing regulations, EXCEPT requiring a floor elevation 2.5 feet above the adjacent base flood elevation for properties within the 500-yr floodzone. This recommendation is based on the Coastal Vulnerability Assessment findings.
24-92	Add a section for building height. Currently, maximum height and how to measure it are located in various areas in the code and are difficult to locate. This section would put them in one place so it is easier to find. All language is existing, EXCEPT buildings would measure height from existing grade instead of finished grade and a height survey will be required for proposed buildings over 34 feet in height.
24-102	This language is not new, but was relocated from Sec. 24-112 (CG district). Staff believes the language should apply to all zoning districts, not just the CG district (where it is currently).
24-104,105,106, 107, 109 (b)	Family day care and community residential homes must be allowed in single family districts per state statute. Language added to meet statute.
24-104, 105, 106,	Existing regulations, no changes to regulations. Added here to make it easier to find.

107, 108 (e)	
24-104, 105, 106 (f)	Proposed language to require new development and major remodels to meet 45% max impervious coverage. New language would still “grandfather” existing coverage if over 45%, but if the property is redeveloped it would have to meet the 45% max coverage.
24-107(d)	Change minimum lot width in RG (2-family) zoning district from 75 feet to 50 feet. Current code would not allow a 100’ X 100’ lot to split into two lots even though density allows 3 units. The area was also platted and developed as 50’ wide lots. The 75’ width requirement does not make sense for this area.
24-108(b)	Required by statute. Community res homes, foster care homes, and assisted living facilities required to be allowed in multi-family districts by statute.
24-108(d)	Change minimum lot width in RG-M (multi-family) from 75 feet to 40 feet. Current code wouldn’t allow split of 100’ X 100’ lot into two single family homes even though high density allows 4 units. This area also was not platted or developed as 75 foot wide lots, so this requirement does not make sense for high density multi-family zoning.
24-109(c)	Language relocated to accessory structures section. No Change to Requirements.
24-109(d)	State statute does not allow home occupations to be a use-by-exception. Proposed to replace with recreational facilities as seen in other residential zoning districts.
24-109(i)	Language relocated to fence section. No Changes to Requirements.
24-110(b)&(d)	Remove clinic because medical/dental offices and clinics are used interchangeably. To not allow clinics is contrary to allowing medical offices.
24-110(f)	Proposed changes intended to allow residential properties same setbacks as adjacent RS-2 district and to bring commercial development closer to Mayport Road, away from residential, to enhance & activate the planned greenway (i.e. have building frontage facing greenway rather than parking lot).
24-110, 111, 112(g)	Proposed language to require new development and major remodels to meet the maximum impervious surface percentage. New language would still grandfather existing coverage UNTIL the property is redeveloped.
24-111(a)	Remove language so the intent is consistent with the intent language of the CG district in the Comprehensive Plan.
24-111(b)	-Clinics and offices are used interchangeably, remove “clinics” -Replace “medium” with “applicable” as this zoning district is within a future land use category that allows high density. -Add on-premises consumption as a use-by-exception since it is already allowed by Chapter 3, so this doesn’t change what is allowed it is just added here for clarity. -Add food truck park as a use-by-exception requiring Board approval.
24-111(d)	Already allowed in subdivision section, adding here for clarity.
24-111(e)	Add max front setback and reduce side/rear setbacks to bring buildings toward street and allow flexibility in site design. Keep buffer from residential.
24-112(b)	Language relocated to 24-102 so it applies to all zoning districts, not just this one. Also removing redundant language that is stated twice. NO CHANGES TO REGULATIONS.
24-112(b)	-Remove lawn care and pest control as they are similar to contractors which is a use-by-exception in this zoning district. -Require drive thru banks to receive Board approval as use-by-exception (same as drive-thru restaurants) -Remove minor automotive service as this is an industrial type use not consistent with the Mayport Vision Plan or Comprehensive Plan.

	<ul style="list-style-type: none"> -Specify that residential uses must contain commercial when located on Mayport Rd. or Atlantic Blvd. -Allow live entertainment indoors (outdoors still requires Board approval) -Allow alcohol if indoors and at least 100 feet from residential property.
24-112(c)	<ul style="list-style-type: none"> -Allow amusement attractions such as mini-golf or axe-throwing with Board approval -Allow food truck park in accordance with proposed regulations in sec. 24-166 with Board approval
24-112(e)	This is already allowed but added here for clarity.
24-112(f)	Revise setbacks to bring buildings closer to street and provide flexibility with site design in accordance with Mayport Vision Plan
24-113(c)	Add uses that are not specifically addressed in the code currently.
24-115(b)	<ul style="list-style-type: none"> -Allow consumption of beer & wine in restaurants as permitted use (allowed in all other commercial districts). -Allow consumption of alcohol if indoors and at least 100 feet from residential.
24-115(e)	Increase allowable impervious surface coverage in CBD to 85% (same as Neptune Beach). They will still need to retain all stormwater runoff on site. No or high maximum coverage is common in Town Center/Downtown type districts.
24-116(b)&(c)	<ul style="list-style-type: none"> -Allow alcohol indoors and 100 feet from residential -Allow food trucks with Board approval
24-117	Add environmental goals that will help the Community Development Board and Commission review SPA zoning applications.
24-151	<p>“Re-worked” this section to make it easier to read and for consistent regulations.</p> <ul style="list-style-type: none"> -Allow 160 square foot sheds as this is a common mid-size shed (currently 150) -Require a driveway be connected to detached garages -Add requirements for uncovered decks (based on recent complaints/issues) -Add satellite dish requirements that meet FCC regulations.
24-157	<ul style="list-style-type: none"> -Require setbacks for 6 foot fences along Beach Ave (considered rear yard for most properties) -Allowing 6 foot fences in backyards on corner lots to go to property line (currently 10’ side setback). This allows more usable backyard space.
24-159	Changed to meet state statute. These changes are required by the state.
24-161(a)	Added intent language and moved regulations to appropriate sections below (did not remove, just relocated the language)
24-161(b)(5)	Language removed is already included in 24-163, which is a more appropriate section for it (redundant language).
24-161(g)	Add incentive for businesses that provide EV ready parking.
24-161(h)	<ul style="list-style-type: none"> -(a) is existing language. -(b) is to allow a portion of parking to be designed for compact cars or golf carts (copied from COJ) -(c) is to add dimensions for parallel spaces which the code currently does not have. -(3) is to allow minor flexibility for smaller lots (i.e. on Mayport Rd) -(4) is very common and tandem parking is not addressed currently in the code -(5) is very common requirement to protect pedestrians and buildings from cars.
24-161(i)	Change required parking for shopping centers to meet that of retail, office, and similar service uses since these uses often occupy the majority of a shopping center.
24-161(k)	Require EV parking spaces in large new parking lots (increasingly common in FL)
24-161(l)	Add requirements for bicycle parking/racks.
24-162	Remove current language since it is addressed in 24-161 and is not needed

24-162	Add driveway section as driveways are barely addressed in the current code.
24-163	Minor changes
24-166	Add regulations for food trucks. Currently, the code allows them but does not include any parameters/regulations. The proposed regulations are based on other cities in FL.
24-169	Fixing typo and adding how to measure the distances.
24-170	Adding an overlay district for the planned greenway construction in order to capitalize on asset.
24-171	Adding commercial development standards to enhance the design of our commercial districts. The current regulations are broad and unclear.
24-172(c)	Adding max width of architectural “bump-outs” often seen on side walls. This will limit the encroachment along side property lines.
24-175	Remove uses that are not consistent with the Mayport Vision plan and Comprehensive Plan
24-176	Enhance interior landscaping requirements. Add minimum planting sizes Limit the number of palm trees used Allow flexibility on smaller lots
24-177	“Re-work” this section so it is easier to read and enforce. No change to regulations.
24-189	Language added for clarification. Already allowed.
24-190	Add a process for “minor plats” that would facilitate process for small subdivisions that meet the code and do not require infrastructure improvements.
24-203	Replace existing language with less stringent submittal requirements since this is only for preliminary review and does not have to meet statute requirements for final plat review. This will simplify the process and make it less complicated.
24-247	Add a purpose and intent section for this Division.
24-250	Require a transportation impact analysis for developments anticipated to generate large amounts of traffic. This language is based on Neptune Beach’s regulations.
24-251	Add clear requirements for when sidewalks are required. The code does not currently address this.
24-252	Language added to help ensure roads can handle development and necessary improvements are required.
24-253	Language added to address new utilities required for new development
24-254	Language added for easements requirements.
24-256	Language added to address new lots
24-270	Remove duplicate language and add existing language to appropriate section
24-171	Revise wetland protection regulations to clearly state what buffers are required and what is allowed/not allowed in wetlands and buffers.