

Introduced by: Council Member Chris Hoffman
1st Reading: November 18, 2019
2nd Reading: December 2, 2019

ORDINANCE NO. 2019-8129

AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING VARIOUS SECTIONS OF THE LAND DEVELOPMENT CODE, AND PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE:

WHEREAS, the City of Jacksonville Beach has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 & 166, Florida Statutes; and

WHEREAS, the City of Jacksonville Beach Land Development Code exists to establish comprehensive and consistent standards, regulations, and procedures for the review and approval of all proposed development of land in the City; and

WHEREAS, the City of Jacksonville Beach finds it necessary to periodically review and make amendments to the Land Development Code to make improvements; and

WHEREAS, the Jacksonville Beach Planning Commission, after notice and public hearing, has considered the ordinance and has presented its recommendation to approve to the City Council;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That Article VIII. Site Development Standards, Division 1. Parking and Loading Standards Section 34-373. Design Standards, of the Land Development Code is hereby amended as follows¹:

Sec. 34-373. Design standards.

(a) *Spaces.* The minimum dimensions of off-street parking and loading spaces shall be as follows:

(1) *Off-street parking:* Nine (9) feet by seventeen (17) feet.

¹ (~~strikethrough~~ text indicates deletions, underline text indicates additions).

(2) *Parallel parking*: Nine and one-half (9 1/2) feet by twenty (20) feet.

(3) *Parking for the handicapped*: Twelve (12) feet by seventeen (17) feet, plus a five-foot wide clear area (the clear area may be combined with the clear area for an adjacent handicapped space).

(4) *Off-street loading*: Twelve (12) feet by forty (40) feet.

(b) *Parking aisles*. The minimum required dimensions of off-street parking aisles shall be based on the angle of the parking stalls to the aisle as follows:

Parking Angle (degrees)	Width of One-Way Aisle (feet)	Width of Two-Way Aisle (feet)
30	12	23
45	12	23
60	16	23
90	23	23

(c) *Turning and maneuvering space*. Off-street turning and maneuvering space shall be provided for each lot so that no vehicle shall be required to back onto a public street or alley, with the exception of one- and two-family structures, townhouses, or individual multiple-family structures containing up to four (4) units with attached garages or carports.

(d) *Parking area setbacks*. Off-street parking areas shall be located at least ten (10) feet from any corner and five (5) feet from any established right-of-way or property line unless otherwise stated in the LDC. However, no setbacks are required for driveways relative to interior property lines between townhouse lots or individual two-family dwelling lots, or between a driveway and its connection to a right-of-way for vehicular access. Below ground parking garages on oceanfront lots are exempt from setback requirements, provided that they shall be constructed no closer than three (3) feet from any property line, shall be completely roofed and covered, and such roof or cover shall not be elevated more than six (6) inches above the crown of the abutting street.

(e) *Curbs and wheel stops*. Curbing or wheel stops shall be provided within off-street parking and loading areas to prevent vehicles from encroaching upon public rights-of-way, landscape areas or adjacent property. Curbing or wheel stops shall be installed at least five (5) feet from any property line. The requirements provided herein are not applicable to driveways for single-family residences, two-family dwellings, and townhouses.

¹ (~~strike through~~ text indicates deletions, underline text indicates additions).

- (f) *Construction standards.* Off-street parking and loading areas shall be paved, striped, and landscaped. All landscaping shall be in accordance with section 34-425. The requirements provided herein for striping and landscaping are not applicable to driveways for single-family residences, two-family dwellings, and townhouses.
- (g) *Lighting.* If off-street parking areas are lighted, lighting shall be designed and installed in a manner that will prevent harsh glare or excessive light from spilling onto adjacent property and streets.

SECTION 2. That Article VIII. Site Development Standards, Division 2. Supplemental Standards, Section 34-392. Accessory uses and structures, of the Land Development Code is hereby amended as follows²:

Sec. 34-392. Accessory uses and structures.

Accessory uses and structures are permitted in all zoning districts provided that such uses and structures are customarily incidental and clearly subordinate to a permitted use and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as the permitted use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion thereof shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the zoning district where they are located and shall be subject to the following requirements.

- (a) Setbacks. Detached accessory structures shall observe the following setback requirements from adjacent property lines:
1. Generally. Detached accessory structures excluding temporary structures may be located in a required rear yard but shall be no closer than five (5) feet from any interior lot line. Street side and front yard setbacks shall be maintained on corner lots for the full length and width of the lot. Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard, but shall not project more than three (3) feet into any required yard in a residential district. Walkways may connect to primary and/or detached accessory structures, driveways, and public sidewalks, and may be located in a required front, side, or rear yard area, but shall be setback a minimum of two (2) feet from any exterior property line, except for interior property lines between individual two-family dwelling lots and individual townhouse lots for which no setback is required.
 2. Oceanfront lots. A detached accessory building may be constructed in the required setback area of the front yard of any oceanfront lot provided that the following conditions are met:

² (~~strike through~~ text indicates deletions, underline text indicates additions).

- a. The accessory building shall not extend beyond the width of the principal building.
- b. The accessory building shall not exceed fifteen (15) feet in height above grade.
- c. A landscape buffer strip with a minimum width of fifteen (15) feet from the front or rear property line shall be established and maintained, exclusive of required walks and driveways.

SECTION 3. That this ordinance shall take effect upon its adoption by the City Council.

SECTION 4. That if any section, subsection, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. All ordinances, resolutions, official determinations or parts thereof previously adopted or entered into by the City or any of its officials and that are in conflict with this ordinance are repealed to the extent inconsistent herewith.

AUTHENTICATED THIS 2nd DAY OF December, A.D., 2019.



William C. Latham, Mayor



Laurie Scott, City Clerk