

## **RESIDENTIAL**

The residential categories primarily allow for single-family dwellings, multi-family dwellings, group homes, foster care facilities, community residential homes and other congregate living facilities in appropriate locations. Not included are hotels, motels, campgrounds, travel trailer parks, and similar other commercial facilities. Also excluded are facilities such as jails, prisons, hospitals, sanitariums and similar other facilities and dormitories, etc. Community gardens, as defined in this Plan, are allowed as a principal use in any residential category.

Areas depicted for residential uses are shown under four residentially dominated plan categories; Rural Residential (RR), Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). Various housing types, ranging from detached single-family dwelling units to attached multi-family structures are allowed in the various categories. In order to encourage infill and redevelopment on existing lots of record within the Urban Development Areas (UPA and UA), the net density may exceed the allowable gross density limitation specified herein, provided such density is consistent with the applicable Land Development Regulation for such area. Pre-existing residential units may be restored to residential use at their original or historically significant (i.e., as existing 50 years previous) density, regardless of the land use plan category, as long as there is not an adopted Neighborhood Action Plan recommending against it and they are made consistent with all other applicable Land Development Regulations for the area. Achievement of the density ranges of the various categories will only be permitted when full urban services are available to the development site, subject to the provisions of this and other applicable elements of the Comprehensive Plan. It is not the intent of this plan to permit maximum allowable densities throughout the area depicted for a particular land use category on the Future Land Use Map series. Land Development Regulations shall ensure that several zoning districts are established within each residential category to allow a variety of lot sizes and development densities. Accordingly, the average residential density in each category will be much lower than the maximum allowable density. Notwithstanding the density limitation of the residential categories, one dwelling unit will be permitted on any nonconforming lot of record, which was existing on the effective date of the 2010 Comprehensive Plan. Development on such nonconforming lots of record shall be subject to all other plan provisions.

### ***RURAL RESIDENTIAL (RR)***

#### **RR - GENERAL INTENT**

Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the Suburban and Rural Development Areas of the City. Generally, single-family detached housing will be the predominant development typology in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

### **Urban Priority Area (UPA) and Urban Area (UA) Intent**

Plan amendment requests for new RR designations are discouraged in the Urban Priority Area and the Urban Area.

### **Suburban Area (SA) and Rural Area (RA) Intent**

Plan amendment requests for new RR designations in the Suburban Development Area are preferred in locations which are supplied with full urban services.

### **RR –GENERAL USES**

The uses provided herein shall be applicable to all RR sites within all development areas.

#### **Principal Uses**

Single family dwellings.

#### **Secondary Uses**

Neighborhood supporting recreation facilities and public facilities, such as Schools, Religious institutions and places of worship, Day care centers, Fire stations, Libraries, Community centers, Essential services, as well as supporting commercial retail sales and service establishments, offices, and Home occupations. Golf, yacht, tennis, driving ranges, country clubs and similar supporting uses may be allowed as part of a residential community that is developed subject to a site plan approval. Community residential homes; Cemeteries and mausoleums but not funeral homes or mortuaries; Bed and breakfast establishments in appropriate locations in the designated historic residential districts.

In addition, the following secondary uses may also be permitted: Borrow pits; Animals other than household pets for non-commercial use; Foster care homes; and Drive through facilities in conjunction with a permitted use.

New neighborhood commercial uses shall not be allowed, as secondary uses, where such uses would constitute an intrusion into an existing single-family neighborhood.

#### **RR – DENSITY**

Development density and minimum lot size for sites not served by centralized potable water and/or wastewater shall comply with the more restrictive of the provisions provided below and Future Land Use Element Policies 1.2.8 and 1.2.9. However, development may proceed in accordance with zoning entitlements approved on or before adoption of the 2045 Comprehensive Plan so long as the gross density does not exceed the maximum gross density of the land use category and development complies with the Code of Subdivision Regulations.

**Urban Priority Area (UA), Urban Area (UA) and Suburban Area (SA) Density**

The maximum gross density shall be 2 units/acre when both centralized potable water and wastewater are available to the site; and the maximum gross density shall be 1 unit/acre when centralized potable water and/or wastewater are not available to the site; and there shall be no minimum density.

**Rural Area (RA) Density**

The maximum gross density shall be 2 units/acre when both centralized potable water and wastewater are available to the site; and the minimum lot size shall be 1 unit/acre of unsubmerged property when centralized potable water and/or wastewater are not available to the site; and there shall be no minimum density.

*Source: City of Jacksonville Planning and Development Department, June 22, 2023*