

2019-375 – Impervious Surface Ratios bill schedule

Note this bill amends Chapter 656, so typically, it should be assigned to the LUZ Committee only.

5/28/19	Introduction
6/4/19	LUZ recommends Read 2 nd & Rerefer
6/11/19	City Council 2 nd Reading & Rerefer
6/18/19	Defer at LUZ (regular deferral since this bill goes to Planning Commission)
6/20/19	Planning Commission
6/25/19	City Council 1 st Public Hearing
2 Week City Council Summer Break	
7/16/19	LUZ Public Hearing and VOTE (if not deferred)
7/23/19	City Council 2 nd Public Hearing and VOTE (if not deferred in Committee)

1 Introduced by Council Members Boyer and Love:
2
3

4 **ORDINANCE 2019-375**

5 AN ORDINANCE AMENDING CHAPTER 656 (ZONING CODE),
6 *ORDINANCE CODE*; AMENDING PART 2 (ZONING ATLAS
7 AND DISTRICT BOUNDARIES), SECTION 656.223
8 (ZONING AFFECTS HEIGHT OF STRUCTURES, POPULATION
9 DENSITY, LOT COVERAGE, YARDS AND OPEN SPACES),
10 AND AMENDING PART 3 (SCHEDULE OF DISTRICT
11 REGULATIONS), SECTIONS 656.304 (RURAL
12 RESIDENTIAL CATEGORY), 656.305 (LOW DENSITY
13 RESIDENTIAL CATEGORY), 656.306 (MEDIUM DENSITY
14 RESIDENTIAL CATEGORY), 656.307 (HIGH DENSITY
15 RESIDENTIAL CATEGORY), 656.311 (RESIDENTIAL-
16 PROFESSIONAL-INSTITUTIONAL CATEGORY), 656.312
17 (NEIGHBORHOOD COMMERCIAL CATEGORY), 656.313
18 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), 656.321
19 (BUSINESS PARK CATEGORY), 656.322 (LIGHT
20 INDUSTRIAL CATEGORY), 656.323 (HEAVY INDUSTRIAL
21 CATEGORY), 656.324 (WATER DEPENDENT-WATER
22 RELATED CATEGORY), 656.331 (AGRICULTURE),
23 656.332 (PUBLIC BUILDINGS AND FACILITIES
24 CATEGORY), 656.333 (CONSERVATION CATEGORY
25 (CSV)), 656.334 (RECREATION AND OPEN SPACE
26 CATEGORY), 656.341 (PROCEDURES), 656.344
27 (PROCEDURES), AND 656.368 (SPRINGFIELD HISTORIC
28 ZONING DISTRICTS) TO PROVIDE FOR IMPERVIOUS
29 SURFACE RATIOS; AMENDING CHAPTER 654 (CODE OF
30 SUBDIVISION REGULATIONS), *ORDINANCE CODE*;
31 AMENDING SECTION 654.129 (REQUIRED IMPROVEMENTS:

1 STORM DRAINAGE) TO PROVIDE FOR IMPERVIOUS
2 SURFACE RATIOS; PROVIDING FOR SEVERABILITY;
3 PROVIDING AN EFFECTIVE DATE.
4

5 **WHEREAS**, the Storm Resiliency & Infrastructure Development
6 Review Committee has recommended certain changes to the City of
7 Jacksonville Ordinance Code to address impervious surface ratios,
8 to protect the health, safety, and welfare of the citizens of the
9 City of Jacksonville; now, therefore

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

11 **Section 1.** **Chapter 656 (ZONING CODE), PART 2 (ZONING**
12 **ATLAS AND DISTRICT BOUNDARIES) and PART 3 (SCHEDULE OF DISTRICT**
13 **REGULATIONS), Ordinance Code, Amended.** Chapter 656 (ZONING CODE),
14 PART 2 (ZONING ATLAS AND DISTRICT BOUNDARIES) and PART 3 (SCHEDULE
15 OF DISTRICT REGULATIONS), *Ordinance Code*, is hereby amended to read
16 as follows:

17 **Chapter 656 - ZONING CODE**

18 * * *

19 **PART 2. - ZONING ATLAS AND DISTRICT BOUNDARIES**

20 * * *

21 **SUBPART C. - APPLICATION OF DISTRICT REGULATIONS**

22 * * *

23 **Sec. 656.223. - Zoning affects height of structures, population**
24 **density, lot coverage, impervious surface ratios, yards and open**
25 **spaces.**

26 No structure shall hereafter be erected or altered:

27 * * *

28 (e) To occupy a greater percentage of lot area; or to provide
29 narrower or smaller yards, courts or other open space.

30 (f) To provide less impervious surface than as designed as
31 required by Section 654.129.

1 * * *

2 I. Residential Rural-Acre (RR-Acre) District. The
3 permitted uses and structures, accessory uses and structures,
4 permissible uses by exception, minimum lot and yard requirements,
5 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
6 buildings and structures shall be as provided in Section 656.304.

7 II. Residential Low Density (RLD) Districts.

8 * * *

9 (e) Maximum lot coverage by all buildings and structures
10 as listed below. Impervious surface ratios as required by
11 Section 654.129.

12 (1) RLD-120-25 percent.

13 (2) RLD-100A, RLD-100B, -40 percent.

14 (3) RLD-90, RLD-80, RLD-70-45 percent.

15 (4) RLD-60, RLD-50, RLD-40-50 percent.

16 (5) RLD-TND-65 percent.

17 * * *

18 **Sec. 656.306. - Medium Density Residential Category.**

19 * * *

20 A. Primary zoning districts. The primary zoning districts
21 shall include the following:

22 * * *

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

31 II. Residential Medium Density-A (RMD-A), Residential

1 Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and
2 Residential Medium Density-D (RMD-D).

3 * * *

4 (e) Maximum lot coverage by all buildings and structures.
5 50 percent. Impervious surface ratios as required by Section
6 654.129.

7 * * *

8 **Sec. 656.307. - High Density Residential Category.**

9 * * *

10 A. Primary zoning districts. The primary zoning districts
11 shall include the following:

12 * * *

13 I. Residential Medium Density- D (RMD- D) District. The
14 permitted uses and structures, accessory uses and structures,
15 permissible uses by exception, minimum lot and yard requirements,
16 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
17 buildings and structures shall be as provided in Section 656.306.

18 II. Residential High Density-A (RHD-A) and Residential
19 High Density-B (RHD-B) Districts.

20 * * *

21 (e) Maximum lot coverage by all buildings and structures
22 as listed below. Impervious surface ratios as required by Section
23 654.129.

24 (1) RHD-A-60 percent.

25 (2) RHD-B District-80 percent.

26 * * *

27 **SUBPART C. - COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

28 * * *

29 **Sec. 656.311. - Residential-Professional-Institutional Category.**

30 * * *

31 A. Primary zoning districts. The primary zoning districts

1 shall include the following:

2 * * *

3 I. Residential Medium Density-D (RMD-D). Permitted uses
4 and structures, accessory uses and structures, permissible uses by
5 exception, minimum lot and yard requirements, ~~and~~ maximum lot
6 coverage, impervious surface ratio, and height of buildings and
7 structures shall be as provided in Section 656.306.

8 II. Commercial Office (CO) District.

9 * * *

10 (e) Maximum lot coverage by all buildings and structures.
11 50 percent. Impervious surface ratio as required by Section
12 654.129.

13 * * *

14 III. Commercial, Residential and Office (CRO) District.

15 * * *

16 (f) Maximum lot coverage by all buildings and structures.
17 50 percent. Impervious surface ratio as required by Section
18 654.129.

19 * * *

20 IV. Residential Office (RO) District.

21 * * *

22 (f) Maximum lot coverage by all buildings and structures. 50
23 percent. Impervious surface ratio as required by Section 654.129.

24 * * *

25 **Sec. 656.312. - Neighborhood Commercial Category.**

26 * * *

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

29 * * *

30 I. Commercial Office (CO) District. The permitted uses

1 and structures, accessory uses and structures, permissible uses by
2 exception, minimum lot and yard requirements, maximum lot coverage,
3 impervious surface ratio, and height of buildings and structures
4 shall be as provided for in Section 656.311 herein.

5 II. *Commercial Neighborhood (CN) District.*

6 * * *

7 (e) *Maximum lot coverage by all buildings and structures. 50*
8 *percent. Impervious surface ratio as required by Section 654.129.*

9 * * *

10 **Sec. 656.313. - Community/General Commercial Category.**

11 * * *

12 A. *Primary zoning districts.* The primary zoning districts
13 shall include the following:

14 * * *

15 I. *Commercial Office (CO) District.* The permitted uses
16 and structures, accessory uses and structures, permissible uses by
17 exception, minimum lot and yard requirements, ~~and~~ maximum lot
18 coverage, impervious surface ratio, and height of buildings and
19 structures shall be as provided in Section 656.311.

20 II. *Commercial Residential Office.* The permitted uses
21 and structures, accessory uses and structures, permissible uses by
22 exception, minimum lot and yard requirements, ~~and~~ maximum lot
23 coverage, impervious surface ratio, and height of buildings and
24 structures shall be as provided in Section 656.311

25 III. *Commercial Neighborhood (CN) District.* The permitted
26 uses and structures, accessory uses and structures, permissible
27 uses by exception, minimum lot and yard requirements, ~~and~~ maximum
28 lot coverage, impervious surface ratio, and height of buildings and
29 structures shall be as provided in Section 656.312.

30 IV. *Commercial Community/General-1 (CCG-1) District.*

31 * * *

1 (e) *Maximum lot coverage by all buildings. None, except*
2 *as otherwise required for certain uses. Impervious surface ratio*
3 *as required by Section 654.129.*

4
5 * * *

6 V. *Commercial Community/General-2 (CCG-2) District.*

7 * * *

8 (e) *Maximum lot coverage by all buildings. None, except*
9 *as otherwise required for certain uses. Impervious surface ratio*
10 *as required by Section 654.129.*

11 * * *

12 VI. A. *Public Buildings and Facilities-2 (PBF-2)*
13 *District. The permitted uses and structures, accessory uses and*
14 *structures, permissible uses by exception, minimum lot and yard*
15 *requirements, and maximum lot coverage, impervious surface ratio,*
16 *and height of buildings and structures shall be as provided in*
17 *Section 656.332.*

18 * * *

19 **SUBPART D. - INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS**

20 * * *

21 **Sec. 656.321. - Business Park Category.**

22 * * *

23 A. *Primary zoning districts.* The primary zoning districts
24 shall include the following:

25 * * *

26 I. *Industrial Business Park (IBP) District.*

27 * * *

28 (e) *Maximum lot coverage by all buildings and structures.*
29 *65 percent. Impervious surface ratio as required by Section*
30 *654.129.*

31 * * *

1 **Sec. 656.322. - Light Industrial Category.**

2 * * *

3 A. *Primary zoning districts.* The primary zoning districts
4 shall include the following:

5 * * *

6 I. *Industrial Business Park (IBP) District.* The permitted
7 uses and structures, accessory uses and structures, permissible
8 uses by exception, minimum lot and yard requirements, ~~and~~ maximum
9 lot coverage, impervious surface ratio, and height of buildings and
10 structures shall be as provided in Section 656.321.

11 II. *Industrial Light (IL) District.*

12 * * *

13 (e) *Maximum lot coverage by all buildings.* None.
14 Impervious surface ratio as required by Section 654.129.

15 * * *

16 III. *Public Building and Facilities-2 (PBF-2) District.*

17 The permitted uses and structures, accessory uses and structures,
18 permissible uses by exception, minimum lot and yard requirements,
19 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
20 buildings and structures shall be as provided in Section 656.332.

21 * * *

22 **Sec. 656.323. - Heavy Industrial Category.**

23 * * *

24 A. *Primary zoning districts.* The primary zoning districts
25 shall include the following:

26 * * *

27 I. *Industrial Business Park (IBP) District.* The permitted
28 uses and structures, accessory uses and structures, permissible
29 uses by exception, minimum lot and yard requirements, ~~and~~ maximum
30 lot coverage, impervious surface ratio, and height of buildings and
31 structures shall be as provided in Section 656.321.

1 II. *Industrial Light (IL) District.* The permitted uses
2 and structures, accessory uses and structures, permissible uses by
3 exception, minimum lot and yard requirements, ~~and~~ maximum lot
4 coverage, impervious surface ratio, and height of buildings and
5 structures shall be as provided in Section 656.322.

6 III. *Industrial Heavy (IH) District.*

7 * * *

8 (f) *Maximum lot coverage by all buildings.* None.
9 Impervious surface ratio as required by Section 654.129.

10 * * *

11 IV. *Public Buildings and Facilities (PBF) Districts.* The
12 permitted uses and structures, accessory uses and structures,
13 permissible uses by exception, minimum lot and yard requirements,
14 ~~and~~ maximum lot coverage, impervious surface ratio, and height of
15 buildings and structures shall be as provided in Section 656.332.

16 * * *

17 **Sec. 656.324. - Water Dependent-Water Related Category.**

18 * * *

19 A. *Primary zoning districts.* The primary zoning districts
20 shall include the following:

21 * * *

22 I. *Industrial Water (IW) District.*

23 * * *

24 (e) *Minimum lot coverage by all building.* None.
25 Impervious surface ratio as required by Section 654.129.

26 * * *

27 **SUBPART E. - MISCELLANEOUS CATEGORIES AND ZONING DISTRICTS**

28 * * *

29 **Sec. 656.331. - Agriculture.**

30 * * *

31 A. *Primary zoning districts.* The primary zoning districts

1 shall include the following:

2 * * *

3 I. Agriculture (AGR) District.

4 * * *

5 (e) Maximum lot coverage by all buildings. Ten percent.

6 Impervious surface ratio as required by Section 654.129.

7 * * *

8 II. Public Building and Facilities-2 (PBF-2). The
9 permitted uses and structures, accessory uses and structures,
10 permissible uses by exception, minimum lot and yard requirements,
11 and maximum lot coverage, impervious surface ratio, and height of
12 buildings and structures shall be as provided in Section 656.332.

13 * * *

14 **Sec. 656.332. - Public Buildings and Facilities Category.**

15 * * *

16 A. Primary zoning districts. The primary zoning districts
17 shall include the following:

18 * * *

19 I. Public Building and Facilities-1 (PBF-1) District.

20 * * *

21 (e) Maximum height of structures. None.

22 (f) Impervious surface ratio as required by Section
23 654.129.

24 II. Public Buildings and Facilities-2 (PBF-2) District.

25 * * *

26 (g) Maximum lot coverage by all buildings. 35 percent.

27 Impervious surface ratio as required by Section 654.129.

28 III. Public Buildings and Facilities-3 (PBF-3) District.

29 * * *

30 (g) Maximum lot coverage by all buildings. 60 percent.

31 Impervious surface ratio as required by Section 654.129.

1 * * *

2 **Sec. 656.333. - Conservation Category (CSV).**

3 * * *

4 A. *Primary zoning district.* The primary zoning districts shall
5 include the following:

6 * * *

7 I. *Conservation (CSV) Districts.*

8 * * *

9 (e) *Maximum height of structures.* None.

10 (f) *Impervious surface ratio as required by Section*
11 *654.129.*

12 * * *

13 **Sec. 656.334. - Recreation and Open Space Category.**

14 * * *

15 A. *Primary zoning district.* The primary zoning district shall
16 include the following:

17 * * *

18 I. *Recreation and Open Space (ROS) District.*

19 * * *

20 (e) *Maximum lot coverage by all buildings.* Ten percent.
21 *Impervious surface ratio as required by Section 654.129.*

22 * * *

23 **SUBPART F. - PLANNED UNIT DEVELOPMENT**

24 * * *

25 **Sec. 656.341. - Procedures.**

26 * * *

27 (c) *Required exhibits for an application for rezoning to*
28 *planned unit development.*

29 * * *

30 (2) An application for rezoning to the Planned Unit
31 Development district shall in addition to the aforementioned, be

1 accompanied by the following, in sufficient copies as deemed
 2 necessary by the Planning and Development Department for referrals
 3 and recommendations:

4 (i) Site plan(s), map(s), and drawing(s), or other
 5 graphic documents of the proposed Planned Unit Development depicted
 6 at an appropriate scale as determined by the Department, shall
 7 indicate the following, unless, for good cause described in writing
 8 and filed in the PUD application file, it is determined by the
 9 Department that such exhibits are not necessary for review of the
 10 same:

11 * * *

12 (B) The location of all land uses by acreage,
 13 density including the number of dwelling units, intensity, and/or
 14 nonresidential floor area of such uses. A legend including the
 15 following applicable information shall be provided as part of the
 16 site plan(s) in accordance with the following format:

Total gross acreage	_____ Acres	100%
Amount of each different land use by acreage	_____ Acres	_____%
Total number and type of dwelling units by each type of same	_____ d.u.	_____%
Total amount of active recreation and/or open space	_____ Acres	_____%

1 * * *

2 **SUBPART I. - SPRINGFIELD ZONING OVERLAY AND HISTORIC DISTRICT**
3 **REGULATIONS**

4 * * *

5 **Sec. 656.368. - Springfield Historic Zoning Districts.**

6 Springfield Historic Zoning Districts include the following:

7 I. Residential Medium Density-Springfield (RMD-S)
8 District.

9 * * *

10 (h) Maximum lot coverage by all buildings and structures.
11 50 percent. Impervious surface ratio as required by Section
12 654.129.

13
14 * * *

15 II. Commercial, Residential and Office-Springfield (CRO-
16 S) District.

17 * * *

18 (h) Maximum lot coverage by all buildings and structures.
19 50 percent. Impervious surface ratio as required by Section
20 654.129.

21
22 * * *

23 III. Commercial Neighborhood Springfield (CN-S) District.
24 This zoning district is designed to accommodate existing historic
25 neighborhood original use commercial properties and new
26 neighborhood commercial uses that are compatible with the
27 residential character of the neighborhood. Properties with original
28 use and historic use neighborhood commercial structures do not have
29 to meet lot, yard, and lot coverage requirements.

30 * * *

31 (g) Maximum lot coverage by all buildings and structures.

1 80 percent. Impervious surface ratio as required by Section
2 654.129.

3 * * *

4 IV. Commercial Community/General-Springfield (CCG-S)
5 District.

6 * * *

7 (g) Maximum lot coverage by all buildings. None, except
8 as otherwise required for certain uses. Impervious surface ratio
9 as required by Section 654.129.

10 * * *

11 Section 2. Chapter 654 (CODE OF SUBDIVISION REGULATIONS),
12 Section 654.129 (Required Improvements: Storm Drainage), Ordinance
13 Code, Amended. Chapter 654 (CODE OF SUBDIVISION REGULATIONS),
14 Section 654.129 (Required Improvements: Storm Drainage), Ordinance
15 Code, is hereby amended to read as follows:

16 Chapter 654 - CODE OF SUBDIVISION REGULATIONS

17 * * *

18 Sec. 654.129. - Required improvements: storm drainage.

19 (a) Subdivision improvements shall include comprehensive
20 storm drainage facilities in accordance with the Land Development
21 Procedures Manual.

22 (b) All subdivisions shall be designed using the following
23 impervious surface ratios:

24

<u>ZONING DISTRICT</u>	<u>IMPERVIOUS SURFACE RATIO</u>
<u>RR-Acre</u>	<u>30%</u>
<u>RLD-120</u>	<u>35%</u>
<u>RLD-100A</u>	<u>45%</u>

<u>RLD-100B</u>	<u>45%</u>
<u>RLD-90</u>	<u>50%</u>
<u>RLD-80</u>	<u>50%</u>
<u>RLD-70</u>	<u>55%</u>
<u>RLD-60</u>	<u>65%</u>
<u>RLD-50</u>	<u>65%</u>
<u>RLD-40</u>	<u>70%</u>
<u>RLD-TND</u>	<u>70%</u>
<u>RLD-TNH</u>	<u>75%</u>
<u>RMD-A</u>	<u>70%</u>
<u>RMD-B</u>	<u>70%</u>
<u>RMD-C</u>	<u>70%</u>
<u>RMD-D</u>	<u>75%</u>
<u>RHD-A</u>	<u>85%</u>
<u>RHD-B</u>	<u>85%</u>
<u>CO</u>	<u>85%</u>
<u>CRO</u>	<u>85%</u>
CN	85%

<u>CCG-1</u>	<u>85%</u>
<u>CCG-2</u>	<u>85%</u>
<u>CCBD</u>	<u>95% or as otherwise provided in Subpart H</u>
<u>RO</u>	<u>85%</u>
<u>IBP</u>	<u>85%</u>
<u>IL</u>	<u>85%</u>
<u>IH</u>	<u>85%</u>
<u>IW</u>	<u>85%</u>
<u>AGR</u>	<u>15%</u>
<u>PBF-1</u>	<u>See (1)</u>
<u>PBF-2</u>	<u>See (1)</u>
<u>PBF-3</u>	<u>See (1)</u>
<u>CSV</u>	<u>See (1)</u>
<u>ROS</u>	<u>See (1)</u>
<u>PUD</u>	<u>See (1)</u>
<u>PUD-SC</u>	<u>See (1)</u>
<u>RMD-S</u>	<u>75%</u>