

Section 43. Residential Downtown-5 (RD-5) Zone

The Residential Downtown 5 (RD-5) zoning classification is intended for residential development in the Downtown area, especially in the Mill Avenue Historic District. The purpose of this zone is to provide for traditional residential uses and less restrictive setbacks that are in keeping with the neighborhood's historic significance to the City. The RD-5 zone is intended to be consistent with the historic character of Mill Avenue Historic District and the adjacent neighborhoods, with respect to land uses and building footprints. The standards established in the RD-5 zone are also intended to maintain and enhance a historic neighborhood identity. Relative age and existing development patterns preclude current open space requirements in this zone. In keeping with the historic character of the neighborhood, mobile homes and mobile home parks are not permitted uses in this zone.

A. Minimum Lot Size

All lots in the RD-5 Zone shall be a minimum of 5,000 square feet with the following exception:

If a lot has an area less than the above minimum requirement and was of record on April 8, 1952, a single-family dwelling can be built upon it; provided, that all other requirements set forth in this section are met.

B. Residential Density

Amended 3/6/01

1. All lots in the RD-5 Zone shall conform to the residential density requirements as indicated in the following table.

Number of Dwelling Units	Minimum Lot Area (square feet)
1-2	5,000

2. Lots that accommodate more than two dwelling units shall incrementally add 1,000 square feet for every additional dwelling unit.
3. All lots in the RD-5 Zone shall not exceed a lot coverage requirement of 50 percent.

C. Minimum Lot Width

All lots in the RD-5 zone shall have a minimum lot width of 30 feet at the minimum building line.

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D. Building Setback Requirements

1. Subject to the provisions of the Section on Residential Zones- General Provisions and this section, no portion of any building in the RD-5 zone maybe located on any lot closer to any lot line than is authorized in the table set forth in this section.

Interior Lots:

Amended 3/6/01

Zone	Front (Right of Way) Setback	Rear Setback	Side Setbacks	Lot Coverage
RD-5	10 ft	10 ft	5 ft	50 %

Corner Lots:

Amended 3/6/01

Zone	Designated Front (Right of Way) Setback	Designated Side (Right of Way) Setback	Side Setback	Rear Setback	Lot Coverage
RD-5	10 ft	10 ft	5 ft	5 ft	50%

Double Frontage Lots:

Amended 3/6/01

Zone	Designated Front (Right of Way) Setback	Designated Rear (Right of Way) Setback	Side Setback	Lot Coverage
RD-5	10 ft	10 ft	5 ft	50%

2. Zero-lot line housing shall be permitted in the RD-5 zone along one of the side lot lines provided the following conditions are met:
 - a. the final subdivision plat designates placement of the dwelling unit on one of the side lot lines;

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- b. no two detached dwelling units shall utilize the zero lot line provision on a common lot line;
- c. the remaining side setback shall not be less than the sum of the two side setbacks normally required; and
- d. the dwelling unit wall abutting the zero-lot line side yard shall be a solid structural wall with no windows, doors, or other openings.

E. Accessory Building Setback Requirements

All accessory buildings in the Residential Downtown 5 Zone shall comply with the building setback requirements set forth in subsection D of this section with the exception of the side and rear setbacks which shall be a minimum of 5 feet.

F. Building Height Limitations

- 1. Building height in the RD-5 zone shall be limited to 35 feet.
- 2. Features exempt from the height limitations can be found in Section 16
(Amended 10/2/01)

G. Architectural Design Standards

- 1. All new structures, additions to structures, new construction and all other forms of development shall, to the greatest extent that is practical or possible, conform to the architectural design guidelines that have been approved and adopted by the Jacksonville City Council.
- 2. Substantial consistency with the approved architectural design guidelines shall be determined upon review of specific proposed development plans by the city planning staff and, if required, by Planning Board and/or City Council before the issuance of any related zoning or building permits.
- 3. In order to determine consistency and ensure substantial conformance with the city's architectural design guidelines, the City may require architectural renderings, elevation drawings, perspective drawings, etc., and any other relevant information necessary to make the required determinations.
(Amended 10/18/00)

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H. Permitted Uses:

Community Docking Facility (Minor)	<i>(Amended 6/5/07)</i>
Dwellings, single	
Dwellings, multiple	
Churches	
Family Care Homes	<i>(Amended 7/17/07)</i>
Family Childcare Homes	<i>(Amended 3/16/04)</i>
Home occupations	
Libraries, public	
Parks, playgrounds, and recreation centers - public and private	
Telecommunications Antenna, Collocation on Existing Tower	<i>(Amended 10/6/09)</i>
Telecommunications Antenna, Placement on Existing Building	<i>(Amended 10/6/09)</i>
Telecommunications Tower, Stealth	<i>(Amended 10/6/09)</i>
Utility, Minor	<i>(Amended 4/20/10)</i>

I. Special Uses

(The following uses require the recommendation of the Planning Board and the approval of City Council before they can be granted)

Bed and Breakfast Inns	
Boarding houses	
Clubs, lodges, and other civic organization (non-profit)	
Charitable institutions	
Community Docking Facility (Major)	<i>(Amended 7/17/07)</i>
Government uses and operations	
Museums, private and public	
Public utility substations, storage and service yards	
Schools, public	
Schools, private with same curriculum as public	
Telecommunications Tower, Freestanding	<i>(Amended 10/6/09)</i>
Temporary real estate/construction offices	
Temporary refreshment stands	

Sections 44-45. Reserved