

Section 49. Residential Downtown-3 (RD-3) Zone

(Amended 7/8/97)

The Residential Downtown 3 (RD-3) zoning classification is intended for traditional residential neighborhoods in the downtown area that are characterized by smaller lot sizes not normally found in other areas of the City. The purpose of this district is to provide for traditional residential uses and less restrictive setbacks that are in keeping with the development trends of the downtown area. The RD-3 zone is intended to be consistent with the traditional character of specific, older neighborhoods with respect to land uses, lot patterns, and building footprints. The existence of traditional lot patterns precludes any open space requirements in this zone. In keeping with the traditional building patterns, mobile homes and mobile home parks are not permitted uses in this zone.

A. Minimum Lot Size

Subject to the provisions of this section, all lots in the Residential Downtown 3 Zone shall be a minimum of 3,000 square feet.

B. Residential Density

1. Subject to the provisions of this section, all lots in the Residential Downtown 3 Zone shall conform to the residential density requirements as indicated in the following table.

Number of Dwelling Units	Minimum Lot Area (sq.ft.)
1	3,000
2	5,000

- 2. Lots that accommodate more than two dwelling units shall incrementally add 1,000 sq.ft. for every additional dwelling unit.
- 3. Zero-lot line housing shall be permitted in the RD-3 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;
 - 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 shall be a solid structural wall with no windows, doors, or other openings.

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C. Minimum Lot Width

A minimum lot width requirement of 30 feet at the minimum building line shall be established as per the provision of this section..

D. Building Setback Requirements

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

Interior Lots:

Zone	Front (Right of Way) Setback	Rear Setback	Side Setbacks
RD-3	10 ft	10 ft	5 ft

Corner Lots:

Zone	Designated Front (Right of Way) Setback	Designated Side (Right of Way) Setback	Side Setback	Rear Setback
RD-3	10 ft	10 ft	5 ft	5 ft

Double Frontage Lots:

Zone	Designated Front (Right of Way) Setback	Designated Rear (Right of Way) Setback	Side Setback
RD-3	10 ft	10 ft	5 ft

E. Accessory Building Setback Requirement

All accessory buildings in the Residential Downtown 3 Zone must comply with the lot setback requirements set forth in subsection D of this section with the exception of the side and rear setback requirements which shall be a minimum of 5 feet.

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F. Building Height Limitations

1. Building height in the RD-3 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)

H. Permitted Uses:

- Churches
- Community Docking Facility (Minor) *(Amended 6/5/07)*
- Day care center (as accessory uses)
- Dwellings, single family
- Dwellings, multi-family
- Family Care Homes *(Amended 7/17/07)*
- Family Childcare Homes *(Amended 3/16/04)*
- Lodges and other civic organizations operating on a non-profit basis
- Home occupations
- Libraries, public
- Parks, playgrounds, and recreation centers - public and private
- Telecommunications Antenna, Collocation on Existing Tower *(Amended 10/6/09)*
- Telecommunications Antenna, Placement on Existing Building *(Amended 10/6/09)*
- Telecommunications Tower, Stealth *(Amended 10/6/09)*
- Temporary refreshment stands
- Utility, Minor *(Amended 4/20/10)*

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I. Special Uses:

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

Art Galleries
Barber shops, beauty shops
Boarding houses
Charitable institutions
Community Docking Facility (Major) *(Amended 7/17/07)*
Fitness Centers
Florist
Government uses
Grocery Stores (under 3,000 square feet) *(Amended 8/5/97)*
Laundromats (not to include dry cleaning)
Marinas
Mortuaries and funeral homes
Museums, public
Offices - business, professional, public
Public utility substations, storage and service yards
Restaurants *(Amended 8/5/97)*
Schools, public
Schools, private with same curriculum as public
Studios of art, drama, music, photography, and similar activities
Telecommunications Tower, Freestanding *(Amended 10/6/09)*
Temporary real estate/construction offices

Sections 50-54. Reserved