

Section 37. Residential Single Family 6 (RS-6) Zone

(Amended 3/4/97)

The Residential Single Family (RS-6) 6 zoning classification is intended for older residential subdivisions that were established in the 1940s-1950s. These neighborhoods are characterized by single-family residences on smaller lots that are not normally found in the newer subdivisions of Jacksonville. The purpose of this district is to increase buildable area while retaining the traditional character of the neighborhood. In order to maintain consistency with the original residential traits of the neighborhood, 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 Single Family 6 Zone shall be a minimum of 6,000 square feet with the following exception:

If a lot of record existing on or before April 8, 1952, has an area less than the above minimum requirement, it can be built upon; provided, that all the requirements set forth in this section are met.

B. Residential Density

1. Subject to the provisions of this section, all lots in the Residential Single Family 6 Zone shall be limited to one dwelling unit per lot.
2. Subject to the provisions of this section, no floor area ratio (FAR) requirements are established for the Residential Single Family 6 Zone.
3. Subject to the provisions of this section, all lots in the Residential Single Family 6 Zone shall not exceed a lot coverage requirement of 50 percent.
4. Zero-lot line housing shall be permitted in the RS-6 zone along one of the side lot lines provided the following conditions shall apply:
 - a. the final subdivision plat shall designate 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

Subject to the provisions of this section, all lots in the Residential Single family 6 Zone shall have a minimum lot width of 30 feet at the minimum building line.

D. Building Setback Requirements

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

Interior Lots:

Zone	Front (Right of Way) Setback	Rear Setback	Side Setback	FAR	Lot Coverage
RS-6	20 ft	15 ft	7 ft	N/A	50 %

Corner Lots:

Zone	Designated Front Setback (Right of Way)	Designated Side Setback (Right of Way)	Rear Setback	Side Setback	FAR	Lot Coverage
RS-6	20 ft	15 ft	7 ft	7 ft	N/A	50 %

Double Frontage Lots:

Zone	Designated Front Setback (Right of Way)	Designated Rear Setback (Right of Way)	Side Setback	FAR	Lot Coverage
RS-6	20 ft	15 ft	7 ft	N/A	50 %

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E. Accessory Building Setback Requirements

All accessory buildings in the Residential Single-Family 6 Zone must comply with the lot 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 RS-6 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. Permitted Uses:

- Dwellings, single
- Family Care Homes *(Amended 7/17/07)*
- Family Childcare Homes *(Amended 3/16/04)*
- Parks and playgrounds, 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 Real Estate/Construction Offices *(Amended 12/03/2002)*
- Home occupations
- Utility, Minor *(Amended 4/20/10)*

H. Special Uses

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

- Churches
- Community Docking Facility (Major) *(Amended 6/5/07)*
- Schools, public
- Schools, private with the same curriculum as public
- Telecommunications Tower, Freestanding *(Amended 10/6/09)*

Sections 38-39. Reserved