

ORDINANCE NO. O-05-2025

AN ORDINANCE AMENDING CHAPTER 113 & 117 OF THE CITY OF GREEN COVE SPRINGS CODE TO ADDRESS COMPATIBILITY WITH AFFORDABLE HOUSING DEVELOPMENT; AMENDING CHAPTER 113, SEC 113-66 TO REVISE STREET RIGHT OF WAY DESIGN STANDARDS; AMENDING CHAPTER 117-3 TO INCLUDE ACCESSORY DWELLING UNITS AS PERMITTED USES IN RESIDENTIAL ZONING DISTRICTS; AMENDING CHAPTER 117-5, TO ADDRESS ENCLOSED GARAGE REQUIREMENTS IN CONJUNCTION WITH SINGLE FAMILY HOME DEVELOPMENT; AMENDING CHAPTER 117-6 TO ADD LOT REQUIREMENTS FOR ACCESSORY DWELLING UNITS; AMENDING ARTICLE II, DIVISION 2,2.5, 3, 4 &5 TO ADD ACCESSORY DWELLING UNITS AS AN ACCESSORY USE AND REDUCE RESIDENTIAL SINGLE FAMILY BUILDING SIZE REQUIREMENTS IN ALL RESIDENTIAL ZONING DISTRICTS; AMENDING SECTION 117-515 IN THE GATEWAY CORRIDOR RESIDENTIAL DISTRICT TO MEET THE REQUIREMENTS OF THE RESIDENTIAL SINGLE FAMILY, R-1A ZONING DISTRICT; CREATE CHAPTER 117, ARTICLE XI, CREATE SECTION 117-798 TO INCLUDE CRITERIA FOR ACCESSORY DWELLING UNITS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the city is undergoing an update to our Affordable Housing Requirements as set forth in the Comprehensive Plan Goal 3, Objective 3.1 Policy 3.1.4 and Florida Statutes Section 420.9076; and

WHEREAS, as part of the amendments of the Comprehensive Plan, the city has promoted the development of all housing types for all income ranges, including low- and moderate-income households; and

WHEREAS, it is necessary to amend the land development regulations to ensure compatibility with the Comprehensive Plan policies; and

WHEREAS, the City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the Green Cove Springs City Council has determined that this amendment is consistent with the Comprehensive Plan, is in the best interest of the public, and will promote the public health, safety and welfare of the city.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AS FOLLOWS:

SECTION 1. That Chapter 113-66 be amended as follows:
Sec. 113-66. - Street classification standards.

The following table specifies the number of lanes, pavement and right-of-way widths for residential, collector, and arterial streets. These requirements should be read in conjunction with the foregoing street type descriptions.

Street Type	Number of Lanes	Pavement Widths	Right-of-Way Widths
Local streets	2—10' moving	22'	50'
Collector streets	2—10' moving	22'	50'
Minor arterial streets	Normal road configuration	26'	100'
Principal arterial streets	Normal road configuration	50'	200'

- Pavement widths include 1' of curb & gutter on each side
- On street parking shall only be allowed subject to an agreement between the City and the subdivision homeowner's association (or similar) addressing on-street parking management.

SECTION 2. That Chapter 117 Section 117-3(a) shall be amended as follows:

Use Category	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	RC ²⁹	GCR (RLD)	GCR (RMD)	GCN ²⁰	GCC	INS ²⁶	M-1	M-2	FBC Downtown Core	FBC Primary Corridor	FBC Secondary Corridor	FBC Transition
Residential Uses																					
Residential Operation	Home Occupation ¹	SE	SE	SE	SE		P	P	P		SE	SE	P	P					P	P	P
Residential Type	Mobile Home Park				SE ³																
	Multifamily Dwelling			SE ²	P ⁴ / SE ³²	P						SE ²	p ²	p ²³				P	P	P	P
	Single-family Dwelling, Detached	P	P	P	P	P	P	P	P		P	P	P	P				P	P	P	P
	Single-family Dwelling, Attached			SE ²	SE ²	P	P	P	P			SE ²	p ²	p ²				P	P	P	P
	Two-family dwelling			SE ²	P	P														P	P
	Accessory Dwelling Unit	p ³⁴	p ³⁴	p ³⁴	p ³⁴	p ³⁴	p ³⁴	p ³⁴	p ³⁴		p ³⁴	p ³⁴	p ³⁴	p ³⁴							

SECTION 3. That Chapter 117 Section 117-3(c) shall be amended as follows:

(c) *Permitted use table footnotes.*

P - Permitted. SE—Allowed by Special Exception.

1. Subject to the conditions set forth in section 117-789.
2. Single-family attached dwellings, up to four units.
3. Subject to the conditions in section 117-122(4)(a)—(j).
4. Multifamily dwelling units may omit garages through a special exception.
5. Subject to development criteria in section 117-148. Each RRF parcel requires a PUD rezoning in compliance with section 117-421 in order to be developed.
6. All permitted uses are subject to the conditions set forth in section 117-199.
7. Subject to the limitations in section 117-200(7).
8. Subject to the limitations in section 117-226.
9. No kennels. Subject to the limitations in section 117-200(7).
10. Musical instruments. Subject to the limitations in section 117-200(7).
11. Including repair incidental to sales. Subject to the limitations in section 117-200(7).
12. Not wholesale bakeries. Subject to the limitations in section 117-200(7).
13. Subject to the limitations of section 117-226.
14. Provided no manufacturing or storage for distribution is permitted on-premises.
15. Subject to the limitations outlined in section 117-228(10).
16. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
17. Bulk storage yards, not including bulk storage of flammable liquids.
18. Race tracks for animals or vehicles.
19. Plumbing, electrical, mechanical, and sheet metal.
20. All uses must be in a totally enclosed building and no more than 20 percent of floor space to be devoted to storage. The permitted uses per section 117-540 are subject to the limitations in section 117-541(5)(b).
21. Automobile rental not included as a use permitted by special exception.
22. Establishments or facilities for automobile parts, sales, and service without use of an outdoor intercom or public address system or speakers, and no vehicle display racks that tilt vehicles in any way to show underside, unless they are located inside a show room.
23. Through special exception, multifamily dwelling units can be built without garages.
24. Rentals, excluding heavy equipment.
25. Veterinarian clinics within enclosed buildings.
26. The following are permitted uses in the institutional land use category, institutional zoning category: Any lawful civic, governmental, religious, public utility, and other public necessity uses or activities.
27. Subject to the limitations of section 117-297(5).
28. Golf courses and pro shop allowed by special exception.
29. Pursuant to section 117-355: Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property and, if purchased with grant funds, are consistent with grant conditions. No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses that are consistent with the land use category.
30. Subject to the conditions in section 117-796.
31. Beer and wine sales only.
32. Multifamily dwellings greater than 35 feet in building height.
33. Drive-through facility in conjunction with this use is not allowed.
34. Subject to the requirements of Section 117-798

SECTION 4. That Chapter 117 Section 117-5 be amended as follows:

Sec. 117-5. Enclosed garages required for all residential dwelling units.

All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet unless otherwise provided in this Code. Additional conditions and exceptions are as follows:

- (1) The requirement for garages may be eliminated in multifamily dwelling units with a special exception or by rezoning the property to a PUD. This requirement shall apply to all new construction.
- (2) All existing carports as of the date of adoption of the ordinance from which this chapter is derived in any residential zoning district shall be allowed. This shall not require construction of a garage at these properties. The size of a carport cannot be increased or another carport constructed on the site. A carport of the same size can be rebuilt on the site if it is destroyed by a calamity, such as fire or wind.
- (3) Remodeling of an existing dwelling unit, including enclosing a carport to living space, without a garage would not trigger constructing a garage. This would also include remodeling of an existing dwelling unit without a garage that increases the square footage.
- (4) Converting an existing garage into living space is not permitted, unless a garage is added to site.
- (5) Adding a carport to an existing residential site that has a garage is not permitted.
- (6) New carports except as set forth in subsection (2) of this section, cannot be constructed in the city.
- (7) Existing carports are permitted to be converted to a garage or living space.
- (8) New and redevelopment of a residential dwelling for Affordable Housing for Low and Very Low Income persons as defined in Section 105-7 shall be exempt from this requirement. In order to apply for this exemption, an applicant shall submit an application meeting the requirements set forth in Section 105-17 (b) or confirmation that the residential new construction shall be funded pursuant to a governmental affordable housing program for low and very low income persons.

SECTION 5. That Chapter 117 Section 117-6(a) LIVING AREA (Minimum square feet) be amended as follows:**Sec. 117-6. - Lot requirements table.***(a) Lot requirements table.*

	R-1	R-1A	R-2	R-3	RPO	C-1	C-2	REC	GCR ² RLD	GCR ² RMD	GCN	GCC	INS	M-1	M-2	FBC ¹			
																Downtown	Primary	Secondary	Transition
LIVING AREA (Minimum square feet):																			
Single-family dwelling unit, detached	900	900	900	900	900	900	900		900	900	900	900					900	900	900
Single-family dwelling unit, attached			900	900	900	900	900			900	900	750							
Multi-family dwelling unit				900								900							
Mobile Home Park/Subdivision				NMR															
Nonresidential uses					NMR	NMR	NMR	NMR			NMR	NMR	NMR	NMR	NMR				

SECTION 6. That Chapter 117 Section 117-61 be amended as follows:**Sec. 117-61. - Permitted uses.**

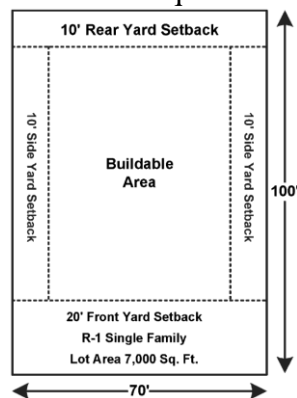
The following are permitted uses in the residential low density land use, R-1 zoning category:

- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line, and meet the side yard requirements of the district;
- (5) Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794;
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

SECTION 7. That Chapter 117 Section 117-63 be amended as follows:**Sec. 117-63. - Density controls.**

Density controls in the residential low density land use, R-1 zoning category shall be as follows:

- (1) Minimum required lot area: 7,000 square feet;



- (2) Minimum required lot width: 70 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Ten feet;
- (6) Minimum living area: 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent;
- (8) Maximum structure heights: 35 feet.

SECTION 8. That Chapter 117 Section 117-71 be amended as follows:**Sec. 117-71. - Permitted uses.**

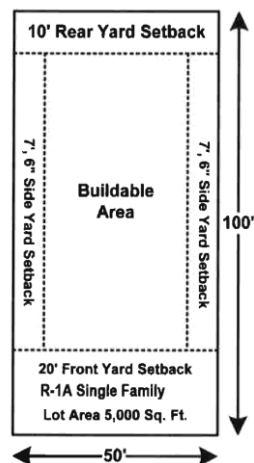
The following are permitted uses in the residential low density land use, R-1A zoning category:

- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, private garages and noncommercial greenhouses and workshops, provided they are located in the rear yard and are not closer than three feet to the rear property line, and meet the side yard requirements of the district;
- (5) Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794;
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

SECTION 9. That Chapter 117 Section 117-73 be amended as follows:**Sec. 117-73. - Density controls.**

Density controls in the residential low density land use, R-1A zoning category shall be as follows:

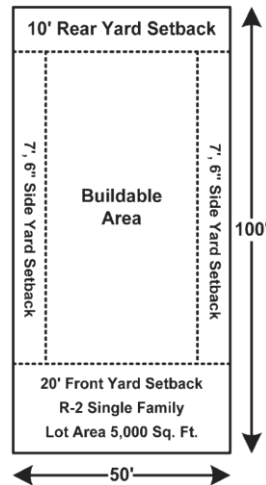
- (1) Minimum required lot area: 5,000 square feet;



- (2) Minimum required lot width: 50 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Seven feet, six inches;
- (6) Minimum living area: 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent;
- (8) Maximum structure heights: 35 feet.

SECTION 10. That Chapter 117 Section 117-88 be amended as follows:**Sec. 117-88. - Density controls.**

- (a) *Detached dwellings.* The density controls for detached dwellings in the residential medium density land use, R-2 zoning category shall be as follows:



- (1) Minimum required lot area: 5,000 square feet;
 - (2) Minimum required lot width: 50 feet;
 - (3) Minimum required front yard: 20 feet;
 - (4) Minimum required rear yard: Ten feet;
 - (5) Minimum required side yard: Seven feet, six inches;
 - (6) Minimum required living area: 900 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
 - (7) Maximum lot coverage: 35 percent;
 - (8) Maximum structure height: 35 feet.
- (b) *Attached dwellings.* The density controls for attached dwellings in the residential medium density land use, R-2 zoning category shall be as follows:
- (1) Minimum required lot area:
 - a. Two-family: 8,500 square feet;
 - b. Three-family: 12,500 square feet;
 - c. Four-family: 16,500 square feet;
 - (2) Minimum required lot width:
 - a. Two-family: 75 feet;
 - b. Three-family: 100 feet;
 - c. Four-family: 150 feet;
 - (3) Minimum required front yard: 20 feet;
 - (4) Minimum required side yard: Ten feet or ten percent of lot width, whichever is greater;
 - (5) Minimum required rear yard: Ten feet;
 - (6) Minimum required living area: 900 square feet;
 - (7) Maximum lot coverage: 35 percent;

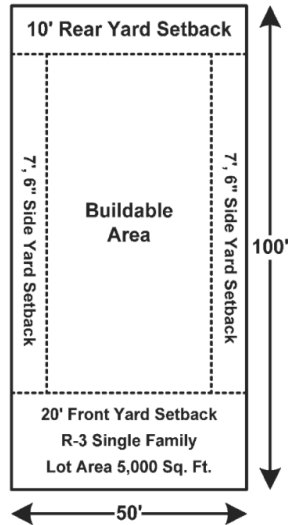
(8) Maximum structure height: 35 feet.

SECTION 11. That Chapter 117 Section 117-123 be amended as follows:

Sec. 117-123. - Density controls.

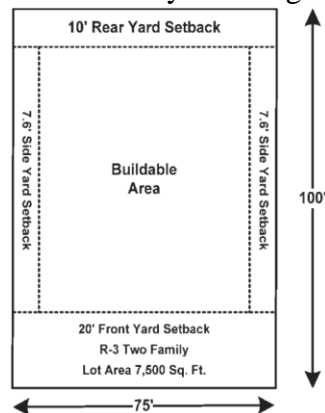
Density controls in the residential high density, R-3 zoning category shall be as follows:

(1) For single-family dwellings in the residential medium density, R-2 zoning category:



- a. Minimum required lot area: 5,000 square feet;
- b. Minimum required lot width: 50 feet;
- c. Minimum required front yard: 20 feet;
- d. Minimum required rear yard: Ten feet;
- e. Minimum required side yard: Seven feet, six inches;
- f. Minimum required living area: 900 square feet together with an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected;
- g. Maximum lot coverage: 35 percent;
- h. Maximum structure height: 35 feet.

(2) For two-family dwellings:



- a. Minimum required lot area: 7,500 square feet;
 - b. Minimum required lot width: 70 feet;
 - c. Minimum required front yard: 20 feet;
 - d. Minimum required rear yard: Ten feet;
 - e. Minimum required side yard: Seven feet, six inches; or ten percent of the lot width, whichever is greater;
 - f. Minimum required living area: 700 square feet per family;
 - g. Maximum lot coverage: 35 percent;
 - h. Maximum structure height: 35 feet.
- (3) For multiple-family dwellings:
- a. Minimum required lot area: 7,500 square feet for the first two dwelling units and 2,700 square feet for each additional unit that is added;
 - b. Minimum required lot width: 100 feet;
 - c. Minimum required front yard: 30 feet;
 - d. Minimum required rear yard: 20 feet for the first two stories. For each story in excess of two, the required rear yards shall be increased by five feet for each story so added;
 - e. Minimum required side yard on each side of the structure: Not less than ten feet for the first two stories. For each story in excess of two, the required side yards shall be increased by five feet for each story so added;
 - f. Minimum required living areas:
 - 1. Efficiency apartment: 800 square feet;
 - 2. One bedroom apartment: 800 square feet;
 - 3. Two bedroom apartment: 900 square feet;
 - 4. Three or more bedroom apartment: 900 square feet plus an additional 100 square feet for each bedroom over two bedrooms;
 - g. Maximum lot coverage: 40 percent;
 - h. Maximum structure height: 35 feet.
- (4) For mobile home parks and mobile home subdivisions:
- a. Minimum site area: Ten acres;
 - b. Maximum gross density: Six units per acre;
 - c. Minimum required site width: 100 feet on a public street;
 - d. Minimum yard requirements: Front, 15 feet; side, 7.5 feet; rear, ten feet;
 - e. Maximum site coverage: 40 percent;
 - f. Maximum structure height: 35 feet.
- (5) All residential dwelling units shall have an attached or detached garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected.

SECTION 12. That Chapter 117 Section 117-146 be amended as follows:

Sec. 117-146. - Permitted uses.

The following are permitted uses in the residential riverfront, RRF land use category:

- (1) Single-family attached and detached dwelling units;
- (2) Duplexes;
- (3) Multifamily dwelling units with or without garages;

- (4) Churches;
- (5) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

SECTION 13. That Chapter 117 Section 117-540 be amended as follows:

Sec. 117-540. - Permitted uses.

The following and any determined similarly like or type uses not specifically described below are permitted uses in the gateway corridor neighborhood zoning category. All uses must be in a totally enclosed building:

- (1) Professional and storage offices;
- (2) Retail and repair establishments limited to the following: antique shops, art galleries or studios, art supplies, barbershops and beauty shops, book and stationery shops, cameras and photographic supplies, cigar or smoke shops, lock shops, convenience stores (not including gas pumps), drapery shops, financial institutions without drive-through facilities, florist shops, funeral homes, gift shops, gun sales and repair, hobby and craft shops, interior decorating, jewelry stores, leather shops, locksmiths, luggage shops, museums, office and/or business machines, office and/or business supplies, newsstands, opticians, paint and wallpaper stores, professional offices, shoe repair stores, tailor and/or dressmaker shops, watch repair and pawn shops;
- (3) Restaurants without drive-through facilities;
- (4) Retail outlets for the sale of food, drugs, including medical marijuana treatment center dispensing facilities, sundries and notions;
- (5) Single-family detached dwelling units;
- (6) Single-family attached dwellings, up to four units;
- (7) Churches;
- (8) Pre-school and child care centers; and
- (9) Home occupations.
- (10) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

SECTION 13. That Chapter 117 Section 117-542 be amended as follows:

Sec. 117-542. - Density controls.

Density controls in the gateway corridor neighborhood zoning category shall be as follows:

- (1) *Detached dwellings.* The density controls for detached dwellings in the gateway corridor neighborhood zoning category shall be as follows:
 - a. Minimum required lot area: 5,000 square feet;
 - b. Minimum required lot width: 50 feet;
 - c. Minimum required front yard: Ten feet;
 - d. Minimum required rear yard: Ten feet;
 - e. Minimum required side yard: Five feet;

- f. Minimum required living area: 900 square feet with an enclosed garage of at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected; detached garages in the rear of the property are permitted;
 - g. Minimum pervious surface: 40 percent;
 - h. Maximum structure height: 35 feet;
 - i. Maximum number of stories: Three.
- (2) *Attached dwellings.* The density controls for attached dwellings in the gateway corridor neighborhood zoning category shall be as follows:
 - a. Minimum required lot area:
 - 1. Two-family: 8,500 square feet;
 - 2. Three-family: 12,500 square feet;
 - 3. Four-family: 16,500 square feet;
 - b. Minimum required lot width:
 - 1. Two-family: 75 feet;
 - 2. Three-family: 100 feet;
 - 3. Four-family: 150 feet;
 - c. Minimum required front yard: Ten feet;
 - d. Minimum required side yard: Ten feet;
 - e. Minimum required rear yard: Ten feet;
 - f. Minimum required living area: 900 square feet;
 - g. Minimum pervious surface: 30 percent;
 - h. Maximum structure height: 35 feet;
 - i. Maximum number of stories: Three.
- (3) *Commercial and professional offices.* The density controls for commercial and professional offices in the gateway corridor neighborhood zoning category shall be as follows:
 - a. Minimum required lot area: None;
 - b. Minimum required lot width: None;
 - c. Minimum required front yard: Ten feet;
 - d. Minimum required rear yard: Ten feet;
 - e. Minimum required side yard: Ten feet;
 - f. Minimum pervious surface: 30 percent;
 - g. Maximum structure height: 35 feet. The maximum height may be increased to 50 feet. The building must be tiered back one foot for every foot over 35 feet;
 - h. Maximum number of stories: Three.

SECTION 15. That Chapter 117 Section 117-798 be created as follows:

Section 117-798. Accessory Dwelling Units

- (a) Residential accessory dwelling units shall be a permitted use in all residential zoning districts subject to the following criteria:
 - 1. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the

exemption will be granted.

2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit.
5. The living area of the accessory dwelling unit shall not exceed 50 percent of the living area of the principal structure, The accessory dwelling unit shall be no less than 200 square feet of living area.
6. The accessory dwelling unit can be attached or detached to the primary residence. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units. Detached accessory dwelling units shall be behind the primary structure adjacent to all roadway frontages and comply with the setback requirements for a primary residence in the underlying zoning district and shall not exceed the height of the primary structure.
7. The accessory dwelling unit combined with the primary residence and other structures shall meet the density requirements of the underlying zoning district with the exception that the minimum lot area must be 7,500 square feet.
8. The accessory dwelling unit shall have independent utility meters from the primary dwelling.
9. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
10. A certification in the permit application for requests to construct an accessory dwelling units shall be provided that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.

SECTION 10. EFFECTIVE DATE. Upon its adoption by the City Council, this ordinance shall become effective immediately.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE
SPRINGS, FLORIDA, IN REGULAR SESSION THIS 1st DAY OF APRIL,
2025.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF
THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION
THIS 15th DAY OF APRIL, 2025.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney