



# STAFF REPORT

## CITY OF GREEN COVE SPRINGS, FLORIDA

**TO:** Planning & Zoning Commission **MEETING DATE:** September 27, 2022  
**FROM:** Michael Daniels, AICP, Planning & Zoning Director  
**SUBJECT:** Lot Requirements for Residential Single-Family Development

### BACKGROUND

In an effort to create an orderly, logical, desirable, and efficient pattern of growth, City staff is reviewing the consistency of the zoning regulations in the City's low density residential districts with the established development pattern. Each zoning district identifies the following requirements:

- Permitted Uses
- Special Exceptions
- Density Controls

The majority of single-family residential in the City occurs in the R-1 and R-2 Zoning Districts. The permitted uses and special exception in the two zonings are provided in table 1 below:

Table 1: Permitted Use and Special Exceptions in the R-1 and R-2 Zoning Districts

	<b>R-1</b>	<b>R-2</b>
<b>Permitted Uses</b>	Single-family detached dwellings;	Single-family detached dwellings;
	Golf courses and country clubs, with customary accessory uses;	Golf courses and country clubs, with customary accessory uses;
	Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;	Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
	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;	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;
	Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794.	Portable storage units for onsite storage meeting the requirements and conditions referenced in section 117-794.

	<b>R-1</b>	<b>R-2</b>
<b>Special Exceptions</b>	Home occupations.	Home occupations.
	Adult day care in compliance with requirements of the state, as per F.S. ch. 400, part V, as amended, and childcare, in compliance with the requirements of the state, as per F.S. § 402.302, as amended.	Adult day care in compliance with requirements of the state, as per F.S. ch. 400, part V, as amended, and childcare, in compliance with the requirements of the state, as per F.S. § 402.302, as amended.
	Churches with their attendant education and recreational buildings and off-street parking areas.	Churches with their attendant education and recreational buildings and off-street parking areas.
	Accessory buildings with heights in excess of 12 feet. The height of the accessory structure shall not exceed the height of the principal structure and must have architectural finishes compatible with the principal structure.	Accessory buildings with heights in excess of 12 feet. The height of the accessory structure shall not exceed the height of the principal structure and must have architectural finishes compatible with the principal structure.
		Pre-Schools
		Single-family attached dwellings, up to four units, subject to the approval of the site plan

The Density Controls identifies the minimum size, width, setbacks, height and lot coverage requirements. The table below shows the lot width and area for the R-1 and R-2 Zoning Districts.

Table 2: Lot Width Requirements in Residential and Neighborhood Commercial Zoning Districts

	<b><u>R-1</u></b>	<b><u>R-2</u></b>
<b><u>LOT WIDTH</u></b> <b><u>(Minimum feet):</u></b>	-	
Single-family dwelling unit, detached	70	50
Single-family dwelling unit, attached		75 <sup>11</sup>
Multi-family dwelling unit		
Mobile Home Park / Subdivision		
Nonresidential uses		

Table 3: Lot Area Requirements in Residential and Neighborhood Commercial Zoning Districts

	<u>R-1</u>	<u>R-2</u>
<u>LOT AREA</u> (Minimum- 1,000's square feet):		
<u>Single-family dwelling unit, detached</u>	<u>7</u>	<u>5</u>
<u>Single-family dwelling unit, attached</u>	-	8.5 <sup>17</sup>
<u>Multi-family dwelling unit</u>	-	
<u>Mobile Home Park / Subdivision</u>	-	
<u>Nonresidential uses</u>	-	

In certain residential areas of the City that are zoned R-1, the minimum lot width and lot areas of the existing lots are not in compliance with the zoning requirements. The attached four maps show one identified area of the City that illustrates this inconsistency. That is the area along Pine Avenue between Governors Street and Martin Luther King Jr. Avenue and Cypress Avenue between Grove and Martin Luther King. The maps show the existing zoning and the dimensions of the lot width of the majority of lots. As the dimensions show the majority of residential lots are less than the 70' lot width requirement which is required under the R-1 Zoning District.

The consequence of this is that if a property owner has an undeveloped lot that doesn't meet the current zoning requirements then the property cannot be developed despite the fact that the majority of lots surrounding them may have similar lot dimensions. There are exceptions to this requirement if the lot is a "lot of record" which is defined below:

*Lot of record* means a lot whose existence, location and dimensions have been legally recorded as part of a subdivision or registered in a deed or on a plat which has been legally recorded in the office of the clerk of the circuit court of the county prior to the effective date of this zoning ordinance. If a portion of a lot or parcel has been conveyed at the time of the adoption of the land development code, the remaining portion of said lot or parcel shall be considered a lot of record.

While these exceptions apply in certain instances, it doesn't apply in all cases and as a result, it creates a less predictable development pattern. It also brings up an issue of not only fairness to the property owner but also a question of what benefit the City is getting by preventing potential development of these lots. In addition, one of the policies of the updated Housing Element of the Comprehensive Plan is to provide incentives for Affordable Housing. One potential incentive as identified in the Florida Statutes 420.9076 is to create flexible lot configurations.

As a result of these issues, staff is recommending two potential options to address neighborhoods like these that are inconsistent with minimum lot widths/areas of their underlying zoning districts:

- Administratively rezone select areas of the City to R-2 to allow for the development of 50' wide lots and a minimum 5,000 square feet of lot area
- Create a new zoning district that would mirror the R-1 Zoning District except for the lot width and area requirements which would be 50' of lot width and 5,000 square feet of lot area.

All of this information is in draft form for discussion purposes only.

## FISCAL IMPACT

N/A

## RECOMMENDATION

**No Action is Required**