ORDINANCE 0-21-2022

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ESTABLISHING THE RESIDENTIAL LOW DENSITY, R-1A ZONING DISTRICT AND CREATING DIVISION 3, ARTICLE II OF CHAPTER 117 OF THE CITY CODE THEREBY RENUMBERING THE CURRENT DIVISION 3-5 ACCORDINGLY; PROVIDING FOR AN INTENT, PERMITTED USES, SPECIAL EXCEPTIONS AND DENSITY CONTROLS; AMENDING THE SPECIFIC ALLOWED USE TABLE IN SEC. 117-3 TO INCLUDE THE R-1A ZONING DISTRICT, AMENDING THE LOT REQUIREMENTS TABLE IN SEC. 117-6 TO INCLUDE THE R-1A ZONING DISTRICT, PROVIDING FOR REPEALER AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City acknowledges that the boundaries of certain residential lots in the City were platted with a 50' lot width and 5,000 square foot lot area; and

WHEREAS, after the creation of said lots, the City enacted a Zoning Ordinance (R-1) that only allowed development of lots with a minimum of 70' lot width and 7,000 lot area; and

WHEREAS, as a result of this action, certain lots in the City are undevelopable despite being the same or similar size as surrounding properties.

WHEREAS, the City has determined that creating a new Zoning Ordinance to allow for the development of lots that are consistent with the size of surrounding properties is beneficial; and

WHEREAS, the City Council has determined and found said application for the amendment, to be consistent with the City of Green Cove Springs Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Ordinance that is hereby adopted and incorporated as findings of fact, that the Green Cove Springs City Council finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

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

Section 1. There is hereby created a new Article II, Division 3 -Residential Low Density Land Use, R-1A Zoning (Renumbering the current Division 3-5 Accordingly) of Chapter 117 of the City Code to read as follows:

DIVISION 3. RESIDENTIAL LOW DENSITY LAND USE, R-1A ZONING CATEGORY

Sec. 117-64. Intent.

The residential low density land use, R-1A zoning category district is intended to provide for development of low density single-family detached housing areas.

Sec. 117-65. 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.

Sec. 117-66. Special exceptions.

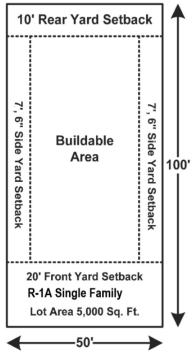
The following are special exceptions in the residential low density land use, R-1A zoning category:

- (1) Home occupations.
- (2) Adult day care in compliance with requirements of the state, as per F.S. ch. 400, part V, as amended, and child care, in compliance with the requirements of the state, as per F.S. § 402.302, as amended.
- (3) Churches with their attendant education and recreational buildings and off-street parking areas.
- (4) 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.
- (5) Single-family residential development on a flag lot as defined in section 101-5 and subject to the conditions set forth in section 101-60.

Sec. 117-67. 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: 1,250 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 2. That Chapter 117 Article I Section 117-3 of the City Code is hereby amended to read as follows:

Sec. 117-3. - Specific allowed uses, generally.

This chapter defines and prescribes the specific uses allowed within each land use district described in the comprehensive plan and this subpart.

(a) Permitted use table.

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
Category																		
	RESIDENTIAL USES	•	•	-	-	-	•	•	•	•	•	•	•	•		•	•	•
Residential Operation	Home Occupation ¹	SE	SE	SE	SE		Р	Р	Р			SE	SE	Р	Р			
Residential Type	Mobile Home Park				SE ³													
	Multifamily Dwelling			SE 2	P 4 /SE 32	Р					Р		SE ²	P ²	P ²³			
	Single-family Dwelling,	P	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р			+
	Detached																	
	Single-family Dwelling,	,		SE ²	SE ²	Р	Р	Р	Р		Р		SE ²	P ²	P ²			
	Attached																	
	Two-family dwelling			SE ²	Р	Р												
	RETAIL USES	1							1		T	1			1		1	
General Retail	Antiques							P 13	Р		Р			Р	Р			
	Appliance Sales and								Р		Р				Р			
	Rentals																	
	Art Supplies						SE 7	P 13	Р		Р			Р	Р			
	Automobile Parts								Р					SE	SE			
	Bait and Tackle								Р									
	Bakery						SE 12		Р		Р				Р			
	Bicycle Sales and Service								Р		P				P			
	Billiards								Р		Р				Р			
	Book/Stationery Store							P 13	Р		Р			Р	Р			
	Brewpub										Р					1		
	Bowling Alley								Р									-
	Building Supplies and								Р									
	Materials																	
	Cabinet Shops								Р									
	Cameras and						SE 7	P 13	Р		Р			Р	Р			
	Photographic Supplies	;																
	Carpet Outlets								Р									
	Ceramic Sales and Studios								Р		P				Р			

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
	Cigar and Smoke							P ¹³	Р		Р			Р	Р			
	Shops																	
	Clock Shops							P ¹³	Р		Р			Р	Р			
	Clothing Shops								Р		Р				Р			
	Commercial Retail										Р				Р			
	Packaging and Mail																	
	Convenience Stores							P ¹³	Р		Р			Р	Р			
	(no gas pumps)																	
	Convenience Stores							SE						SE	SE			
	(with gas pumps)																	
	Curio Shops								Р		Р				Р			
	Decorating								Р		Р				Р			
	Studio/Shop																	
	Delicatessen						SE 7											
	Department Store								Р		Р				Р			
	Drapery Shops							P 13	Р		Р			Р	Р			
	Drug Sales (including						SE 7	SE	Р		Р			Р	Р			
	medical marijuana																	
	treatment center																	
	dispensing facilities)																	
	Electrical Shops								Р									
	Florist						SE ⁷	P 13	Р		Р			Р	Р			
	Food Outlet Store						SE 7	SE						Р	Р			
	Fruit and Vegetables								Р		Р							
	Sales (retail, no																	
	packing)																	
	Furniture Store								Р		Р				Р			
	Game Room								Р		Р				Р			
	Gift Shop						SE 7	P 13	Р		Р			Р	Р			
	Grocery Store								Р		Р				Р			
	Gun Sales and Repair							P 13	Р		Р			Р	Р			
	Hardware Store								Р		Р				Р			+
	Heating and Air								Р									
	Conditioning Sales													1				
	and Service																	
	Hobby and Craft						SE 7	P 13	Р		Р			Р	Р			
	Interior Decorating							P 13	Р		Р			Р	Р			
	Janitorial Supplies								Р					1				
	Jewelry Store						SE 7	P 13	Р		Р			Р	Р			

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
	Leather Goods and						SE ⁷	P 13	Р		Р			Р	Р			+
	Luggage																	
	Locksmiths							P 13	Р		Р			Р	Р			
	Meat Markets								Р		Р							
	Medical Supplies								Р		Р				Р			1
	Mobile Home Sales								Р									1
	and Service																	
	Motorcycle Sales and								Р									1
	Service																	
	Music Store						SE ¹⁰											+
	Newsstands							P 13	Р		Р			Р	Р			+
	Nurseries							,	P		-			•				+
	Office and/or Business	;						P 13	P		Р			P	P			+
	Machines]	ľ		[ľ	ľ			
	Office and/or Business	:						P 13	Р		P			P	P			
	Supplies	`																
	Optical Shops			+					P		D				D			+
	Opticians			+				P 13	P		P			D	D D			+
	Outdoor Sales										SE							+
	Outdoor Pool Sales							Р						SE				
	Paint/Wallpaper							P 13	Р		Р			Р	Р			
	Pawn Shops								Р		Р			Р	Р			
	Pet Grooming								Р		Р				Р			
	Pet Shops						SE ⁹		Р						Р			
	Pool Supplies								Р									1
	Printing Shops								Р		Р				Р			1
	Professional Offices						Р	P 13	Р		Р			Р	Р			1
	Rentals								Р		P ²⁴							1
	Second Hand Retail														Р			1
	Shoe Repair							P 13	Р		Р			Р	Р			
	Shoe Store			1					Р		Р				P			1
	Shopping Center			1					Р									1
	Skating Rink		1	1					P						Р			1
	Sporting Goods Store			1			SE ⁷		P		Р				P			+
	2,52																	
	Sundries and Notions							SE	Р		Р				Р			
	Shops			+				P 13	P		P		+	 	D			+
	Tailor/Dressmaker							۲ '۶	P		J۲			Р	۲			

Use	Use Type	R-1	R-1A	R-2	R-3	RRF 5	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
	Television and Radio Sales and Service								Р		Р				Р			
	Theaters								Р		P				Р			+
	Toy Stores								Р		Р				Р			1
	Upholstery Shops								Р									1
	Utility Building Sales								P									
	Vape Shop/E-Cigarette										SE							
	Store						CE 7	P 13	P					D	D			
	Watch Repair Wearing Apparel						SE ⁷	P 3	P		Р			P	Р			+
	Shops								F		r				٢			
	Wholesaling from							SE 14										+
	Sample Stock																	
Vehicular Sales	Automobile Sales,							SE 15	Р					SE ²¹	SE ²²			
	Service, Repair, and																	
	Rentals																	
	Boat and Motor Sales								Р									
	and Service																	
	Tire Sales and Service								Р									
	SERVICE USES	Į.	L	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	L		<u> </u>	<u>l</u>		I.			
Agricultural Use	Timber Growing, Tree																	SE
	Farming, Nursery, or																	
	Agricultural Related																	
	Businesses																	
Business Service	Parking Lot				SE				Р		Р							
	Parking Garage								Р									
	Pest Control Service Establishments																Р	P
	Radio or TV																Р	Р
	Broadcasting Offices,																	
	Studios, Transmitters,																	
	or Antennas																	
	Television and Radio						SE ¹¹		Р									
	Studios (excluding																	
	transmission																	
	equipment)																	
	- 4																	

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
Eating or Drinking	Alcoholic beverages								SE		SE				SE			SE
Establishment	(all types, sale and																	
	service) for on-																	
	premises																	
	consumption																	
	Alcoholic beverages							SE						SE 31	SE			
	for off-premises																	
	consumption																	
	Brewpub										SE							+
	Restaurants (with								P					SE	Р			+
	drive-through)								ľ									
	Restaurants (without						SE ⁷	SE	D		P			D	P			SE
							JL	J.L	F		r			F	F			J3L
	drive-through)																	
Hospitality and Tourism	Art Gallery or Studio										Р			Р	Р			
	Hotel/Motel								Р		Р				Р			+
	Museum										Р			Р	Р			1
Office Use	Building Trade																	1
	Contractors with Fleet																	
	Parking On-Site																	
	Financial Institutions (with drive-through)								Р		Р				Р			
	Financial Institutions							P 13	Р		Р			Р	Р			
	(without drive-																	
	through)																	
	Office Space for										Р							
	Building Trades																	
	Contractor with No																	
	Fleet Parking On-Site																	
	Tieet Laiking On-Site																	
	Professional Offices						Р	P 13	Р		Р			Р	Р		Р	Р
Personal Service	Barbershops/Beauty							P 13	Р		Р			Р	Р			1
	Shops																	
	Dry Cleaners						SE ⁷		Р		Р				Р			
	Funeral Homes							P 13	P		P			Р	Р			1
	Health Spa								P		P				P		1	1
	Laundries/Laundroma			1					P		SE							
	ts																	+
	Licensed Masseurs								Р					1				

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
	Mini-Warehouse								SE								Р	Р
	Palmist/Psychic								SE									+
	Well Drilling and Pump								P									+
	Services																	
	EDUCATION/RECREATION	ON/SOCI	AL USES		<u>l</u>													
Community Service		SE	SE	SE	SE		SE	SE	SE			SE	SE			Р		$\overline{1}$
	Child Care	SE	SE	SE	SE		SE	SE	SE		SE	SE	SE	Р	Р	P		+
	Church	SE	SE	SE	SE	P	SE	SE	SE		SE	SE	SE	P	P	P		
	Group Care Home	J.			SE	<u>'</u>	<u> </u>		<u> </u>		32	35			<u> </u>	<u>'</u>		+
	Nursing Home				SE				SE		SE							+
Educational Use	Pre-school			SE	SE		SE				- JSL		SE	P	P	P		+
Educational osc	Private School				JL		JL				SE				<u> </u>	P		+
	School, elementary &						SE				JL					P		+
	secondary																	
	School, post-						SE									P		
	secondary															ľ		
	Vocational, Technical,															P	P	P
	Trade, or Industrial																	
	School																	
Recreational Use	Adult								SE									+
Recreational osc	Arcade/Electronic																	
	Game Center																	
	Athletic Complex								SE									+
	Clubs/Lodges/Fraterna						SE											+
	l Organizations						اح											
	Country club	D	D	D	D							P	P					
		I.	F	F	r				D		D	r	F		D			+
	Dance/Music/Gymnast										r				ļ ^r			
	ics Studio Go-Cart Track								SE									+
	Golf Course	D	D	D	D)SE			D	D					SE ²⁸
	Public Recreational	P		P	r					D		P	P					
										ا								
	Uses Race Tracks								SE ¹⁸									+
	Recreational Facility								SE							D		+
																<u> </u>		
Public Use	PUBLIC USES								SE				<u> </u>		T			$\overline{}$
Public Use	Bus Passages, Parcel								SE									
	Pick-ups and terminals																	
	Covernment														P	D		+
	Governmental Uses														Р	P D		+
	Public Utilities														Р	P		+
	Ancillary Public														۲	۲		
	Facilities																	

Use	Use Type	R-1	R-1A	R-2	R-3	RRF 5	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
	HEALTH CARE USES					-											-	
Health Care Use	Convalescence Facility				SE				SE		SE							
	Dental Clinic						SE	P 13	Р		Р			Р	Р			
	Emergency Shelter															SE ³²		
	Hospital						SE	SE	SE		SE			SE	Р	Р		
	Medical/Dental						SE	P 13	Р		Р			Р	Р			
	Laboratories																	
	Medical Clinic						SE	P 13	Р		Р			Р	Р			
	Nursing Home				SE				SE		SE							
	Veterinarian Clinics							P 13	Р		P 25			Р	Р			
	INDUSTRIAL USES		•	*	•	•				•	•	•		•	•	•	•	
High-Impact Industrial Use	Boat and Ship																	Р
	Manufacturing,																	
	Distributions, Sales,																	
	and Storage																	
	Container																	Р
	Manufacturing																	
	Fuel Sales and																	Р
	Services																	
	Manufacturing, Sales,																	Р
	and Distribution of																	
	Concrete Products,																	
	Plastic Products,																	
	Fiberglass Products,																	
	Wood Products,																	
	Gypsum Products, and																	
	Foam Products;																	
	Metal Fabrication																	P
	Shops																	
	Port and Related																	Р
	Activities																	
Low-Impact Industrial Use	Aviation Related																	Р
	Facilities, Storage, and																	
	Production																	
	Boatyard								SE									

Use	Use Type	R-1	R-1A	R-2	R-3	RRF ⁵	RPO ⁶	C-1 ⁸	C-2	REC ²⁹	CBD	GCR (RLD)	GCR (RMD)	GCN 20	GCC	INS ²⁶	M-1	M-2
	Building Trades								SE									
	Contractor with																	
	Outside Storage Yard																	
	and Heavy																	
	Construction																	
	Equipment																	
	Bulk Storage Yard								SE 17								Р	Р
	Clinics, in connection																Р	Р
	with industrial activity																	
	Distribution																Р	Р
	Establishment																	
	Fabricators								SE 19									
	Food Processing,																	Р
	Storage and																	
	Distribution																	
	Light Manufacturing								SE 16								Р	Р
	Outdoor Storage																P 27	P 27
	Packaging Facilities																	Р
	Printing/Lithographing	5															Р	Р
	/Publishing																	
	Railroad Rights-of-Way	/															Р	Р
	Research,														1		Р	Р
	experimental testing																	
	laboratories																	
	Storage Trailers for																	Р
	sale or rental																	
	Truck Facilities																	Р
	Warehouse/Storage								SE								Р	Р
	Welding Shop								SE									
	Wholesale								SE								Р	Р

Ordinance O-21-2022 Page 4 of 6

Section 3. That Chapter 117 Article I Section 117-6 of the City Code is hereby amended to read as follows:

Sec. 117-6. - Lot requirements table.

	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	REC	CBD ¹	GCR ² RLD	GCR ² RMD	<u>GCN</u>	GCC	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
FRONT YARD (Minimum feet):																
Single-family dwelling unit, detached	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>			<u>20</u>	<u>20</u>	<u>10</u>	<u>10</u>			
Single-family dwelling unit, attached			<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>				<u>20</u>	<u>10</u>	<u>10</u>			
Multi-family dwelling unit				30 ²⁵									10 ²⁵			
Mobile Home Park / Subdivision				<u>15</u>												
Nonresidential uses					<u>20</u>	<u>25</u>	<u>25</u>		<u>NMR</u>			<u>10</u>	<u>10</u>	<u>20</u>	<u>25</u>	<u>25</u>
INTERIOR SIDE YARD:																
Single-family dwelling unit, detached	<u>10</u>	<u>7.5</u>	<u>7.5</u>	<u>7.5</u>	<u>7.5</u>	<u>7.5</u>	<u>7.5</u>			<u>10</u>	<u>7.5</u>	<u>5</u>	<u>5</u>			
Single-family dwelling unit, attached			10 or 10% ³		10 or 10% ³	10 or 10% ³	10 or 10% ³				10 or 10% ³	<u>10</u>	<u>5</u>			
Multi-family dwelling unit				10 4 & 25									5 ^{9 & 25}			
Mobile Home Park / Subdivision				<u>7.5</u>												
Nonresidential uses					7.5 or 10% ³	NMR ⁸	NMR ⁸		NMR			<u>10</u>	<u>10</u>	NMR ⁸	<u>15</u>	<u>15</u>
STREET SIDE YARD:									•						•	

	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	REC	CBD ¹	GCR ² RLD	GCR ² RMD	<u>GCN</u>	<u>GCC</u>	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
Single-family dwelling unit, detached	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>			<u>15</u>	<u>15</u>	<u>10</u>	<u>10</u>			
Single-family dwelling unit, attached			15 or 10% ³	<u>15 or</u> 10% ³	15 or 10% ³	15 or 10% ³	15 or 10% ³				15 or 10% ³	<u>10</u>	<u>10</u>			
Multi-family dwelling unit				15 ²⁵									10 ²⁵			
Mobile Home Park / Subdivision				<u>15</u>												
Nonresidential uses					15 or 10% ³	NMR ⁸	NMR ⁸		NMR			<u>10</u>	<u>10</u>	NMR ⁸	<u>15</u>	<u>15</u>
REAR YARD:																
Single-family dwelling unit, detached	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>			<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>			
Single-family dwelling unit, attached			<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>				<u>10</u>	<u>10</u>	<u>10</u>			
Multi-family dwelling unit				20 5 & 25									10 5 & 25			
Mobile Home Park / Subdivision				<u>10</u>												
Nonresidential uses					<u>10</u>	10 ⁷	10 ⁷		NMR			<u>10</u>	<u>10</u>	10 ⁷	<u>20</u>	<u>20</u>
LOT WIDTH (Minimum feet):																
Single-family dwelling unit, detached	<u>70</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>			<u>70</u>	<u>50</u>	<u>50</u>	<u>50</u>			

	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	REC	CBD ¹	GCR ² RLD	GCR ²	<u>GCN</u>	GCC	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
Single-family dwelling unit, attached			<u>75 ¹¹</u>	<u>75</u>	<u>75 ¹¹</u>	<u>75 ¹¹</u>	75 ¹¹				75 ¹¹	<u>75 ¹¹ </u>	<u>100</u>			
Multi-family dwelling unit				100 25									100 ²⁵			
Mobile Home Park / Subdivision				100 ¹⁰												
Nonresidential uses					<u>50</u>	NMR	NMR		NMR			NMR	NMR	NMR	100	100
LIVING AREA (Minimum square feet):																
Single-family dwelling unit, detached	<u>1,250</u>	<u>1,250</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>			<u>1,250</u>	<u>1,000</u>	<u>1000</u>	<u>1000</u>			
Single-family dwelling unit, attached			<u>1,000</u>	700 ¹⁴	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>				<u>1,000</u>	<u>1,000</u>	<u>750</u>			
Multi-family dwelling unit				800 ¹²									750 ¹³			
Mobile Home Park / Subdivision				NMR												
Nonresidential uses					NMR	NMR	NMR	NMR	<u>NMR</u>			<u>NMR</u>	NMR	<u>NMR</u>	NMR	NMR
LOT AREA (Minimum-1,000's square feet):																
Single-family dwelling unit, detached	7	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>			7	<u>5</u>	<u>5</u>	<u>5</u>			

	<u>R-1</u>	<u>R-1A</u>	<u>R-2</u>	<u>R-3</u>	<u>RPO</u>	<u>C-1</u>	<u>C-2</u>	REC	CBD ¹	GCR ² RLD	GCR ² RMD	<u>GCN</u>	GCC	<u>INS</u>	<u>M-1</u>	<u>M-2</u>
Single-family dwelling unit, attached			8.5 ¹⁷	<u>7.5</u>	8.5 ¹⁷	8.5 ¹⁷	8.5 ¹⁷				8.5 ¹⁷	8.5 ¹⁷	<u>7.5</u>			
Multi-family dwelling unit				7.5 ^{15 & 25}									7.5 ^{15 & 25}			
Mobile Home Park / Subdivision				<u>435.6</u>												
Nonresidential uses					<u>6</u>	<u>NMR</u>	<u>NMR</u>		NMR			NMR	NMR	NMR	NMR	<u>NMR</u>
BUILDING COVERAGE (%) or Floor Area Ratio (FAR):																
Single-family dwelling unit, detached	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>			<u>35%</u>	<u>35%</u>	MP ¹⁹	MP ¹⁹			
Single-family dwelling unit, attached			<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>	<u>35%</u>				<u>35%</u>	MP ¹⁸	MP ²⁰			
Multi-family dwelling unit				40% ²⁵									MP ^{20 25}			
Mobile Home Park / Subdivision				<u>40%</u>												
Nonresidential uses					0.2	0.25	0.35	0.2				MP ¹⁸	MP ²⁰	0.3	0.6	<u>0.6</u>
BUILDING HEIGHT (Maximum feet):	<u>35</u>	<u>35</u>	<u>35</u>	35 ²⁵	<u>35</u>	<u>35</u>	<u>35</u>			<u>35</u>	<u>35</u>	<u>35</u> ²²	<u>54 ²³</u>	<u>85 ²¹</u>	<u>55</u> ²⁴	<u>55 ²⁴</u>

- **Section 4**. Repealer. Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.
- **Section 5**. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
 - **Section 6**. Effective Date. This Ordinance shall take effect immediately upon passage.

INTRODUCED AND PASSED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, THIS 7th DAY OF MARCH, 2023.

CITY OF GREEN COVE SPRINGS, FLORIDA

		By:	Daniel M Johnson, Mayor
			Daniel M Johnson, Mayor
A TOPE OF			
ATTEST:	Erin West, City Clerk		
GREEN (PASSED ON SECOND AN COVE SPRINGS, FLORIDA		EADING BY THE CITY COUNCIL OF DAY OF MARCH, 2023.
		CITY OF GREEN COVE SPRINGS, FLORIDA	
		By:	
		, <u></u>	Daniel M Johnson, Mayor
ATTEST:			
	Erin West, City Clerk		
APPROV.	ED AS TO FORM ONLY:		
	L.J. Arnold, III, City Attorney	 V	