

## DIVISION 5. - RIVERFRONT RESIDENTIAL LAND USE ZONING CATEGORY

## Sec. 117-145. - Intent.

The residential riverfront land use category is intended to provide for multiple-family housing areas with densities of 12 to 20 dwelling units per acre. The development must have a minimum of ten acres and be located on the St. Johns River. It should be situated so that it is well served by public services and have direct access to a collector street or major thoroughfares. Careful attention must be given to traffic generation from this district to minimize impact on single-family districts.

(Code 2001, § 102-90; Ord. No. O-03-2013, § 2, 2-19-2013)

## 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.

(Code 2001, § 102-91; Ord. No. O-03-2013, § 2, 2-19-2013; Ord. No. O-06-2016, § 4, 6-7-2016)

## Sec. 117-147. - Development criteria.

Any development in the RRF land use category must meet the following development criteria.

- (1) Minimum acreage: Ten acres.
- (2) Maximum density: 20 units per acre.
- (3) Location: A portion of the parcel boundary must be on the St. Johns River.

(Ord. No. O-03-2013, § 2, 2-19-2013)

## Sec. 117-148. - PUD (planned unit development) required.

A PUD rezoning, in compliance with section 117-421, is required in order to develop each RRF parcel.

(Code 2001, § 102-92; Ord. No. O-03-2013, § 2, 2-19-2013)

## Secs. 117-149—117-179. - Reserved.