

**ORDINANCE NO. O-11-2021**

**AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AMENDING CHAPTER 117 OF THE CITY CODE TO REVISE THE RESIDENTIAL RIVERFRONT ZONING DISTRICT, PROVIDING FOR ACCESSORY COMMERCIAL USES WITHIN THE RESIDENTIAL RIVERFRONT ZONING DISTRICT; PROVIDING FOR THE RENUMBERING OF THE REMAINING SECTIONS WITHIN THIS ZONING DISTRICT; PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.**

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

**WHEREAS**, it is necessary to amend the land development regulations from time to time to update the permitted uses, permitted special exceptions and accessory uses within the zoning districts to fit the character of development in the City; and

**WHEREAS**, the City Comprehensive Plan promotes mixed use development and linking residential and non-residential areas where feasible; 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.

**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.

**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.

Sec 117-147. –Accessory Uses

- (1) The commercial use shall be part of a planned development in which not more than 10 percent of the gross floor area of the residential units (both single-family and multifamily) is devoted to a commercial use which is not otherwise permitted in the underlying use zone. For example, if a 100-unit development contained homes that each had a gross floor area of 2,000 square feet, a commercial use that was no larger than 20,000 square feet could be permitted. In measuring the square footage of the commercial use all features such as setbacks, access, parking, drainage, and landscaping shall be included.
- (2) The commercial use areas shall be supportive of and/or complementary to the other uses within the planned unit development and scaled to meet the needs primarily of the residents of the project.
- (3) Building permits for commercial uses may not be issued until the residential units within the approved PUD have received their Certificate of Occupancy.
- (4) Permitted Commercial Accessory Uses include:
  - a. Permitted Uses within the C-1 Zoning District;
  - b. Restaurants without drive through facilities.

Sec. 117-148. - 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.

Sec. 117-149. - PUD (planned unit development) required.

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

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 1st DAY OF JUNE 2021.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Edward R. Gaw, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 18<sup>TH</sup> DAY OF MAY 2021.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Edward R. Gaw, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM:

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L. J. Arnold, III, City Attorney