

ORDINANCE NO. O-17-2026

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, STRIKING CHAPTER 117, SEC. 117-5. ENCLOSED GARAGES REQUIRED FOR ALL RESIDENTIAL DWELLING UNITS; AMENDING CHAPTER 117, SEC. 117-3 TO STRIKE GARAGE REQUIREMENTS, PERMIT FINANCIAL INSTITUTIONS WITH DRIVETHROUGHS IN THE FBC-PRIMARY ZONE BY SPECIAL EXCEPTION AND CORRECT ERRORS; AMENDING CHAPTER 117, SEC. 117-61, 117-63, 117-71, 117-73, 117-88, 117-123, 117-146, 117-540, AND 117-542 TO REVISE GARAGE REQUIREMENTS, CORRECT ERRORS, AND PROVIDE CONSISTENT LANGUAGE WITHIN EACH RESIDENTIAL ZONING CATEGORY; 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, the City Council desires to amend the Code to remove restrictions around garages and carports; and

WHEREAS, the City Council desires removal or clarification of confusing, conflicting, and/or repetitive language; 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 GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. That the sections below shall be amended as follows:

Legend

Sections of code proposed to be removed are presented in **yellow highlight** or ~~strikethrough~~.

Sections of code proposed to be added are presented in **blue highlight** or underline.

Section 117-3. – Specific allowed uses, generally.

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							
General Retail	Antiques							P ¹³	P				P	P				P	P	P	P
	Appliance Sales and Rentals								P					P				P	P	P	P
	Art Supplies						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Automobile Parts								P				SE	SE					SE	SE	SE
	Bait and Tackle								P												
	Bakery						SE ¹²		P					P				P	P	P	P
	Bicycle Sales and Service								P					P				P	P	P	P
	Billiards								P					P				P	P	SE	SE
	Book/Stationery Store							P ¹³	P				P	P				P	P	P	P
	Brewpub																	P	P	P	SE

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
	Bowling Alley								P										P		
	Building Supplies and Materials								P												
	Cabinet Shops								P												
	Cameras and Photographic Supplies						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Carpet Outlets								P												
General Retail	Ceramic Sales and Studios								P					P				P	P	P	P
	Cigar and Smoke Shops							P ¹³	P				P	P				P	P	SE	
	Clock Shops							P ¹³	P				P	P				P	P	P	P
	Clothing Shops								P					P				P	P	P	P
	Commercial Retail Packaging and Mail													P				P	P	P	P
	Convenience Stores (no gas pumps)							P ¹³	P				P	P				P	P	P	P
	Convenience Stores (with gas pumps)							SE	P				SE	SE					SE	SE	
	Curio Shops								P					P				P	P	P	P
	Decorating Studio/Shop								P					P				P	P	P	P
	Delicatessen						SE ⁷											P	P		
	Department Store								P					P				P	P	P	P
	Drapery Shops							P ¹³	P				P	P				P	P	P	P
	Drug Sales (including medical marijuana treatment center dispensing facilities)						SE ⁷	SE	P				P	P				P ³³	P	P	P ³³
	Electrical Shops								P												
	Florist						SE ⁷	P ¹³	P				P	P				P ³³	P	P	P ³³
	Food Outlet Store						SE ⁷	SE					P	P					P	P	P

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
	Fruit and Vegetables Sales (retail, no packing)								P									P	P	P	P
	Furniture Store								P					P				P	P	P	P
General Retail	Game Room								P					P				P	P	P	P
	Gift Shop						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Grocery Store								P					P				P	P	P	P
	Gun Sales and Repair							P ¹³	P				P	P				P	P	P	P
	Hardware Store								P					P				P	P	P	P
	Heating and Air Conditioning Sales and Service								P										P		
	Hobby and Craft						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Interior Decorating							P ¹³	P				P	P				P	P	P	P
	Janitorial Supplies								P										P		
	Jewelry Store						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Leather Goods and Luggage						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Locksmiths							P ¹³	P				P	P				P	P	P	P
	Meat Markets								P									P	P	P	P
	Medical Supplies								P					P				P	P	P	P
	Mobile Home Sales and Service								P												
	Motorcycle Sales and Service								P												
	Music Store						SE ¹⁰														
	Newsstands							P ¹³	P				P	P				P	P	P	P
General Retail	Nurseries								P												
	Office and/or Business Machines							P ¹³	P				P	P				P	P	P	P

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
	Office and/or Business Supplies							P ¹³	P				P	P				P	P	P	P
	Optical Shops								P					P				P	P	P	P
	Opticians							P ¹³	P				P	P				P	P	P	P
	Outdoor Sales																	SE	SE	SE	SE
	Outdoor Pool Sales							P					SE						SE	SE	
	Paint/Wallpaper							P ¹³	P				P	P				P	P	P	P
	Pawn Shops								P				P	P				P	P	P	P
	Pet Grooming								P					P				P	P	P	P
	Pet Shops						SE ⁹		P					P					P	P	P
	Pool Supplies								P												
	Printing Shops								P					P				P	P	P	P
	Professional Offices						P	P ¹³	P				P	P				P	P	P	P
	Rentals								P									P ²⁴	P	P	P
	Second Hand Retail													P					P	P	P
	Shoe Repair							P ¹³	P				P	P				P	P	P	P
	Shoe Store								P					P				P	P	P	P
General Retail	Shopping Center								P										P		
	Skating Rink								P					P					P		
	Sporting Goods Store						SE ⁷		P					P				P	P	P	P
	Sundries and Notions Shops							SE	P					P				P	P	P	P
	Tailor/Dressmaker							P ¹³	P				P	P				P	P	P	P
	Television and Radio Sales and Service								P					P				P	P	P	P

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
	Theaters								P					P				P	P	P	P
	Toy Stores								P					P				P	P	P	P
	Upholstery Shops								P												
	Utility Building Sales								P												
	Vape Shop/E-Cigarette Store																	SE	SE	SE	
	Watch Repair						SE ⁷	P ¹³	P				P	P				P	P	P	P
	Wearing Apparel Shops								P					P				P	P	P	P
	Wholesaling from Sample Stock							SE ¹⁴													
Vehicular Sales	Automobile Sales, Service, Repair, and Rentals							SE ¹⁵	P				SE ²¹	SE ²²					SE	SE	SE
	Boat and Motor Sales and Service								P												
	Tire Sales and Service								P										P		
Agricultural Use	Timber Growing, Tree Farming, Nursery, or Agricultural Related Businesses																SE				
Business Service	Parking Lot				SE				P									SE	SE	SE	
	Parking Garage								P									SE	P		
	Pest Control Service Establishments															P	P				
	Radio or TV Broadcasting Offices, Studios, Transmitters, or Antennas															P	P				
	Television and Radio Studios (excluding transmission equipment)						SE ¹¹		P												
Eating or Drinking Establishment	Alcoholic beverages (all types, sale and service) for on-premises consumption								SE					SE			SE	P	P	SE	SE
	Alcoholic beverages for off- premises consumption (Retail sales)							SE					SE ³¹	SE					P	SE	SE
	Brewpub								P									P	P	P	SE
	Restaurants (with drive-through)								P				SE	P					P		

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
	Restaurants (without drive-through)						SE ⁷	SE	P				P	P			SE	P	P	P	P
Hospitality and Tourism	Art Gallery or Studio												P	P				P	P	P	P
	Hotel/Motel								P					P				P	P	P	P
	Museum												P	P				P	P	P	P
Office Use	Building Trade Contractors with Fleet Parking On Site																			P	P
	Financial Institutions (with drive-through)								P					P					P		
	Financial Institutions (without drive-through)							P ¹³	P				P	P					P	P	
	Office Space for Building Trades Contractor with No Fleet Parking On-Site																	P	P	P	P
	Professional Offices						P	P ¹³	P				P	P		P	P	P	P	P	P
Personal Service	Barbershops/Beauty Shops							P ¹³	P				P	P				P	P	P	P
	Car Wash (principal use)																				
	Dry Cleaners						SE ⁷		P					P				P ³³	P	P	P
	Funeral Homes							P ¹³	P				P	P				P	P	P	P
	Health Spa								P					P				P	P	P	P
	Laundries/Laundromats								P												
	Licensed Masseurs								P									P	P	P	P
	Mini-Warehouse								SE							P	P				
	Palmist/Psychic								SE												
	Well Drilling and Pump Services								P												
Community Service	Adult Day Care	SE	SE	SE	SE		SE	SE	SE		SE	SE			P				P	SE	SE
	Child Care	SE	SE	SE	SE		SE	SE	SE		SE	SE	P	P	P			SE	P	P	P

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
	Church	SE	SE	SE	SE	P	SE	SE	SE		SE	SE	P	P	P			SE	P	SE	SE
	Group Care Home				SE																
	Nursing Home				SE				SE									SE	SE	SE	SE
Educational Use	Pre-school			SE	SE		SE					SE	P	P	P ³⁰				P	P	P
	Private School														P ³⁰			SE	P	SE	SE
	School, elementary & secondary						SE								P ³⁰				P		
	School, post-secondary						SE								P ³⁰				P		
	Vocational, Technical, Trade, or Industrial School														P ³⁰	P	P		P		
Recreational Use	Adult Arcade/Electronic Game Center								SE												
	Athletic Complex								SE												
	Clubs/Lodges/Fraternal Organizations						SE											P	P		
	Country club	P	P	P	P						P	P									
	Dance/Music/Gymnastics Studio								P					P				P	P	P	P
	Go-Cart Track								SE												
	Golf Course	P	P	P	P						P	P					SE ²⁸				
	Public Recreational Uses									P								P	P	P	P
	Race Tracks								SE ¹⁸												
	Recreational Facility														P			P	P		
Public Use	Bus Passages, Parcel Pick-ups and terminals								SE												
	Governmental Uses													P	P			P	P	P	P
	Public Utilities													P	P			SE	P	P	P
	Ancillary Public Facilities													P	P				P	P	P

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
Health Care Use	Convalescence Facility				SE				SE									SE	P	SE	P
	Dental Clinic						SE	P ¹³	P				P	P				P	P	P	P
	Emergency Shelter														SE ³²						
	Hospital						SE	SE	SE				SE	P	P				SE	SE	SE
	Medical/Dental Laboratories						SE	P ¹³	P				P	P				P	P	P	P
	Medical Clinic						SE	P ¹³	P				P	P				P	P	P	P
	Nursing Home				SE				SE									SE	P	SE	SE
	Veterinarian Clinics							P ¹³	P				P	P				P ²⁵	P	P	P
High-Impact Industrial Use	Boat and Ship Manufacturing, Distributions, Sales, and Storage																P				
	Container Manufacturing																P				
	Fuel Sales and Services																P				
	Manufacturing, Sales, and Distribution of Concrete Products, Plastic Products, Fiberglass Products, Wood Products, Gypsum Products, and Foam Products;																P				
	Metal Fabrication Shops																P				
	Port and Related Activities																P				
Low-Impact Industrial Use	Aviation Related Facilities, Storage, and Production																P				
	Boatyard								SE												
	Building Trades Contractor with Outside Storage Yard and Heavy Construction Equipment								SE												
	Bulk Storage Yard								SE ¹⁷							P	P				
Clinics, in connection with	Clinics, in connection with industrial activity														P	P	P				
	Distribution Establishment															P	P				

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
Industrial activity	Fabricators								SE ¹⁹												
	Food Processing, Storage and Distribution																P				
	Light Manufacturing								SE ¹⁶							P	P				
	Outdoor Storage															P ²⁷	P ²⁷				
	Packaging Facilities																P				
	Printing/Lithographing/Publishing															P	P				
	Railroad Rights-of-Way															P	P				
	Research, experimental testing laboratories															P	P				
	Storage Trailers for sale or rental																P				
	Truck Facilities																P				
	Warehouse/Storage								SE							P	P				
	Welding Shop								SE												
Wholesale	Wholesale							SE	SE						P	P	P				

(e b) *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~~

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.~~

Sec. 117-61. – Permitted uses.

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

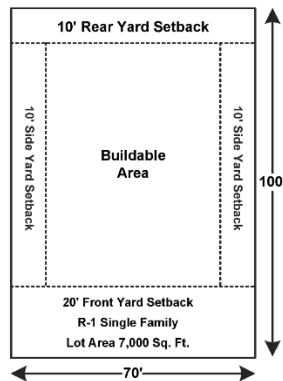
- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, ~~private detached~~ garages, ~~detached carports~~, and noncommercial greenhouses and workshops, provided they are located in the rear or side yard behind the façade of the primary structure 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; and
 - (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

Sec. 117-63. – Density controls.

Density controls in the ~~residential low-density~~ neighborhood land use, R-1 (low-density residential) 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.~~ All attached garages and carports, if provided, shall be at least ten feet by 20 feet. Attached garages and carports shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent; and
- (8) Maximum structure heights: 35 feet.

Sec. 117-71. – Permitted uses.

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

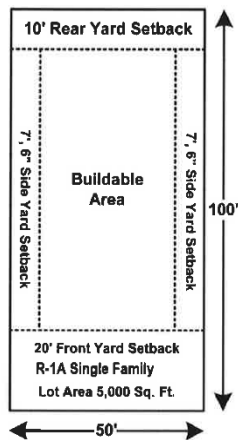
- (1) Single-family detached dwellings;
- (2) Golf courses and country clubs, with customary accessory uses;
- (3) Temporary buildings used for construction purposes, for a period not exceeding the duration of the building permit;
- (4) Customary accessory buildings and structures, including portable or temporary buildings, ~~private detached garages, detached carports,~~ and noncommercial greenhouses and workshops, provided they are located in the rear or side yard behind the façade of the primary structure 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; and
- (6) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

Sec. 117-73. – Density controls.

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

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

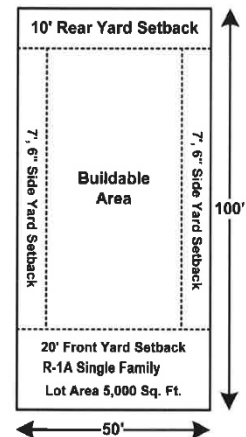


- (2) Minimum required lot width: 50 feet;
- (3) Minimum required front yard: 20 feet;
- (4) Minimum required rear yard: Ten feet;
- (5) Minimum required side yard: Seven feet, six inches;
- (6) Minimum living area: 900 square feet, ~~together with an attached or detached enclosed garage of at least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

Sec. 117-88. – Density controls.

- (a) *Detached dwellings.* The density controls for detached dwellings in the ~~residential medium density neighborhood~~ land use, R-2 (~~medium-density residential~~) 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.~~ All attached garages and carports, if provided, shall be at least ten feet by 20 feet. Attached garages and carports shall be architecturally integrated into the design of the dwelling and structurally connected;
- (7) Maximum lot coverage: 35 percent; and
- (8) Maximum structure height: 35 feet.



- (b) *Attached dwellings.* The density controls for attached dwellings in the ~~residential medium density neighborhood~~ land use, R-2 (~~medium-density residential~~) zoning category shall be as follows:

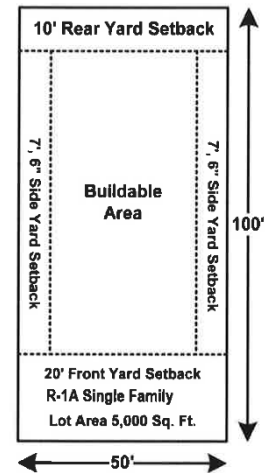
- (1) Minimum required lot area:
 - a. Two-family: 8,500 square feet;
 - b. Three-family: 12,500 square feet;
 - c. Four-family: 16,500 square feet;
- (2) Minimum required lot width:
 - a. Two-family: 75 feet;
 - b. Three-family: 100 feet;
 - c. Four-family: 150 feet;
- (3) Minimum required front yard: 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; and
- (8) Maximum structure height: 35 feet.

Sec. 117-123. – Density controls.

Density controls in the ~~residential high density neighborhood~~ land use, R-3 (~~high-density residential~~) zoning category shall be as follows:

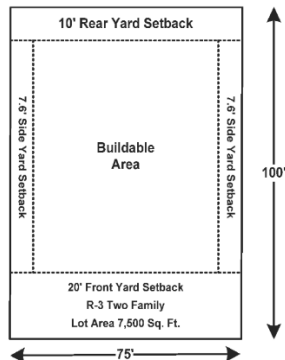
- (1) For single-family dwellings in the ~~residential medium density neighborhood land use~~, R-23 (high-density residential) zoning category:

- 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 living area: 900 square feet, ~~together with an attached or detached enclosed garage of at least ten feet by 20 feet. All attached garages and carports, if provided, shall be at least ten feet by 20 feet.~~ Attached garages and carports shall be architecturally integrated into the design of the dwelling and structurally connected;
- g. Maximum lot coverage: 35 percent; and
- 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: 20 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; and
- 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; and
- 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; and
- 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.~~ All attached garages and carports, if provided, shall be at least ten feet by 20 feet. Attached garages shall be architecturally integrated into the design of the dwelling and structurally connected.

Sec. 117-146. – Permitted uses.

The following are permitted uses in the neighborhood land use category, RRF (residential riverfront), zoning category RRF land use category:

- (1) Single-family attached and detached dwelling units;
- (2) Duplexes;
- (3) Multifamily dwelling units ~~with or without garages;~~
- (4) Churches; and
- (5) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

Sec. 117-540. – Permitted uses.

The following and any determined similarly like or type of uses not specifically described below are permitted uses in the mixed-use land use category, GCN (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, 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; and
- (10) Additional Dwelling Units (ADUs) subject to the requirements of Section 117-798.

Sec. 117-542. – Density controls.

Density controls in the mixed-use land use category, GCN (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~~. All attached garages and carports, if provided, shall be 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; and
 - 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 per unit: 900 square feet;
 - g. ~~Minimum pervious surface: 30 percent~~ Maximum lot coverage: 70 percent;
 - h. Maximum structure height: 35 feet; and
 - 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~~ Maximum lot coverage: 70 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; and
 - h. Maximum number of stories: Three.

Section 2. Conflicts. If any portion of this Ordinance is in conflict with any other ordinance, then the provisions of this Ordinance shall govern.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date. Upon its adoption by the City Council, this ordinance shall become effective.

**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 4TH DAY OF AUGUST 2026.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Darren Stutts, Mayor

ATTEST:

Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE
CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 1st DAY OF SEPTEMBER
2026.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Darren Stutts, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

John Wallace, City Attorney