

# City of Jacksonville Development Code Update December 14

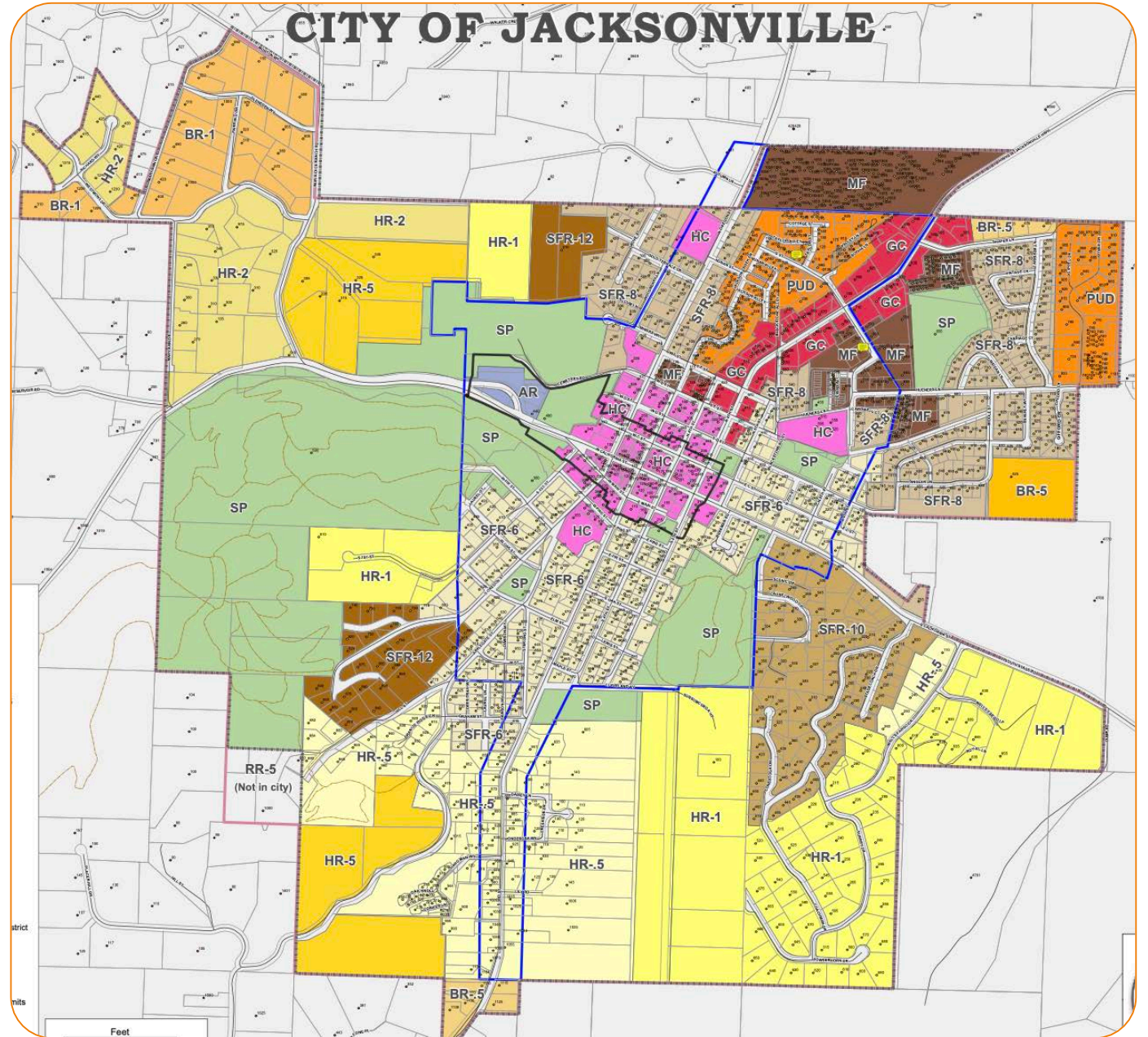
Submit Comments to:

[jacksonvillecodeupdate.com](http://jacksonvillecodeupdate.com)

Presentation is available on the website



# Jacksonville Zoning Map



# Focus Areas

wrap up by 7:00

Tree Removal Standards

Riparian

Wetlands

Slope Standards

# Focus Area #1

Tree Removal Standards

Riparian

Wetlands

Slope Standards

## §18.18.020 & 3.5.060 Tree Removal Standards

- Jacksonville benefits from a large population of street trees and urban forests
- Overall goal was to expedite the tree removal process for R-Zones, especially regarding fire safety



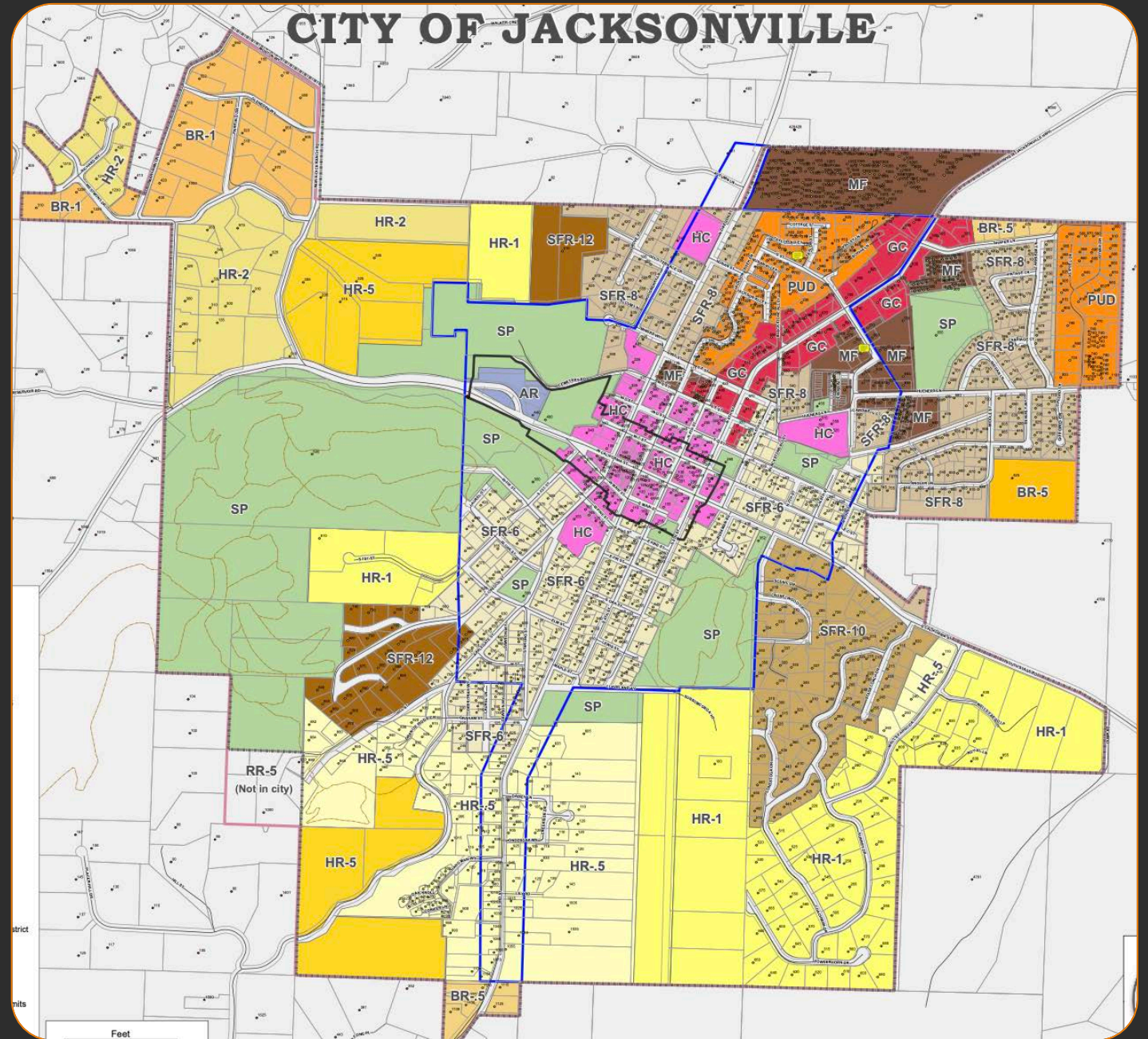
# More Stringent Review Areas

Artisan

Historic Core

General Commercial

R-Zones with Riparian and Wetland Areas



Trees may be removed  
subject administrative  
review with notice,  
satisfying 1 of  
the 5 criteria

1. In danger of collapse;
2. Necessary to protect a historic, or primary residential structure in the City.
3. A fire hazard as determined by the Fire Chief;
4. Diseased or blighted endangering its survival and that of nearby trees
5. The tree is located within a proposed building envelope, proposed street, driveway, or parking area and there is no alternative design for a proposed development that would eliminate the need to remove the tree(s).

# Less Stringent Review Areas

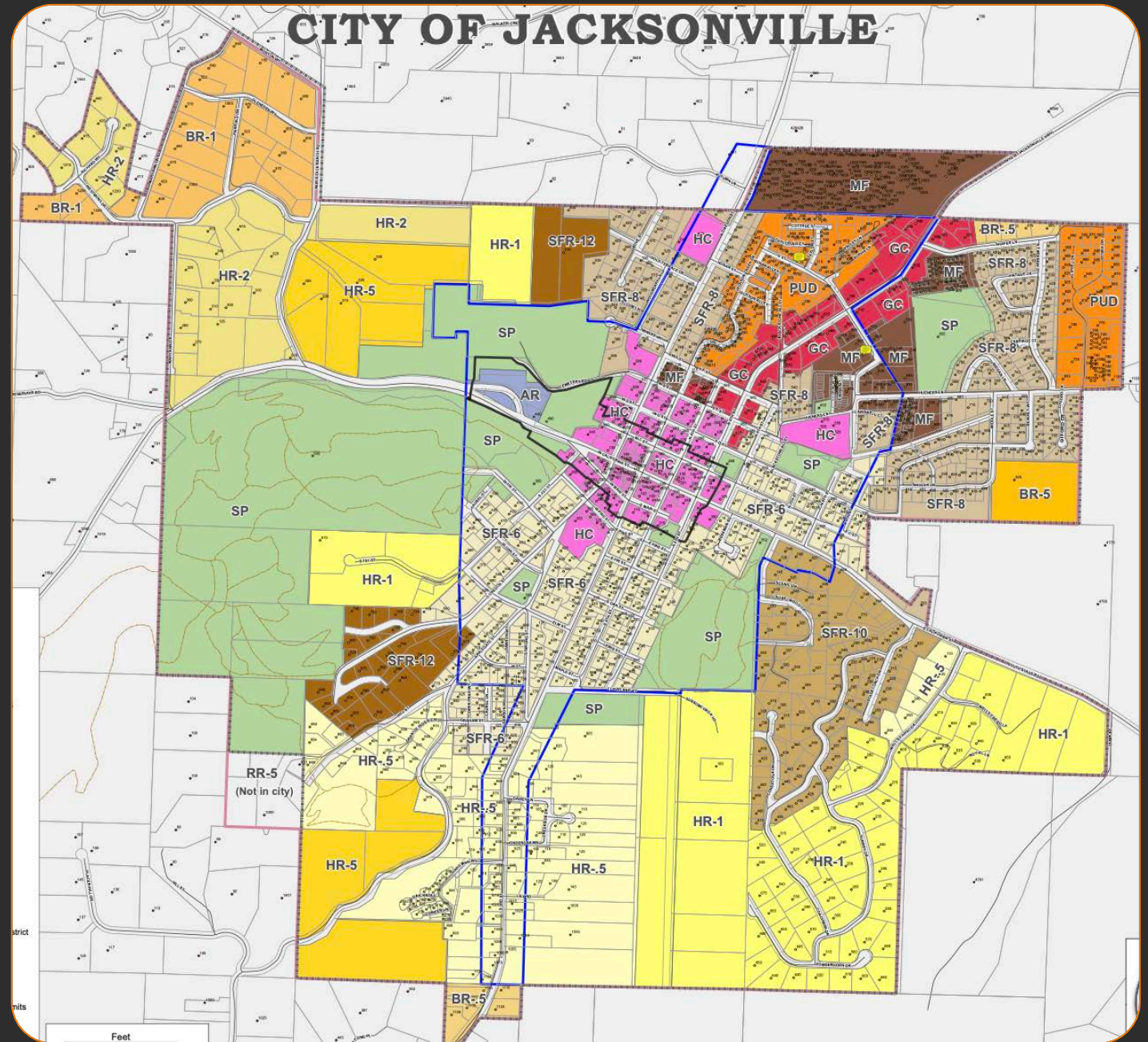
Border Residential

Single Family

Multi-Family

Planned Unit Development

Hillside Residential & Special Protection To be reviewed further





Lower fees, no notices,  
approved so long as it  
satisfies 1 of the 5  
criteria.

1. In danger of collapse;
2. Necessary to protect a historic or primary residential structure;
3. A fire hazard as determined by the Fire Chief;
4. A public health and safety hazard;  
or,
5. Diseased or blighted endangering its survival and that of nearby trees.

# Nuisance Trees, allowed to be removed administratively in all zones



## Focus Area #2

Tree Removal Standards

Riparian

Wetlands

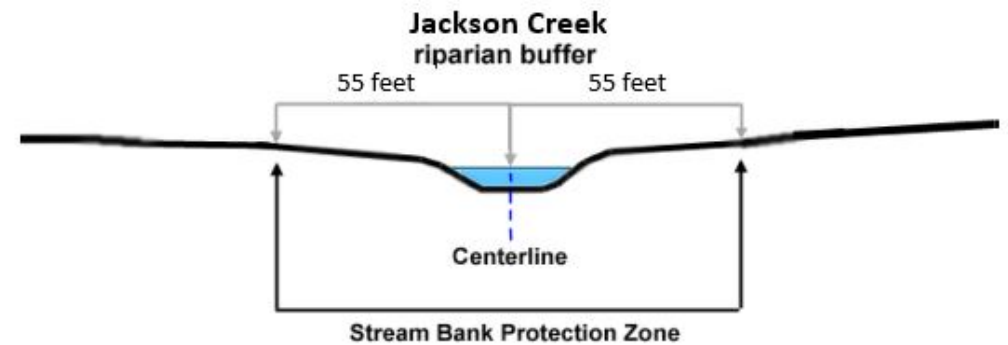
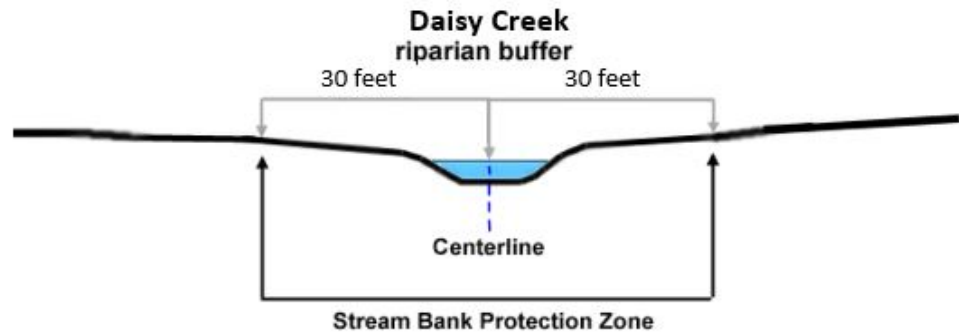
Slope Standards

## §2.4.050 Riparian Corridor Overlay

- Goals to enhance water quality, control erosion and sedimentation, and reduce the effects of flooding
- Protect and restore the beauty and character of Riparian Areas in Jacksonville
- Enhance coordination among local, state, and federal agencies regarding development activities in and proximate to riparian corridors or identified wetlands.



# Riparian Corridor Overlay



Buffer radius is increased, but reference datum located to centerline of creek to standardize Riparian boundary.

# Prohibited and Permitted Activities

## Permitted

- 1: Waterway restoration and rehabilitation activities such as channel widening, realignment to add meanders, bank grading, terracing, reconstruction of road crossings, or water flow improvements.
- 2: Restoration and enhancement of native vegetation, including; the addition of canopy trees, cutting of trees which pose a hazard, removal of non-native vegetation if replaced with native plant species at the same level of coverage or density.
- 3: Streets, roads, bridges, and paths where necessary for access or crossings. Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area.
- 4: Drainage facilities, utilities, and irrigation pumps.
- 5: Water-related and water-dependent uses.

# Relief

## Method #1

- A setback adjustment.

This provides a path for the Planning Commission to reduce a setback opposite of the corridor in order to provide protection of the full riparian boundary.

## Method #2

- An Exception.

In cases where the setback adjustment will not work, someone may request an exception to encroach into the riparian area. However, the encroachment cannot be more than 50 percent of the width of the corridor. The Planning Commission will review whether the encroachment is the minimum to alleviate the hardship. Additionally, the applicant will be required to restore and enhance the bank.

# Focus Area #3

Tree Removal Standards

Riparian

Wetlands

Slope Standards



## \$2.4.080 Wetlands

- Protect and restore Jacksonville's wetland areas
- Enhance water quality, control erosion and sedimentation, and reduce the effects of flooding.
- Enhance coordination among local, state, and federal agencies regarding development activities in and proximate to wetland areas.



# Prohibited and Permitted Activities

## Permitted

- 1: Restoration and enhancement of native vegetation, including; the addition of canopy trees, cutting of trees which pose a hazard, removal of non-native vegetation if replaced with native plant species at the same level of coverage or density.
- 2: Utilities or other public improvements.
- 3: Streets, roads, or bridges where necessary for access or crossings.
- 4: Multi-use paths, access ways, trails, picnic areas, or interpretive and educational displays and overlooks, including benches and outdoor furniture.
- 5: Replacement of a permanent legal nonconforming structure in existence at the date of adoption of the provisions herein with a structure in the same location, if it does not disturb additional area, and in accordance with the provisions of this chapter.
- 6: Expansion of a permanent legal nonconforming structure in existence at the date of adoption of the provisions herein, if the expansion area is not within the wetland protection area, and in accordance with the provisions of this chapter.

# Focus Area #4

Tree Removal Standards

Riparian

Wetlands

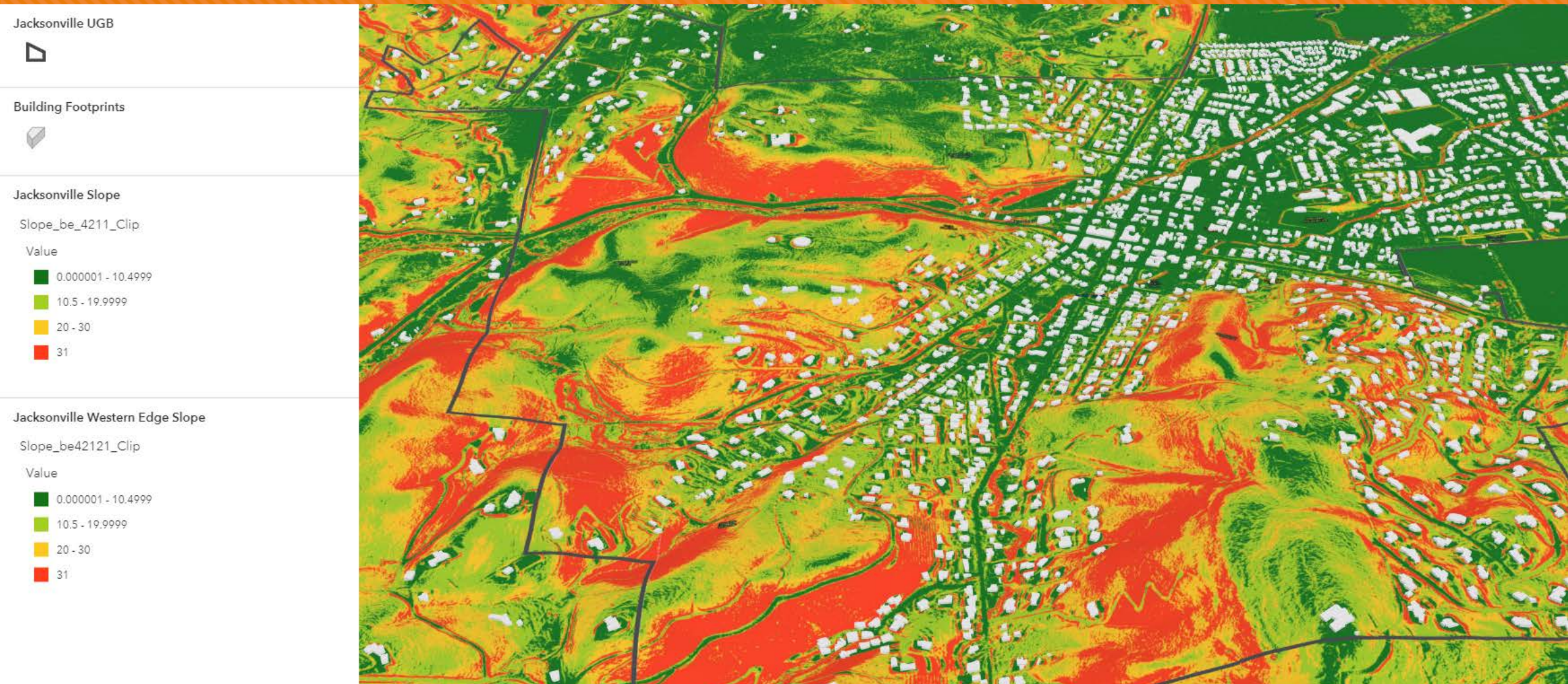
Slope Standards

## §2.2.220 Steep Slopes

- The purpose of the steep slope section is to provide supplementary standards for parcels with slopes greater than 20 percent.
- The HR zoning designation restricts where this can be applied, when it should be city-wide
- The city will maintain a slope map as a tool for staff and applicants to identify steep slope areas.



# Steep Slopes in Jacksonville



# Steep Slopes in Jacksonville

Specific standards and  
considerations for  
development  
On slopes greater than 20  
percent



# Thank You

We are happy to answer any further questions