

Chapter 18.12

ADMINISTRATION AND ENFORCEMENT

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18.12.010 Use of building - Conformance with district regulations required

Except as hereinafter provided, no building or other structure shall hereafter be erected, reconstructed or structurally altered nor shall any building or other structure or land be used hereafter for any purpose other than is permitted in the district in which such building or other structure or land is located.

(Ord. 213 Sec. 301, 1969)

18.12.020 Building height - Conformance with district regulations required

Except as hereinafter provided, no building or other structure shall hereafter be erected, reconstructed, or structurally altered to exceed the height or bulk limit herein established for the district in which such building or other structure is located.

(Ord. 213 Sec. 302, 1969)

18.12.030 Lot area - Conformance with district regulations required

Except as hereinafter provided, no lot area shall hereinafter be so reduced or diminished that the yards or other open spaces are smaller than described by this title and no building shall be occupied by more families than prescribed for such building, structure or premises for the district in which it is located. (Ord. 213 Sec. 303, 1969)

18.12.040 Yards or open space - Conformance with district regulations required

Except as hereinafter provided, no yard or other open space provided about any building or other structure for the purpose of cooperating with the provisions of these regulations shall be considered as providing a yard or open space for any other building or structure; provided further that no yard or open space on an adjoining property shall be considered as providing a yard or open space on a lot whereon a building or other structure is to be erected. (Ord. 213 Sec. 304, 1969)

18.12.050 Number of buildings on lots

Every building or other structure hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building or other structure on one lot, except as hereinafter provided. (Ord. 213 Sec. 305, 1969)

18.12.060 Enforcing officer

The building inspector of the City is authorized and directed to enforce all the provisions of this title and for such purpose, he shall have the powers of a police officer. His duties shall include inspecting premises and issuing building permits and certificates of occupancy for buildings and uses that meet the requirements of this title. (Ord. 213 Sec. 2301, 1969)

18.12.070 Building permit - Required

It is unlawful to commence the excavation or filling of any lot for any construction of any building or to begin construction of any building, or to commence the moving or alteration of any building, or to commence the development of land for a use not requiring a building, until the building inspector has issued a building permit for such work. (Ord. 213 Sec. 2302, 1969)

18.12.080 Building permit - Applications - Plat to accompany

All applications for building permits - shall be accompanied by a plat in duplicate of a dimensioned sketch or to-scale plan signed by the owner or his authorized agent, showing the actual dimensions of the lot to be built upon, the location and size of the building or structure to be erected, the location of adjoining or surrounding buildings or structures and such other information as may be required by the building inspector which is necessary to provide for the enforcement of this title. (Ord. 213 Sec. 2302(part), 1969)

18.12.090 Building permit - Period of validity

Any building permit issued shall become invalid unless the work authorized by it has commenced within six months of its date of issue, or if work authorized by it is suspended or abandoned, for a period of one year. (Ord. 213 Sec. 2302, 1969)

18.12.100 Building permit - Certificate of occupancy required

No building permit or permit for excavation for any building shall be issued before application has been made for certificate of occupancy. (Ord. 213 Sec. 2302(part), 1969)

18.12.110 Certificate of occupancy - Required - Application

No vacant land shall be occupied or used, except for agricultural purposes, and no buildings hereafter erected or structurally altered shall be occupied or used until a certificate of occupancy has been issued within three days after the application has been made, provided conformity with the provisions of this title. (Ord. 213 Sec. 2303(part), 1969)

18.12.120 Certificate of occupancy - Required - When

A certificate of occupancy is required in advance of occupancy or use of:

- A. A change of type of occupancy or use of any building or land;
- B. Each nonconforming use created by the passage of and subsequent amendments to the ordinance codified in this chapter.

(Ord. 213 Sec. 2303(part), 1969)

18.12.130 Certificate of occupancy - Statement of provisions compliance

A certificate of occupancy shall state that the buildings or proposed use of a building or land complies with all the buildings and health laws and ordinances and with the provisions of this title. (Ord. 213 Sec. 2303(part), 1969)

18.12.140 Certificate of occupancy - Building permits - Record of issuance

It shall be the duty of the building inspector to keep a record of all building permits and certificates of occupancy issued, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building or land involved. (Ord. 213 Sec. 2303(part), 1969)

18.12.150 Certificate of occupancy - Fee

No fee shall be charged for a certificate of occupancy. (Ord. 213 Sec. 2303(part), 1969)

ZONING

18.12.160 Certificate of occupancy - Conditions for issuance

A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this title, or unless the building, as finally constructed, complies with the sketch or plan upon which the building permit was issued. (Ord. 213 Sec. 2303(part), 1969)

18.12.170 Penalties

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this title shall be arrested and brought before the court of appropriate jurisdiction and upon conviction be punished by a fine of not more than twenty-five dollars maximum allowed by the City per offense or by imprisonment for not more than thirty days for each violation. Each day's failure to comply with the provisions of this title constitutes a separate violation. Continuing offenses shall be punishable by a fine of not more than fifteen dollars for each day of such violation.

(Ord. 213 Sec. 2304, 1969)

18.12.180 Remedies

In the event any building is erected, constructed, reconstructed, altered, repaired, converted or maintained or any building or land is used in violation of this titles the building inspector or any other appropriate city authority or any person who would be damaged by such violation, in addition to the remedies, may institute injunction, mandamus or other appropriate action in proceeding to prevent the violation in the case of each such building or use of land. (Ord. 213 Sec. 2305, 1969)

Chapter 18.16

ZONING MAP

Sections:

- 18.16.010 Zoning Districts - Established.
- 18.16.020 Zoning Map.
- 18.16.030 Districts - Boundaries.

18.16.010 Districts - Established

In order to regulate and restrict the location and use of buildings, structures and land for residential, commercial, industrial or other purposes, and the location of buildings and other structures erected or altered for specified uses, and to regulate and limit the height and bulk of buildings and other structures hereafter erected or altered, and to regulate and determine the area of yards and other open spaces, and to regulate and limit the density of population, the city is divided into districts of which there shall be thirteen, known as:

ZONING**ZONING MAP**

A-1	Agricultural District - agricultural
R-0	One-Family sitebuilt District - residential
R-1	One-Family sitebuilt District - residential
R-1A	One-Family sitebuilt District - residential
R-2	Two-Family sitebuilt District - residential
R-3	Multi-Family sitebuilt District - residential
R-4	Zero Lotline One-Family sitebuilt District
R-5	Modular Home District
R-6	Manufactured Home Subdivision
R-7	Manufactured Home Park
C-1	Quiet Business District - commercial
C-2	Shopping Center District - commercial
C-3	Highway Commercial District - commercial
C-4	General Commercial District - commercial
M-1	Light Industrial District - industrial
M-2	Heavy Industrial District - industrial
F-1	Flood District - conservation.

(Ord. 454 Sec. 1(part), 1977; Ord. 453 Sec. 1(part), 1977; Ord. 213 Sec. 601, 1969; Ord. 699 Sec. 3, 1983; Ord. 1149 Sec. 2, 2001)

18.16.020 Zoning Map

The districts above and the boundaries of such districts are shown upon the zoning map, which is made a part of this title, being designated as the official zoning map, and said map and all the notations, references and other information shown thereon shall be as much a part of this title as if the matters and information set forth on said map were all fully described herein, except as hereinafter provided.

(Ord. 238 Sec. 1, 1971; Ord. 213 Sec. 602, 1969)

Various conditional uses as designated in this Ordinance shall be proper uses within the designated zones as noted on the Zoning Map of the City of Jacksonville. (Ord. 1111 Sec. 1-A, 1998)

Also, See Ord. 1149 Sec. 2, 2001

18.16.030 Districts - Boundaries

Where uncertainty exists with respect to the boundaries of the various districts as shown on the official zoning map, which is made a part of this title, the following rules shall apply:

- A.** The district boundaries are the streets or alleys unless otherwise shown, and where the districts designated on the map, which is made a part of this title, are bound approximately by streets or alley lines, said street or alley shall be construed to be the boundary of such district.

ZONING**ZONING MAP**

- B.** Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the map which is made a part of this title are bounded approximately by lot lines, said lot lines shall be construed to be the boundary of such districts unless said boundaries are otherwise indicated on the map. Where district lines are fixed by dimensions, individual owners of lots split by such district lines will be permitted a tolerance of twenty-five feet in the use of said lots.
- C.** Unless otherwise clearly defined by streets, alleys, lots, drainage courses or other definite means, the district boundary lines on the map accompanying and made a part of this title shall be determined by use of the scale contained on such map.

(Ord. 213 Sec. 603, 1969)

