



City of Jacksonville Beach Common Planning Terms

Abandonment-

The intentional and willful termination, relinquishment or cessation of an existing use or occupation. Any termination, relinquishment or cessation for twelve-month period shall be considered an intentional and willful abandonment.

Accessory use or structure-

A use incidental and subordinate to the principal use of a lot or building located upon the same lot. Examples of accessory uses in a single-family residential zoning district include but are not limited to: storage buildings and detached garages. Provided however, a recreational vehicle; motor vehicle; mobile home; trailer or semi-trailer; railroad car, bus, truck, or automobile body, or other similar unit shall not be used as an accessory structure or converted into an accessory structure even when altered, stripped, or otherwise rebuilt. Accessory uses shall be similar in design, particularly with regard to color and use of materials, to the principal structure occupying the site.

Alley-

A roadway dedicated to public use or an approved private way, which affords only a secondary means of access to abutting property that is not intended for general traffic circulation.

Buffer –

A strip of land used to visibly separate one (1) use from another or to shield or block noise, light, or other nuisances. A buffer area may include any required screening for the site.

City Charter –

The governing document of a municipality

Compatibility –

The characteristics of different designs which, despite their differences, allow them to be located near each other in harmony, such as scale, height, materials, fencing, landscaping and location of service areas.

Comprehensive Plan –

A comprehensive long-range plan document intended to guide growth, development and redevelopment of a geographic area. It includes analysis, recommendations, and proposals for the community's future land use, housing, transportation and community facilities. Master Plans are often based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions.

Easement –

A grant of the use of land by the land owner to any person, or to the general public for a specified purpose.

Floor Area Ratio (FAR) –

The ratio of gross floor area to gross site area. In other words, it is the proportional relationship between the total floor area of the buildings and the land on which they are built.



Frontage –

The linear edge of a property adjacent to the property line abutting a street, or public right-of-way.

Impervious surface –

A surface which has been compacted or covered with a layer of material so that it will not permit the natural rate of absorption or retention of stormwater. Such areas include, but are not limited to building footprints, driveways, vehicular use areas, swimming pools, porches, decks, pavers and patios.

Impervious surface coverage –

The percentage of surface area covered by any part of a building, vehicular use area, patio, sidewalk, pavers or any other structure, improvement or facility or material that prevents or severely restricts natural percolation of water.

Land Development Code or Regulations –

The legal guidelines by which the city controls the uses of buildings or areas of land and the rules about building size and height, setbacks from lot lines, and required open space.

Land Use –

Land use is based on the functional differentiation of land for different human purposes or economic activities. Typical categories for land use are dwellings, industrial use, transportation, recreational use or nature protection areas. Use categories are assigned to individual land parcels, as established for zoning, real estate permitting, planning, and those aspects of environmental law as apply to such real estate matters. Urban land use categories usually place restrictions on building lot coverage, height, area and setbacks, etc., as well as economic activity.

Mixed-Use Development –

Mixed-use development, sometimes referred to as live/work/play communities, refers to development that includes a mixture of complementary land uses. The most common mix of land uses include housing, retail, office, commercial services, and civic uses.

Neighborhood Character –

The atmosphere or physical environment which is created by the combination of land use and buildings within an area. Neighborhood character is established and influenced by land-use types and intensity, traffic generation, and by the location, size, and design of structures as well as the interrelationship of all these features.

Nonconforming use –

A use that does not conform with the regulations of the zoning district, in which it is situated.

Nonconforming building or structure –

Any building or other structure which was lawfully constructed but which it no longer complies with all applicable provisions of the LDC, including size and dimensional standards, off-street parking standards, landscape standards, performance standards, or height standards either on the effective date of the LDC or as a result of any subsequent amendment. Such noncomplying building or structure shall be referred to as a nonconformity.



Open Space –

An area of land that is valued for natural resources and wildlife habitat, for agricultural and forest production, for active and passive recreation, and/or for providing other public benefits. Open space in urban areas, is also defined as any public space not dedicated to streets or parking.

Overlay District –

Overlay districts or zones are special zoning districts where new developments and redevelopments must follow design guidelines, requirements and/or restrictions established by the City. Typically, this is an area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

Planned Unit Development (PUD) –

A development of land that is under unified control and is planned for and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features or improvements.

Right-of-Way –

A public or private area that allows for the passage of people or goods. The area of a highway, road, street, way, parkway, electric transmission line, gas pipeline, water main, storm or sanitary sewer main, or other such strip of land reserved for public use, whether established by prescription, easement, dedication, gift, purchase, eminent domain or any other legal means. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways.

Setback –

The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Special exception –

A use which may be allowed within a zoning district subject to the provisions of this chapter and in accordance with the procedures as set forth in this chapter.

Stormwater Management -

The process of controlling and processing runoff from rain and storms so it does not harm the environment or human health.

Variance –

The legal remedies by which property owners may obtain permission to build structures that do not fully correspond to the existing zoning codes.

Zoning –

Legislative regulations by which a municipal government can control the use and characteristics of buildings and land within its boundaries. Zoning laws consist of two parts: text which spells out specific regulations for each zoning district and maps that show where each district applies. It has become, in the United States, a widespread method of controlling urban and suburban development (e.g., density, nuisance, etc.) and is also used to correct or compensate for defects of existing plans.