

Jacksonville

What is not changing?

- One and two-family homes still are permitted primary uses not requiring site plan approval.
- Most permitted accessory uses

What is changing?

- Parking for new buildings is no longer allowed between the front of a building and the street; new parking areas must be behind or to the side of any new buildings. Existing parking and driveways are not affected by this change.
- The Jacksonville Hamlet is split into two new zones on the map: the Hamlet Center Zone (formerly H1 – Hamlet District), and the Hamlet Neighborhood Zone.
- The Hamlet Center Zone reduces the maximum density allowed by current H1 zoning by reducing the allowed lot coverage from 75% to 50%, increasing minimum lot size from 6,000 sf to 10,000 sf, imposes additional design review criteria to require high quality for new development in the core of the community, and has been expanded in size slightly based on the Comprehensive Plan's Future Land Use Map
- The Hamlet Neighborhood Zone significantly reduces allowed density and removes commercial uses.
- Uses that previously required a Special Permit are now required to go through Site Plan Review. This is a slight difference in procedure but maintains neighborhood review powers while avoiding potential legal difficulties with Special Permit processes.
- Site Plan Review Standards provide guidance and legal justification for the Planning Board in reviewing projects.
- Form Standards for new development in the Hamlet Center have been added to require new buildings to be in a traditional format, with buildings that have a primary entrance facing the street and pedestrian-friendly facades.
- Design Guidelines for new Commercial Development – applying only in the Hamlet Center Zone – have been added.

What are design guidelines?

Design Guidelines provide recommendations to the Planning Board and Applicants during project review but do not have to be followed to the letter. Guidelines include specific items open to interpretation, including building form, signs materials and placement, windows, materials, lighting, architectural detailing, and awnings. Design Standards are mandatory actions; there are very few of them included in the Jacksonville zoning update.



Do use stone for walls as it can be easily maintained for generations