

Hamilton Zoning Case

**Presentation to
City Council Meeting
04/27/2017**













Laffin's Cove at Pirates' Beach Nature Society Nature Preserve

Introduction
Laffin's Cove is a small, undeveloped area of natural beauty located on the eastern shore of the island of St. John, U.S. Virgin Islands. The preserve is a remnant of the original forest that once covered the island and is now a haven for a variety of native plants and animals. The preserve is a small, undeveloped area of natural beauty located on the eastern shore of the island of St. John, U.S. Virgin Islands. The preserve is a remnant of the original forest that once covered the island and is now a haven for a variety of native plants and animals.

Map
A map of the island of St. John, U.S. Virgin Islands, showing the location of Laffin's Cove. The map is a small inset map of the island, with a red dot indicating the location of the preserve. The map is titled "Map of Laffin's Cove" and includes a scale bar and a north arrow.

Photos
A series of small photographs showing various aspects of the preserve, including a large tree, a small stream, and a variety of native plants and animals. The photos are arranged in a grid and are accompanied by captions.

Native Plants and Animals
The preserve is home to a variety of native plants and animals, including the St. John parrot, the St. John whistling-bird, and the St. John tree frog. The preserve is also home to a variety of native plants, including the St. John hibiscus and the St. John lily.

Conservation
The preserve is a small, undeveloped area of natural beauty and is a remnant of the original forest that once covered the island. The preserve is a haven for a variety of native plants and animals and is a valuable resource for the island. The preserve is a small, undeveloped area of natural beauty and is a remnant of the original forest that once covered the island. The preserve is a haven for a variety of native plants and animals and is a valuable resource for the island.



Laffite's Cove

Nature Preserve

A Protected Wildlife Habitat

ADA Accessible • Open to Pedestrians • For Quiet Nature Appreciation Activities

No's...Prohibited Activities...No's

- Wheeled vehicles, skates, scooters etc.
- Straying off designated paths.
- Removal, killing or introduction of any plants or animals.
- Removal of approved signs or posting unapproved notices and marketing items.
- Children under 18 years of age without an accompanying adult.
- Running or activities disrupting wildlife and viewing.
- Interfering with benches, boardwalks or water systems.
- Littering or dumping residential or landscaping waste.
- Constructions of camps, tree houses, blinds - (temporary or otherwise) or artifact probing/digging
- Firearms, Matches, Smokes, Alcoholic Beverages.
- Cats, Dogs (leashed or not) etc.

Do's...Etiquette...Do's

Respect other's sight lines. Don't hog the bird drips. Walk slowly and talk quietly.





Wetlands

Plant communities that are sometimes covered by water are called wetlands. What you see here is a freshwater wetland. Wetlands filter and purify water, replenish the underground water supply, and act as a natural sponge during flooding. Wetlands are also important for wildlife, providing shelter and a source for food and water.



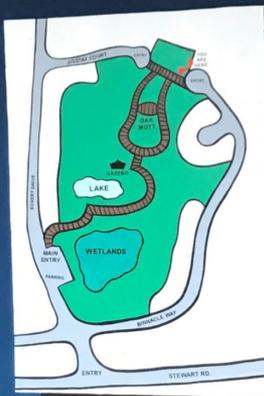








Laffite's Cove Nature Preserve













District Changes

Draft Land Development Regulations

Community Meeting | 11.27.12

Focus of Regulations

The Land Development Regulations (LDRs) DO address:

- › Subdivision and platting of property.
- › Permitted land uses in particular areas of the city, based on zoning district map.
- › Standards for site improvements (e.g., landscaping, lighting, signs, off-street parking).
- › Protection of public beaches and dune areas (as required by State law), historic properties.
- › Development review/approval procedures.
- › Treatment of legally existing uses and improvements that may not conform to the new standards.

The Land Development Regulations DO NOT address:

- › Building/structural codes (e.g., plumbing).
- › Final construction permits – if project is in compliance with any applicable LDR standards.

Potential Changes in Zoning Districts

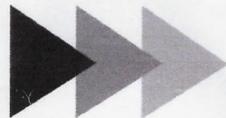
Land Development Regulations (potential new regulations)		Zoning Standards (current regulations)	
Base Zoning Districts			
SF1	Single-Family Residential	1F-1	One Family-One Dwelling
SF2	Single-Family Residential	1F-2	One Family-Two Dwelling
		1F-3	One Family-Three Dwelling
MR	Mixed Residential	MF-2	Multiple Family-Two Dwelling
UN	Urban Neighborhood	1F-4	One Family-Four Dwelling
		GR	General Residence
		MF-1	Multiple Family-One Dwelling
		HIST	Historical
TND	Traditional Neighborhood District	TND	Traditional Neighborhood District
NS	Neighborhood Service	NS	Neighborhood Service
I	Institutional	I	Institutional
R	Retail	R	Retail
C	Commercial	C	Commercial
CB	Central Business	CB	Central Business
CP	Central Plaza	CP	Central Plaza
LI	Light Industrial	LI	Light Industrial
HI	Heavy Industrial	HI	Heavy Industrial
B	Beach	B	Beach
WA	Water Area	WA	Water Area
REC	Recreation	REC	Recreation
RES	Resort	RES	Resort
PD	Planned Development	PD	Planned Development

Land Development Regulations (potential new regulations)		Zoning Standards (current regulations)	
BC	Broadway Corridor	BOZ	Broadway Overlay Zone
GC	Gateway Corridor	GDZ	Gateway Development Zone Overlay
SC	Seawall Corridor	SDZ	Seawall Development Zone (Overlay)
n.a.		BUF	Buffer
n.a.		HIST	Historical
n.a.		O	Office
n.a.		P	Parking
Overlay Zoning Districts			
H	Historic	H	Historic
NCD	Neighborhood Conservation District	NCD	Neighborhood Conservation District
HDDZ	Height and Density Development Zone	HDDZ	Height and Density Development Zone
n.a.		BOZ	Broadway Overlay Zone
n.a.		GDZ	Gateway Development Zone Overlay
n.a.		SDZ	Seawall Development Zone (Overlay)

Significant Issues

Among the issues related to land development in Galveston that have drawn the most interest and discussion to date are ways to:

- › Accommodate Seawall and beachfront development while protecting adjacent residential neighborhoods, public beach access and critical dune areas.
- › Maintain the unique neighborhoods in Galveston's East End "urban core" that include various housing options and corner stores within walking and biking distance.
- › Accommodate development on the West End while protecting natural resources.
- › Limit new residential uses in areas zoned primarily for industrial activity.
- › Provide more flexibility for home-based businesses while maintaining a residential focus.
- › Manage short-term "vacation" rentals of single-family homes.
- › Focus on landscaping that is appropriate for a coastal environment subject to periodic tropical storms and drought.
- › Prevent the loss of remaining mature trees and protect "survivor" trees.
- › Manage the amount of land occupied by surface parking.
- › Avoid gradual deterioration and eventual demolition of historic structures.
- › Provide for more timely and direct approvals by City staff, subject to defined development standards, versus more unpredictable processes, especially for Specific Use Permits.
- › Provide avenues for "nonconforming" activities to come into compliance with the regulations.



Questions or comments on Progress Galveston?

Visit the project website at www.ProgressGalveston.com or contact the City of Galveston Department of Planning by telephone at (409) 797-3660, by e-mail at progressgalveston@cityofgalveston.org, by regular mail at P.O. Box 779, Galveston, TX 77553, or in person at City Hall, 4th Floor.

Zoning
 - Office
 - Parking
 - Buffer

Existing Zoning Map

Legend

 One-Family-One-Dwelling (1F-1)	 Buffer (BUF)	 Heavy Industrial (HI)	 Broadway Overlay Zone (BOZ)
 One-Family-Two-Dwelling (1F-2)	 Neighborhood Services (NS)	 Beach (B)	 Gateway Development Zone (GDZ)
 One-Family-Three-Dwelling (1F-3)	 Institutional (I)	 Resort (RES)	 Height and Density Development Zone (HDDZ)
 One-Family-Four-Dwelling (1F-4)	 Office (O)	 Recreation (REC)	 Historic Districts/Landmarks (H)
 General Residence (GR)	 Retail (R)	 Water (W)	 Neighborhood Conservation District (NCD)
 Multiple Family-One-Dwelling (MF-1)	 Commercial (C)	 Parking (P)	 Seawall Development Zone (SDZ)
 Multiple Family-Two-Dwelling (MF-2)	 Central Business (CP)	 Planned Development (PD)	 City Limits
 Traditional Neighborhood (TND)	 Central Plaza (CP)		
 Historical (H)	 Light Industrial (LI)		

Draft Zoning Map

Legend

 Single-Family Residential (SF1)	 <u>Retail (R)</u>	 Water (W)	 Height and Density Development Zone (HDDZ)
 Single-Family Residential (SF2)	 Commercial (C)	 Resort (RES)	 Historic Districts/Landmarks (H)
 Mixed Residential (MR)	 Central Business (CB)	 Recreation (REC)	 Neighborhood Conservation District (NCD)
 Urban Neighborhood (UN)	 Central Plaza (CP)	 Planned Development (PD)	 City Limits
 Traditional Neighborhood District (TND)	 Light Industrial (LI)	 Broadway Corridor (BC)	
 Neighborhood Service (NS)	 Heavy Industrial (HI)	 Gateway Corridor (GC)	
 Institutional (I)	 Beach (B)	 <u>Seawall Corridor (SC)</u>	

Planning Commission Recommended Land Development Regulations

LDR

- 10 Zoning Districts
- 3 Overlay Districts
- 16 Specific Use Permit Land Uses
- 4 Parking Standards
- Tree preservation provision
- Surface parking aesthetic and environmental design standards
- Planning Unit Development
- HDDZ (No Changes)

Current Regulations

- 25 Zoning Districts
- 6 Overlay Districts
- 269 + Specific Use Permit Land Uses
- 16 Parking Standards
- No tree preservation provision
- Limited Surface parking aesthetic and environmental design standards
- No Planned Unit Development
- HDDZ (No Changes)

General

Division 1

Section 29-24: ZONING DISTRICT MAP

- (a) The boundaries of the Zoning Districts set out herein are delineated upon the Zoning District Maps of the City of Galveston. The Zoning Maps shall be delineated by 87 pages numbered 1 through 87 and indexed by line pages labeled A through E. The Zoning Maps measure 24" x 36" at a scale of 1" = 200'. Reproductions of the Zoning Maps are reduced to measure 8½" x 11" and are not to scale. The pages known as the Zoning District Maps, which bear the date "1998," are deemed a part of, and are hereby incorporated into this subsection (a), to the same extent as though each separate page of the Zoning District Maps was set forth verbatim. (Ord 99-32)
- (b) The original, official and identical copies of the Zoning District Maps are hereby adopted bearing the signature attestation of the City Secretary and shall be maintained as follows:
- (1) One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.
 - (2) One copy shall be filed with the Building Official and shall be maintained up to date by the Department of Planning and Community Development by posting hereon all changes and subsequent amendments for observation in issuing Building Permits, Certificates of Compliance and Occupancy and enforcing the Zoning Ordinance.
 - (3) The original shall be filed in the office of the Department of Planning and Community Development, or as otherwise known, and shall be maintained up to date by posting therein all changes and amendments.
 - (4) Reproductions for information purposes may from time to time be made of the official Zoning District Maps.
 - (5) These maps shall be made available to the public for inspection and purchase in the office of the Department of Planning and Community Development. (Ord 92-39)

~~Special~~
Use Regulations

Division 2

Section 29-40: PD - PLANNED DEVELOPMENT DISTRICT

- (a) Whenever any area is designated as being within a Planned Development District (PD), the uses permitted shall be set forth in APPENDIX "V".
- (b) Any proposed use in the Planned Development (PD) Zoning District shall be based upon a General Land Use Plan, which shall include a detailed site plan pursuant to Section 29-88 (g)(2) of the Zoning Standards 1991, as amended,
- (c) approved by the Planning Commission. (Ord 93-33)(Ord 98-52) *Did Hamilton file a detailed site plan? approved by Planning*
- (d) There will be a Public Hearing held by the Planning Commission for the purpose of considering such proposed General Land Use Plan.

Notice of each such hearing shall be published at least ten (10) days prior to the hearing before the Planning Commission and notices mailed to all parties affected within 200 feet of the site. (Ord 93-33)

- (d) All amendments to the *Did Hamilton* General Land Use Plan must be approved by the Planning Commission. Application for such amendment shall, for purposes of this Section, be deemed an original application. (Ord 93-33)
- (e) The Building Official shall refer every application for a Building Permit for any structure within a Planned Development District (PD) to the Department of Planning and Community Development. Every such application shall be accompanied by a detailed Site Plan as required by Section 29-88 of this Ordinance, and approval must be granted before the issuance of a Building Permit.
- (f) Appeal - - General Land Use Plan (Ord 98-16) REFER TO ARTICLE 15 FOR MORE INFORMATION

Any person aggrieved by the Planning Commission's approval or disapproval of a general land use plan in the Planned Development District, may file an appeal to the City Council. Such appeal must be filed with the Department of Planning and Community Development no later than ten (10) working days from the date of the Planning Commission's decision. The City Council may uphold or reverse the decision of the Planning Commission in which event, the City Council's decision shall be final. In addition, the City Council may refer the matter back to the Planning Commission with specific instructions to consider new information. In such event, the Planning Commission shall reconsider the matter at the next regularly scheduled Planning Commission meeting. This right of appeal shall apply to all applications for a general land use plan that are filed after March 26, 1998.

Section 29-88: SITE PLAN APPROVAL

No Building Permit shall be issued for the construction, erection or alteration of a structure or building in any zoning district where site plan approval is required by this Code until said site plan has been submitted and approved by the Department of Planning and Community Development or by whatever it may be known and until all fees have been paid, including but not limited to, fees required by section 29-212.

(a) **Purpose**

To provide a process by which the staff of the Department of Planning and Community Development and the Planning Commission will review, approve, approve with conditions, or disapprove development proposals; provide zoning and land use determination letters as required and provide letters of encroachment. (Ord. 08-021)

(b) **Intent**

To facilitate the permit process for the construction, erection or alteration of a structure or building in any zoning district where the review by the staff of the Department of Planning and Community Development is required. Such review shall include a determination of the project's impact on adjoining properties, traffic, noise, use intensity, and on and off street parking; the project's application of design guidelines, existing neighborhood plans, or comprehensive plan; the project's relationship to health, safety, morals, or general welfare of the public; and the project's efforts to protect and preserve historical, cultural and environmental places and areas.

To provide the public with efficient responses relating to the City of Galveston Zoning Standards and Zoning Districts.

(c) **The following requires Site Plan Approval by the Department of Planning and Community Development:**

- (1) Beachfront Construction Certificate and Dune Protection Permit 50-feet north of dune protection line;
- (2) Dune protection permit application;
- (3) License to Use - Non-Permanent; and,
- (4) Design approvals within Historic District. (Ord 95-13)

(d) **The following requires Department of Planning and Community Development staff action:**

- (1) A: a basic letter for zoning classification and land use only;
- (2) Zoning Letter B: a detailed letter that can address such issues as zoning classification, permitted land use, setback requirements, parking, signage and landscaping requirements, and may require a site visit by Staff, to the property;
- (3) Beach front site inspection. (Ord. 08-021)

(e) **Commercial Development includes the following:**

- (1) Commercial Development (new construction)
- (2) Commercial Expansion (rehabilitation or expansion)
- (3) Multifamily Development (more than four units)

(f) **The following items are exempt from Site Plan Approval fees:**

- (1) Single Family residential development within all zoning districts except where subsection (b) or (c) above may apply; and,

- (2) Single family development that complies with Section 29-110, "Creation of a building site," if applicable.

(g) Procedure

- (1) An applicant may submit an application for site plan approval at the same time an application for a Building Permit is submitted, or the applicant may submit the application for site plan approval before submitting an application for a Building Permit.
- (2) The applicant for site plan approval shall submit the following information, as applicable:
 - a. Data describing all processes and activities involved in the proposed use.
 - b. Boundaries of the area covered by the site plan.
 - c. The location of each existing and proposed structure in the area covered by the site plan, the number of stories, gross floor area, and location of entrances.
 - d. The location of existing trees and natural features and a proposed planting schedule.
 - e. All curb cuts, public and private streets, parking and loading areas, pedestrian walks, and lighting facilities.
 - f. The type of surfacing to be used on all parking and loading areas.
 - g. Provision for drainage of surface water.
 - h. Projected trips and parking demand.
 - i. Adjacent structures and public right of ways.

(h) Conditions for Approval

Before a proposed site plan is approved the Department of Planning and Community Development , shall ensure that the following conditions are satisfied:

- (1) The proposed uses and layout shall be compatible with adjacent uses.
- (2) Vehicular and pedestrian ingress and egress provides for the efficient and safe movement of traffic and people.
- (3) Sufficient landscaping and screening exists so that the proposed development will be in harmony with and shall not be harmful to adjacent properties.
- (4) The property is adequately and properly drained.
- (5) Hours of operation will not affect adjacent residential development.
- (6) All proposed signs must be in harmony with adjacent development and may not be in excess of actual need.
- (7) Uses that may be classified as Commercial Outdoor Amusement facilities require a public announcement and written notice to the owners and occupants of real property within three hundred feet (300') of the property on which the use is proposed. Within ten days of the announcement and notification any owner or occupant of property within the City may request that the matter be presented to the Planning Commission for approval.

(i) Planning Commission Review of Planned Development (PD) Section 29-40:

- (1) In accordance with Section 29-40: Planned Development District, any proposed use in the Planned Development (PD) Zoning District shall be based upon a General Land Use Plan, which shall include a detailed site plan pursuant to Section 29-88 (g)(2).

- (2) There will be a Public Hearing held by the Planning Commission for the purpose of considering such proposed General Land Use Plan, as described in Section 29-40. (Ord. 08-021)

Planning Commission Review of Height and Density Development Zone (HDDZ) Section 29-107:

- (1) In accordance with Section 29-107: Height and Density Development Zone, after notice and hearing, the Planning Commission shall approve the proposed project if:
- a. The proposed project promotes the vision for the character area established in the Comprehensive Plan and any City-adopted special plan for the specific zone;
 - b. The site design and development intensity conforms to the Design Standards and Design Guidelines set forth in Section 29-107; and,
 - c. The stormwater facilities, water supply, sanitary sewer service, traffic, fire protection, and adjacent streets, as evidenced by conformance with City standards, specifications and guidelines, are adequate as determined by responses from applicable City Departments during application notice process.
- (2) The Planning Commission shall not approve the proposed project if it does not comply with the items listed in Section (1) above. (Ord. 08-021)

(k) Appeal

In the event the applicant for a Building Permit does not agree with the decision of the Department of Planning and Community Development, or by whatever it may be known, the matter may be presented to the Planning Commission, with appeal to the City Council. The Council's decision shall be final. (Ord 92-67 and Ord 95-1)

Section 29-89: STORAGE OF PETROCHEMICALS

The storage of gasoline or diesel fuel in any residential zoning district (1F-1, 1F-2, 1F-3, 1F-4, MF-1, MF-2, GR and HIST) or on any lot with existing residential uses shall be restricted to industrial storage containers not exceeding five (5) gallons in capacity with no more than a total of twenty-five (25) gallons being permitted for each residence.

Aboveground storage or portable tanks in excess of twenty-five (25) gallons may not be located within one hundred and fifty feet (150') of a residential property line or street right-of-way.

A Stationary Tank Permit shall be required from the office of the City Fire Marshal for any facility for storage of gasoline or diesel greater than twenty-five (25) gallons.

APPENDIX P: NS - NEIGHBORHOOD SERVICE

PERMITTED USES

Adult day care (Ord. 99-56)
Antique shop
Art supply store
Bakery or confectionery shop (retail sales)
Barber and beauty shop
Book and stationery store
Church or rectory (Ord. 03-086)
Clinic, medical or dental
Dairy products
Florist
General Store (in existing structures only) (Ord. 06-064)
Handicraft and art object sales (in existing structures only) (Ord. 03-086)
Hardware store (in existing structures only) (Ord. 03-086)
Hobby shop (in existing structures only) (Ord. 03-086)
Home Business (Ord. 13-050)
Laboratory, medical or dental
Local utility distribution lines
Meat market
Medical appliances, fitting and sales
Newspaper or magazine sales
Office, professional or general business
One-family dwelling attached (in existing structures only) (Ord. 03-086)
One-family dwelling detached (in existing structures only) (Ord. 03-086)
Optical shop or laboratory
Personal custom services such as tailor, milliner, etc.
Repair of appliances (in existing structures only) (Ord. 03-086)
Shoe Repair (in existing structures only) (Ord. 03-086)
Studio, music, drama, dance
Studio, photographer, artist
Travel bureau or consultant
Two family dwelling

USE WITH SPECIFIC USE PERMIT

Art gallery (Ord. 01-039)
Assisted living facility (Ord. 01-010)
Bail Bonds Office (Ord. 04-100)
Bed and breakfast
Cafeteria or restaurant (sit-down service only)
Cemetery, mausoleum or columbarium (Ord. 94-54)
Cleaning or laundry pickup station (Ord. 03-086)
Cleaning or laundry self service shop (Ord. 03-086)
Commercial extraction of hydrocarbons (exploration, drilling, production, transportation, storage, and processing)
Convenience Store (Ord. 03-085)
Day nursery or kindergarten (Ord. 03-086)
Development excavations

Appendix P: (NS) Neighborhood Service continued

Drug store or pharmacy (Ord. 03-086)

Educational Facility, Private (Ord. 08-064)

Garden Shop or plant sales

General Store – in new construction (constructed after September 1, 2006) (Ord. 06-064)

Grocery store (Ord. 03-086)

Parking Lot, Incidental to Main Use (Ord. 04-038, rev. Ord. 07-033)

Place of private assembly (Ord. 99-99)

Recycling collection center (inside facility) (Ord. 92-1)

Veterinarian office (no animal hospital)

* Radio, Television or Microwave Towers, Per Section 29-103

APPENDIX V: PD - PLANNED DEVELOPMENT

PERMITTED USES

Accessory building
Adult day care (Ord. 99-56)
Amusement, commercial (indoor)
Amusement, commercial (outdoor)
Antique shop
Art gallery (Ord. 01-039)
Art supply store
Assisted living facility (Ord. 01-010)
Bait and tackle sales stand
Bakery or confectionery shop (retail sales)
Bakery (wholesale)
Bank or savings and loan office
Barber and beauty shop
Bath houses and similar service structures
Beach equipment rental
Boarding or rooming house
Boat sales, new or used (Ord. 03-110)
Boat servicing
Book and stationery store
Building materials sales
Cabanas, temporary
Cabinet or upholstery shop
Cafeteria or restaurant
Camera shop
Charter fishing base
Church or rectory
Cleaning or laundry pickup station
Cleaning or laundry self service shop
Cleaning shop or laundry (limited area)
Cleaning, dyeing or laundry plant commercial
Clinic, medical or dental
Clothing manufacturing or similar light manufacturing process
Clubs related to resort activity
Community center
Community unit development
Contractor's Shop (Ord. 05-038)
Convenience Store (Ord. 03-085)
Convent or monastery
Country club (private)
Custom metal fabrication facility (Ord. 13-029)
Day nursery or kindergarten
Department store or discount house
Drug store or pharmacy
Educational facility, private (Ord. 03-083)
Electrical substation
Fairgrounds or exhibition area
Family home (less than 6 residents and/or 2 supervisory personnel) (Ord. 98-79)
Farm, ranch or orchard
Fire station

★ Resort/Rec does not allow outdoor storage

Did Hampton have a specific use permit under PD to have a Boat Storage facility

Appendix V: (PD) Planned Development Continued

Florist shop
Fraternity or sorority, lodge or civic club
Furniture or appliance store
Garden shop and plant sales
Gas transmission and metering station
Gasoline service station
General Store (Ord. 06-064)
Golf Carts, sales and service (Ord. 11-012)
Grocery store
Handicraft and art object sales
Hardware store
Hobby shop
Home Business (Ord. 13-050)
Home occupation
Hospital (chronic care)
Hospital (general acute care)
Hospital house
Hotel or motel
Institutions of religious or philanthropic nature
Key shop
Laboratory, medical or dental
Laboratory, scientific or research
Laboratory, manufacturing
Letter or mimeograph shop
Library, art gallery or museum
Light manufacturing process
Lithographer or print shop
Local utility distribution lines
Maintenance and repair service for buildings
Marina
Medical appliances, fitting and sales
Milk depot, dairy or ice cream plant
Mortuary
Multiple-family dwelling
Office, professional or general business
One-family dwelling attached
One-family dwelling detached
Optical shop or laboratory
Package store
Paint shop
Pari-mutuel wagering facility
Park, playground or community center (public)
Parking Lot, Incidental to Main Use (Ord. 04-038)
Parking Structure, Mixed Use Commercial (Ord. 04-038)
Personal custom services such as tailor, milliner, etc.
Pet shop (small animals, birds or fish)
Place of private assembly (Ord. 99-99)
Provisioning and recreational sporting goods sales
Radio or television transmitting station, commercial

Appendix V: (PD) Planned Development Continued

Railroad or bus passenger station
Railroad team tracks, freight depot or docks
Railroad tracks and right-of-way
Recycling collection center (inside facility) (Ord. 92-1)
Repair of appliances, t.v., radios and similar equipment
Residence home for aged
Retail shops, apparel accessories, gifts and similar items
Sales, new auto accessories and parts (in building)
Schools, private, college or university
Schools, public or parochial
Servant or caretakers quarters
Sewage pumping station
Sewage treatment plant
Shoe repair
Souvenir and sporting goods sales
Sports and health club (Ord. 03-095)
Storage warehouse
Studio, decorator and display of art objects
Studio, health, reducing or similar service
Studio, music, drama, dance
Studio, photographer, artist
Swimming pool (private)
Tavern
Telephone business office
Telephone exchange switching relay and transmitting equipment
Tennis or swim club
Trade or commercial schools
Trailer and mobile home, sales or rental
Trailer camp or mobile home park
Transfer storage and baggage terminal
Travel bureau or consultant
Travel trailer park
Two family dwelling
Variety store
Veterinarian hospital or kennel (outside pens)
Veterinarian office (no animal hospital)
Water well, reservoir pumping station or storage
Welding or machine shop
Wholesale office, storage or sales

USE WITH SPECIFIC USE PERMIT

Airport, heliport or landing field
Animal clinic or pet hospital (no outside pens)
Aquaculture facility (Ord. 099)
Auto laundry (Ord 02-066)
Auto sales and repair (in building) (Ord 07-086)
Auto sales, new or used car lot (open)
Bail Bonds Office (Ord. 04-100)
Bed and breakfast
Bungy jumping (Ord. 91-50)

Appendix V (PD) Planned Development Continued

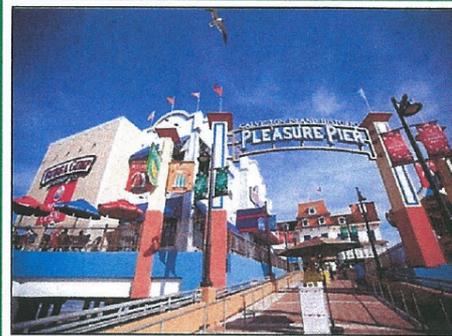
- Commercial extraction of hydrocarbons (exploration, drilling, production, transportation, storage and processing)
- Commercial extraction of soil, sand, gravel shell or petroleum
- Concrete casting facility
- Co-operative (Ord. 04-002)
- Dance hall or night club
- Development excavations
- Equine stable (Ord. 91-49)
- Family home (more than 6 residents and/or supervisory personnel) (Ord. 98-79)
- Home for alcoholic, narcotic or psychiatric patients
- Parking Lot, Commercial (Ord. 04-038)
- Parking Structure, Commercial (Ord. 04-038)
- Parking Structure, Incidental to Main Use (Ord. 04-038)
- Recreational vehicle/boat storage facility
- Resort (Ord 02-083)
- Storage of autos
- Utilities public or private, other than listed
- Water treatment plant
- Wrecking or salvage yard for autos or parts

* Radio, Television or Microwave Towers, Per Section 29-103

RESORT-RECREATION (RES/REC)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard adjacent to a canal or body of water.
3. Side yard may be reduced to 3 feet with appropriate fire rated wall.
4. If property fronts Seawall Boulevard, 0—10 feet, build-to-line, flag shaped lots exempt from this provision
5. Unlimited height from the east property line of Stewart Beach and eastward.
6. Lots on Southside of Seawall Boulevard, 0 foot setback on Gulf of Mexico side of lot.
7. The following properties are exempt from the building height regulations:
 - a. ABST 628 M Menard SUR PT of Lots 2,13 &14 (8-0) Block 125 & PT of Lots 7 & 8, Block 126 & ADJ ABND Alley & Streets
 - b. ABST 628 M Menard SUR PT of Lots 2 thru 4 & 8 Thru 13 (8-1) Block 125 & Adj ABND Alley and Streets
 - c. ABST 628 M Menard SUR PT of Lots 6,7, & Part of Lots 4, 5, & 8 Thru 11 (6-) Block 125 & ADJ ABND Alley & Streets
8. Building setback may conflict with Fire Code. Refer to Fire Code to determine final building and fire code setbacks.
9. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence of sufficient height such that no stored materials or merchandise are visible above the top of the screening wall or fence.



Minimum Lot Standards

Area:	4,000 square feet
Width:	40 feet
Depth:	50 feet

Setbacks

Front:	0—10 feet
Side:	5 feet
Rear:	10 feet

Building Height

Maximum:	120 feet, measured from base flood elevation
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Parking

Residential:	Minimum one per unit
Non-Residential:	One per 300 square feet of gross floor area
Lodging:	Minimum and maximum .75 \pm per unit

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations.

*deletion
(see table 2.5?)*

Res/Rec

Office	-	-	-	-	-	L	-	L	P	L	L	L	L	LIMITED
Outdoor Storage	-	-	-	-	-	-	-	-	L	-	L	L	L	LIMITED
Parking Lot, Commercial Surface Parking Area	-	-	-	-	-	-	-	-	-	-	-	L	L	LIMITED
Parking Structure or Lot Incidental to Main Use	-	-	-	-	P	L	-	P	L	P	L	P	P	LIMITED
Parking Structure – Mixed Use	-	-	-	-	L	L	-	L	L	L	L	L	-	LIMITED
Commercial Land Uses	R-0	R-1	R-2	R-3	MF	UN	MZD	TN	C	CB	RES/REC	LI	HI	Use Standard
Passenger Motor Vehicle Sales or Rental	-	-	-	-	-	-	-	-	L	L	-	P	P	LIMITED
Pawn Shop	-	-	-	-	-	-	-	-	P	P	-	P	-	
Personal Fitness	-	-	-	P	L	L	P	L	P	P	P	P	-	LIMITED
Pet Grooming Services	-	-	-	P	-	L	P	P	P	P	P	-	-	LIMITED
Place of Private Assembly	-	-	-	L	S	S	L	P	P	P	P	P	P	SUP
Place of Public Assembly	-	-	L	P	L	L	P	P	P	P	P	P	P	LIMITED
Private Club	-	-	-	-	S	S	-	P	P	P	P	P	-	SUP
Professional Services, Instruction/Counseling	-	-	-	P	L	L	P	P	P	P	P	P	P	LIMITED
Public Safety Facility	-	-	-	-	P	P	-	P	P	P	P	P	P	
Recreation Indoor	-	L	L	-	L	L	-	P	P	P	P	P	P	LIMITED
Recreation Outdoor	-	L	L	L	L	L	L	P	P	P	P	P	P	LIMITED
Recycling Center	-	-	-	-	L	L	-	L	L	-	L	P	P	LIMITED
Restaurant, Drive-In / Through	-	-	-	-	-	-	-	-	L	-	P	P	P	LIMITED
Restaurant, No Drive-In / Through	-	-	-	P	L	L	P	P	P	P	P	P	P	LIMITED
Retail - Big Box	-	-	-	-	-	-	-	L	L	-	L	L	L	LIMITED
Retail - Commercial	-	-	-	P	-	P	P	P	P	P	P	P	P	
RV Park	-	-	-	-	-	-	-	-	L	-	L	-	-	LIMITED
School: Private	-	-	L	L	L	L	L	P	P	P	P	-	-	LIMITED
Self Storage	-	-	-	-	L	-	-	-	P	L	L	P	P	LIMITED
Short Term Rental	-	P	P	L	P	P	L	P	P	P	P	-	-	