

ARTICLE II LAND USE: TYPE, DENSITY, INTENSITY

2.00.00 **GENERALLY**

2.00.01 Purpose

The purpose of this Article is to describe the specific uses and restrictions that apply to ~~land-use district~~Zoning Districts in the land use element of the comprehensive plan. These regulations are intended to allow development and use of property only in compliance with the goals, objectives, and policies of the City of Mexico Beach as expressed in the City Comprehensive Plan.

2.00.01 Definitions

Abut

To physically touch or border upon, or to share a common property line.

Adult Congregate Living Facility (ACLF)

A type of residential care facility, defined in Chapter 400, Part 2, Florida Statutes

Agricultural Activity

Any farming and forestry operation affecting land or waters such as site preparation, clearing, fencing, contouring, soil preparation, plowing, planting, harvesting, construction of access roads, extraction of stumps and submerged logs, and placement of bridges and culverts.

Condominiums

A multiunit project consisting of individual ownership of a dwelling unit and undivided ownership of common areas.

Density or Gross Density

The total number of dwelling units divided by the total site area, less public right-of-way.

Duplex

A multi-family dwelling containing two housing units that share a common roof and dividing wall. A duplex provides complete but independent living facilities for two housekeeping units, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A duplex may not contain an accessory apartment pursuant to the LDR.

Dwelling Unit

A single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Group Homes

Half-way houses, juvenile housing facility, nursing homes.

Junkyard

Premises or portions thereof used for the storage or sale of used and discarded materials, including but not limited to, paper, rags, metal, building materials, appliances, household furnishings, machinery, vehicles, equipment, or parts thereof. The storage for a period of two (2) or more months of two (2) or more wrecked or partly dismantled motor vehicles, parts of dismantled motor vehicles, or the sale of parts thereof, not capable of or not intended to be restored to highway operating condition shall also constitute a junkyard. For the purposes of this Code, such uses as automobile reclaiming businesses, automotive wrecking businesses, automotive salvage businesses, and recycling centers shall be considered junkyards.

Lot

For zoning purposes, as covered by this Code, a "lot" is a parcel of land at least sufficient size to meet minimum zoning requirements for use, coverage and area and to provide such yards and other open spaces as herein required. Such "lot" may have frontage on an improved public street and may consist of: a single lot of record; a portion of a lot of record; a combination of complete lots of record or of portions of lots of record; or a parcel of land described by metes and bounds description, provided that in no case, division or combinations, shall any residential lot or parcel be created which does not meet the requirements of this Code.

Lot of Record

Land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of the Clerk of Courts in Bay County, Florida.

Manufactured Housing

"Manufactured building", "modular building," or "factory-built building" means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures. The term includes buildings not intended for human habitation such as lawn storage buildings and storage sheds manufactured and assembled offsite by a manufacturer certified in conformance with this part. This part does not apply to mobile homes. Due to the inability to modify manufactured/modular homes after their construction, all manufactured/modular homes are required to submit a pre-placement survey depicting the home on the property.

Mobile Home

Any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development.

~~Manufactured housing has the following features or characteristics. It is: Modular homes are manufactured under the Florida Manufactured Building Act and certified by the Florida Department of Community Affairs as complying with the structural requirements of the Standard Building Code. Due to the inability to modify manufactured/modular homes after their construction, all manufactured/modular homes are required to submit a pre-placement survey depicting the home on the property.~~

Multi-Family Dwelling

Any residential structure containing two (2) or more separate dwelling units.

Neighborhood

Based upon the context where used, “neighborhood” can mean a defined, platted area such as a residential subdivision *or*, a general area situated within one-tenth (1/10) mile from any given location in a town or city.

Parcel

A unit of land within legally established property lines.

Plat

A map or drawing depicting the division of land into lots, blocks parcels, tracts, sited, or other divisions set forth in Chapter 177, F.S.

Recreation Vehicle

A vehicular-type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Single-Family Dwelling

A structure containing one dwelling unit and not attached to any other dwelling unit by any means. A single-family unit may contain an accessory apartment pursuant to this Code.

Studios

A structure used as a working place for small personal businesses including the following uses:
(1) arts and crafts
(2) art, music, dancing, singing, or acting
(3) photography

2.01.00 ~~LAND USE DISTRICT~~ZONING DISTRICTS

~~Land use district~~Zoning Districts for the City of Mexico Beach are outlined generally in the Comprehensive Plan, Future Land Use Element, including a map series (atlas) and shall be considered as a factor in determining future zonings and re-zonings. The actual ~~land use district~~Zoning Districts and classifications defined in the Land Development Regulations and delineated on the Official Zoning map of the City of Mexico Beach shall be the determinants of permissible activities on any parcel in the jurisdiction. Refer to the Land Development Regulations, specifically including but not limited to sections 2.00 et seq., 3.00 et seq., 6.00 et seq., and 7.00 et seq., for the definitions of each use category and for all setback, parking, density, pavement, height, and new development requirements and restrictions. Allowable uses are shown in Section 2.02.03 to correlate individual land use activities with ~~land use district~~Zoning Districts. The City Council shall adopt an Official Zoning Map of the City of Mexico Beach and shall review, update, and revise as needed such map once every two years; however, failure to make such review in a timely manner shall not invalidate said map. The Official Zoning Map shall be placed at City Hall and be available for public inspection.

2.01.02 Residential Districts

Residential Low-Density (RLD)
Residential General (RG)
~~Tourist High Density Residential (HDFR)~~

2.01.03 Commercial Districts

Tourist Commercial (TC)
General Commercial (GC)

2.01.04 Public/Institutional District (PI)

2.01.05 Recreation District (REC)

2.01.06 ~~Conservation-Industrial~~ District (~~INDCON~~)

2.01.07 Preservation District (PRS)

2.01.08 Tourist Mixed Use (TM)

2.02.00 ~~USES ALLOWED IN LAND USE DISTRICT~~ ZONING DISTRICTS

2.02.01 Generally

This Part defines and prescribes the specific uses and development standards allowed within each ~~land use district~~ Zoning District described in the Comprehensive Plan and this Code.

2.02.02 Zoning Districts Types of Uses

A. Residential Low Density

<p><u>1. District Intent</u></p>		<p><u>2. Allowable Location</u></p>	
<p><u>This zoning district allows for single family residential at a maximum density of 6 dwelling units per acre and non-residential development as defined below.</u></p>		<p><u>The Residential Zoning District is allowed within the Residential Future Land Use Category.</u></p>	
<p><u>3. Principal Uses</u></p>	<p><u>4. Restricted Uses</u></p>	<p><u>5. Prohibited Uses</u></p>	<p><u>6. Accessory Uses</u></p>
<p><u>a. Residential Single Family</u> <u>b. Outdoor recreational uses, including arboretums, hiking trails, golf courses, playgrounds, ball fields, outdoor ball courts, outdoor swimming pools,</u> <u>c. Water-related or water-dependent uses, including boat ramps and fishing docks and piers</u> <u>d. Similar outdoor recreational uses, whether public or private.</u> <u>e. Educational facilities (public or private)</u> <u>f. Public buildings and grounds</u> <u>g. Pre-school and day care facilities (public or private)</u> <u>h. Churches</u> <u>i. Cemeteries without funeral homes,</u> <u>j. Residential care facilities,</u> <u>k. Group homes</u> <u>l. Other similar institutional uses.</u></p>	<p><u>a. Condominiums</u> <u>b. Docks, piers, wharves, and similar structures in City Waters.</u></p>	<p><u>a. Mobile homes</u> <u>b. RV Parks</u> <u>c. Landfills.</u> <u>d. Hazardous waste collection and handling centers.</u> <u>e. Borrow pits.</u> <u>f. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>g. Junkyards and salvage yards.</u> <u>h. Firing ranges</u> <u>i. Marinas</u> <u>j. Miniature golf courses</u> <u>k. Race tracks</u></p>	<p><u>a. Allowed: Toolsheds, garages, greenhouses, storage sheds, pools and hot tubs, gazebos, private recreational facilities (tennis, basketball, etc.), doghouses, bathhouses, and other customary uses not restricted or prohibited either specifically or by nature of performance below.</u> <u>b. Restricted: Playhouses (100 square feet maximum).</u> <u>c. Prohibited: Apartments, businesses, and any structure with a sign attached to it.</u></p>

<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>20 feet</u>	<u>7.5 feet</u>	<u>10 feet</u>	<u>10 feet</u>	<u>0.40</u>	<u>32 feet</u>

B. Residential General

<u>1. District Intent</u>		<u>2. Allowable Location</u>	
<u>This zoning district allows for single family and multi-family residential at a maximum density of 6 dwelling units per acre and non-residential development as defined below.</u>		<u>The Residential General Zoning District is allowed within the Residential General Future Land Use Category.</u>	
<u>3. Principal Uses</u>	<u>4. Restricted Uses</u>	<u>5. Prohibited Uses</u>	<u>6. Accessory Uses</u>
<u>a. Residential Single Family</u> <u>b. Multi-family</u> <u>c. Outdoor recreational uses, including arboretums, hiking trails, golf courses, playgrounds, ball fields, outdoor ball courts, outdoor swimming pools,</u> <u>d. Water-related or water-dependent uses, including boat ramps and fishing docks and piers</u> <u>e. Similar outdoor recreational uses, whether public or private.</u> <u>f. Educational facilities (public or private)</u> <u>g. Public buildings and grounds</u> <u>h. Pre-school and day care facilities (public or private)</u> <u>i. Churches</u> <u>j. Cemeteries without funeral homes,</u>	<u>a. Condominiums</u> <u>b. Docks, piers, wharves, and similar structures in City Waters.</u>	<u>a. Mobile homes</u> <u>c. RV Parks</u> <u>c. Landfills.</u> <u>d. Hazardous waste collection and handling centers.</u> <u>e. Borrow pits.</u> <u>f. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>g. Junkyards and salvage yards.</u> <u>h. Firing ranges</u> <u>i. Marinas</u> <u>j. Miniature golf courses</u> <u>k. Race tracks</u>	<u>a. Allowed: Toolsheds, garages, greenhouses, storage sheds, pools and hot tubs, gazebos, private recreational facilities (tennis, basketball, etc.), doghouses, bathhouses, and other customary uses not restricted or prohibited either specifically or by nature of performance below.</u> <u>b. Restricted: Playhouses (100 square feet maximum).</u> <u>c. Prohibited: Apartments, businesses, and any</u>

<u>k. Residential care facilities,</u> <u>l. Group homes</u> <u>m. Other similar institutional uses.</u> <u>n. Personal service businesses where the service is performed on an individual-to-individual basis, including barber shops, beauty shops, boutiques, studios, or other similar uses.</u>			<u>structure with a sign attached to it.</u>
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<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>20 feet</u>	<u>7.5 feet</u>	<u>10 feet</u>	<u>10 feet</u>	<u>0.40</u>	<u>32 feet</u>

C. High Density Residential

<u>1. District Intent</u>		<u>2. Allowable Location</u>	
<u>This zoning district allows for single family and multi-family residential at a maximum density of 8 dwelling units per acre and non-residential development as defined below.</u>		<u>The High Density Residential Zoning District is allowed within the High Density Residential Future Land Use Category.</u>	
<u>3. Principal Uses</u>	<u>4. Restricted Uses</u>	<u>5. Prohibited Uses</u>	<u>6. Accessory Uses</u>
<u>a. Residential Single Family</u> <u>b. Multi-family</u> <u>c. Outdoor recreational uses, including arboretums, hiking trails, golf courses, playgrounds, ball fields, outdoor ball courts, outdoor swimming pools,</u> <u>d. Water-related or water-dependent uses, including boat ramps and fishing docks and piers</u>	<u>a. Condominiums</u> <u>b. Docks, piers, wharves, and similar structures in City Waters.</u>	<u>a. Mobile homes</u> <u>d. RV Parks</u> <u>c. Landfills.</u> <u>d. Hazardous waste collection and handling centers.</u> <u>e. Borrow pits.</u> <u>f. Pastures, forestry, feed lots, and buildings which</u>	<u>a. Allowed: Toolsheds, garages, greenhouses, storage sheds, pools and hot tubs, gazebos, private recreational facilities (tennis, basketball, etc.), doghouses, bathhouses, and other customary uses not restricted or</u>

<p><u>e. Similar outdoor recreational uses, whether public or private.</u></p> <p><u>f. Educational facilities (public or private)</u></p> <p><u>g. Public buildings and grounds</u></p> <p><u>h. Pre-school and day care facilities (public or private)</u></p> <p><u>i. Churches</u></p> <p><u>j. Cemeteries without funeral homes,</u></p> <p><u>k. Residential care facilities,</u></p> <p><u>l. Group homes</u></p> <p><u>m. Other similar institutional uses.</u></p> <p><u>n. Personal service businesses where the service is performed on an individual-to-individual basis, including barber shops, beauty shops, boutiques, studios, or other similar uses.</u></p>		<p><u>are an accessory to these agricultural uses.</u></p> <p><u>g. Junkyards and salvage yards.</u></p> <p><u>h. Firing ranges</u></p> <p><u>i. Marinas</u></p> <p><u>j. Miniature golf courses</u></p> <p><u>k. Race tracks</u></p>	<p><u>prohibited either specifically or by nature of performance below.</u></p> <p><u>b. Restricted: Playhouses (100 square feet maximum).</u></p> <p><u>c. Prohibited: Apartments, businesses, and any structure with a sign attached to it.</u></p>
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<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>20 feet</u>	<u>7.5 feet</u>	<u>10 feet</u>	<u>10 feet</u>	<u>0.50</u>	<u>32 feet</u>

D. General Commercial

<u>1. District Intent</u>	<u>2. Allowable Location</u>
<p><u>This zoning district allows for single family residential at a maximum density of 18 dwelling units per acre and commercial land uses as defined below.</u></p>	<p><u>The General Commercial Zoning District is allowed within the General Commercial Future Land Use Category.</u></p>

3. Principal Uses	4. Restricted Uses	5. Prohibited Uses	6. Accessory Uses
<ul style="list-style-type: none"> a. <u>Community centers and fraternal lodges.</u> b. <u>Commercial or trade schools such as dance and martial arts studios</u> c. <u>Department stores and other retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and book stores.</u> d. <u>Funeral homes, cemeteries, and mortuaries.</u> e. <u>Farm and garden supply, building supply, and vehicle parts and accessories (including vehicle sales/service/repair).</u> f. <u>Grocery stores, supermarkets (including convenience stores), and specialty food stores (such as meat markets and bakeries).</u> g. <u>Hospitals</u> h. <u>Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops).</u> i. <u>Restaurants including open air cafes.</u> j. <u>Shopping centers (but not regional malls or centers).</u> k. <u>Theaters and auditoriums.</u> 	<ul style="list-style-type: none"> a. <u>Condominiums</u> b. <u>Docks, piers, wharves, and similar structures in City Waters.</u> 	<ul style="list-style-type: none"> a. <u>Landfills.</u> b. <u>Hazardous waste collection and handling centers.</u> c. <u>Borrow pits.</u> d. <u>Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> e. <u>Junkyards and salvage yards.</u> 	<p><u>Restricted:</u></p> <ul style="list-style-type: none"> a. <u>Areas and sheds for outside storage shall be enclosed by opaque fencing of at least six (6) feet in height.</u> b. <u>No accessory buildings used for industrial storage of hazardous, incendiary, noxious, or pernicious materials shall be located nearer than one hundred (100) feet from any property line.</u> <p><u>Prohibited:</u></p> <ul style="list-style-type: none"> c. <u>Dwelling units not contained within the principal structure and any structure whose use could generate noise capable of escaping the boundaries of the property in which the accessory structure is contained.</u>

<ul style="list-style-type: none"> <u>l. Plant nurseries.</u> <u>m. Veterinary offices and animal hospital with outside kennels.</u> <u>n. Wholesale and retail businesses for storing and/or distributing goods.</u> <u>o. Mobile home parks, recreational vehicle, and travel trailer parks.</u> <u>p. Arcades, billiards/pool parlors, bowling alleys, indoor recreational centers, and gymnasiums/spas/health clubs.</u> <u>q. Small taverns and bars.</u> <u>r. Residential Single Family</u> <u>s. Multi-family</u> <u>t. Educational facilities (public or private)</u> <u>u. Public buildings and grounds</u> <u>v. Pre-school and day care facilities (public or private)</u> <u>w. Churches</u> <u>x. Cemeteries without funeral homes,</u> <u>y. Residential care facilities,</u> <u>z. Group homes</u> <u>aa. Other similar institutional uses.</u> <u>bb. Personal service businesses where the service is performed on an individual-to-individual basis , including barber shops, beauty shops, boutiques, studios, or other similar uses.</u> 			
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<u>cc. Professional offices</u> <u>dd. Medical offices or clinics</u> <u>ee. Government offices</u> <u>ff. Financial institutions</u> <u>gg. Temporary Uses, as defined in Section XX.</u>			
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7. Development Standards

<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>12 feet</u>	<u>0 feet; 5 feet if abutting residential property</u>	<u>20 feet</u>	<u>12 feet</u>	<u>0.90</u>	<u>48 feet</u>

8. Development Restrictions

In the General Commercial zoning district, residential shall only be allowed when located above a first-floor commercial use.

E. Tourist Commercial

<u>1. District Intent</u>		<u>2. Allowable Location</u>	
<u>This zoning district allows for single family residential at a maximum density of 18 dwelling units per acre and commercial land uses as defined below.</u>		<u>The Tourist Commercial Zoning District is allowed within the Tourist Commercial Future Land Use Category.</u>	
<u>3. Principal Uses</u>	<u>4. Restricted Uses</u>	<u>5. Prohibited Uses</u>	<u>6. Accessory Uses</u>
<u>a. Boutiques</u> <u>b. Souvenir shops</u> <u>c. Restaurants and open air cafes</u> <u>d. Small hotels and small motels</u> <u>e. Marinas</u> <u>f. Single Family Dwellings</u> <u>g. Multi-family Dwellings</u> <u>h. Gasoline sales and service</u>	<u>a. Condominiums</u> <u>b. Docks, piers, wharves, and similar structures in City Waters.</u>	<u>a. Mobile homes</u> <u>b. RV Parks</u> <u>c. Landfills.</u> <u>d. Hazardous waste collection and handling centers.</u> <u>e. Borrow pits.</u>	<u>Restricted:</u> <u>a. Areas and sheds for outside storage shall be enclosed by opaque fencing of at least six (6) feet in height.</u> <u>b. No accessory buildings used for industrial</u>

<ul style="list-style-type: none"> <u>i. Gasoline sales combined with small food marts</u> <u>o. Outdoor recreational uses, including arboretums, hiking trails, golf courses, playgrounds, ball fields, outdoor ball courts, outdoor swimming pools,</u> <u>p. Water-related or water-dependent uses, including boat ramps and fishing docks and piers</u> <u>q. Similar outdoor recreational uses, whether public or private.</u> <u>r. Educational facilities (public or private)</u> <u>s. Public buildings and grounds</u> <u>t. Pre-school and day care facilities (public or private)</u> <u>u. Churches</u> <u>v. Cemeteries without funeral homes,</u> <u>w. Residential care facilities,</u> <u>x. Group homes</u> <u>y. Other similar institutional uses.</u> <u>z. Personal service businesses where the service is performed on an individual-to-individual basis, including barber shops, beauty shops, boutiques, studios, or other similar uses.</u> <u>j. Temporary Uses, as defined in Section XX.</u> 		<ul style="list-style-type: none"> <u>f. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>g. Junkyards and salvage yards.</u> <u>h. Firing ranges</u> <u>i. Marinas</u> <u>j. Miniature golf courses</u> <u>k. Race tracks</u> 	<p><u>storage of hazardous, incendiary, noxious, or pernicious materials shall be located nearer than one hundred (100) feet from any property line.</u></p> <p><u>Prohibited:</u></p> <p><u>e-d. Dwelling units not contained within the principal structure and any structure whose use could generate noise capable of escaping the boundaries of the property in which the accessory structure is contained.</u></p>
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<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>12 feet</u>	<u>0 feet; 5 feet if abutting residential property</u>	<u>20 feet</u>	<u>12 feet</u>	<u>0.80</u>	<u>32 feet</u>

F. Public/Institutional

<u>1. District Intent</u>		<u>2. Allowable Location</u>	
<u>3. District Intent</u> <u>This zoning district allows for public and institutional uses.</u>		<u>4. Allowable Location</u> <u>The Public/Institutional Zoning District is allowed within the Public/Institutional Future Land Use Category.</u>	
<u>5. Principal Uses</u>	<u>6. Restricted Uses</u>	<u>7. Prohibited Uses</u>	<u>8. Accessory Uses</u>
<u>a. Educational facilities (public or private)</u> <u>b. Public buildings and grounds</u> <u>c. Pre-school and day care facilities (public or private)</u> <u>d. Churches</u> <u>e. Cemeteries without funeral homes.</u> <u>f. Residential care facilities.</u> <u>g. Group homes</u> <u>h. Other similar institutional uses.</u>	<u>a. Condominiums</u> <u>b. Docks, piers, wharves, and similar structures in City Waters.</u>	<u>a. Landfills.</u> <u>b. Hazardous waste collection and handling centers.</u> <u>c. Borrow pits.</u> <u>d. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>e. Junkyards and salvage yards.</u>	<u>Restricted:</u> <u>a. Areas and sheds for outside storage shall be enclosed by opaque fencing of at least six (6) feet in height.</u> <u>b. No accessory buildings used for industrial storage of hazardous, incendiary, noxious, or pernicious materials shall be located nearer than one hundred (100) feet from any property line.</u> <u>Prohibited:</u>

					<u>e. Dwelling units not contained within the principal structure and any structure whose use could generate noise capable of escaping the boundaries of the property in which the accessory structure is contained.</u>
<u>9. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>20 feet</u>	<u>7.5 feet</u>	<u>10 feet</u>	<u>20 feet</u>	<u>0.90</u>	<u>32 feet</u>

G. Recreation

<u>1. District Intent</u>		<u>2. Allowable Location</u>	
<u>This zoning district allows for outdoor recreational uses.</u>		<u>The Recreation Zoning District is allowed within the Recreation Future Land Use Category.</u>	
<u>3. Principal Uses</u>	<u>4. Restricted Uses</u>	<u>5. Prohibited Uses</u>	<u>6. Accessory Uses</u>
<u>a. Areas for outdoor recreational activity such as pickiniking, jogging, cycling, and hiking</u> <u>b. Arboretums</u> <u>c. Golf courses</u> <u>d. Playgrounds</u> <u>e. Ball Fields</u> <u>f. Outdoor ball courts</u> <u>g. Outdoor swimming pools</u> <u>h. Boat ramps</u> <u>i. Fishing docks and piers</u>		<u>a. Landfills.</u> <u>b. Hazardous waste collection and handling centers.</u> <u>c. Borrow pits.</u> <u>d. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u>	<u>Restricted:</u> <u>a. Areas and sheds for outside storage shall be enclosed by opaque fencing of at least six (6) feet in height.</u> <u>b. No accessory buildings used for industrial storage of hazardous, incendiary, noxious, or pernicious materials</u>

<u>j. Similar outdoor recreational uses</u>		<u>e. Junkyards and salvage yards.</u> <u>f. Firing ranges</u> <u>g. Marinas</u> <u>h. Miniature golf courses</u> <u>i. Race tracks</u>	<u>shall be located nearer than one hundred (100) feet from any property line.</u> <u>Prohibited:</u> <u>f. Dwelling units not contained within the principal structure and any structure whose use could generate noise capable of escaping the boundaries of the property in which the accessory structure is contained.</u>
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<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
20 feet	7.5 feet	10 feet	20 feet	0.50	32 feet

H. Industrial

<u>1. District Intent</u>		<u>2. Allowable Location</u>	
<u>This district is to provide areas for research and development activities and the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials.</u>		<u>The Industrial Zoning District is allowed within area designated as Industrial on Future Land Use Map of the Comprehensive Plan.</u>	
<u>3. Principal Uses</u>	<u>4. Restricted Uses</u>	<u>5. Prohibited Uses</u>	<u>6. Accessory Uses</u>
<u>a. Research and Development</u> <u>b. Services</u> <u>c. Construction</u> <u>d. Wholesale Trade</u>		<u>a. Landfills</u> <u>b. Hazardous waste collection and handling centers.</u>	<u>a. Areas and sheds for outside storage shall be enclosed by opaque</u>

<p><u>e. Transportation and Warehousing</u> <u>f. Light Manufacturing, including bakeries, beverage manufacturing, printing, electric lighting manufacturing, and wood furniture manufacturing.</u> <u>g. Other uses of a similar nature as determined by the Planning Council.</u></p>		<p><u>c. Borrow pits.</u> <u>d. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>e. Junkyards and salvage yards.</u> <u>f. Firing ranges</u> <u>g. Marinas</u> <u>h. Miniature golf courses</u> <u>i. Race tracks</u></p>	<p><u>fencing of at least six (6) feet in height.</u> <u>b. No accessory buildings used for industrial storage of hazardous, incendiary, noxious, or pernicious materials shall be located nearer than one hundred (100) feet from any property line.</u> <u>Prohibited:</u> <u>f. Any structure whose use could generate noise capable of escaping the boundaries of the property in which the accessory structure is contained.</u></p>
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<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>		
<u>12 feet</u>	<u>0 feet; 10 feet if abutting residential property</u>	<u>20 feet</u>	<u>12 feet</u>	<u>0.70</u>	<u>48 feet</u>

I. Preservation

<u>1. District Intent</u>				<u>1. Allowable Location</u>	
				<u>The Preservation Zoning District is allowed within the Preservation Future Land Use Category.</u>	
<u>2. Principal Uses</u>		<u>3. Restricted Uses</u>		<u>4. Prohibited Uses</u>	<u>5. Accessory Uses</u>
				<u>a. Landfills</u> <u>b. Hazardous waste collection and handling centers.</u> <u>c. Borrow pits.</u> <u>d. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>e. Junkyards and salvage yards.</u> <u>f. Firing ranges</u> <u>g. Marinas</u> <u>h. Miniature golf courses</u> <u>i. Race tracks</u>	
<u>6. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface Ratio</u>	
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>	<u>Max Height</u>	

J. Tourist Mixed Use

<u>1. District Intent</u>	<u>2. Allowable Location</u>
<u>This district provides for an integrated mix of resort uses that are predominantly tourist-oriented and seasonal in nature; development will be designed to encourage connectivity among the uses and clustered to the extent practicable to provide open space and to protect environmentally sensitive areas. This zoning district allows</u>	<u>The Tourist Mixed Use Zoning District is allowed within the Tourist Mixed Use Future Land Use Category.</u>

<u>for single family residential and multi-family at a maximum density of 2 dwelling units per acre and commercial land uses as defined below.</u>			
3. Principal Uses	4. Restricted Uses	5. Prohibited Uses	6. Accessory Uses
<u>a. Single family</u> <u>b. Multi-family, and any ancillary uses;</u> <u>c. Hotel, motel, and other temporary lodging units;</u> <u>d. Neighborhood and community-scale commercial;</u> <u>e. Beach clubs and other recreational uses;</u> <u>f. Public and private uses such as offices and services;</u> <u>g. Religious institutions;</u> <u>h. Marinas and water related facilities;</u> <u>i. Infrastructure</u> <u>j. Entertainment facilities.</u>	<u>a. Condominiums</u> <u>b. Docks, piers, wharves, and similar structures in City Waters.</u>	<u>a. Mobile Home Parks</u> <u>b. Landfills.</u> <u>c. Hazardous waste collection and handling centers.</u> <u>d. Borrow pits.</u> <u>e. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.</u> <u>f. Junkyards and salvage yards.</u>	<u>Restricted:</u> <u>a. Areas and sheds for outside storage shall be enclosed by opaque fencing of at least six (6) feet in height.</u> <u>b. No accessory buildings used for industrial storage of hazardous, incendiary, noxious, or pernicious materials shall be located nearer than one hundred (100) feet from any property line.</u> <u>Prohibited:</u> <u>d-g. Any structure whose use could generate noise capable of escaping the boundaries of the property in which the accessory structure is contained.</u>

<u>7. Development Standards</u>					
<u>Setbacks</u>				<u>Impervious Surface</u>	<u>Max Height</u>
<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Corner</u>	<u>Ratio</u>	
				<u>0.70</u>	<u>48 feet</u>
<u>8. Development Restrictions</u>					
<p><u>A. In the Tourist Mixed Use Zoning District at least three principal uses must be developed on the subject property, one of which is required to be a residential use. No principal use shall be less than 10% of the total land area.</u></p> <p><u>B. Where practicable, native vegetation will be used for residential lots and common open spaces. Native vegetation to be used can be identified from Waterwise Florida Landscape as produced by Florida’s water management districts.</u></p> <p><u>C. Connection to central water and sanitary sewer systems shall be required prior to any certificate of occupancy being issued.</u></p> <p><u>D. The Tourist Mixed Use Zoning District may be implemented through the Planned Unit Development process as defined in this Code.</u></p> <p><u>E. A property must be under single ownership or under unified control at the time the Tourist Mixed Use category is assigned.</u></p>					

~~A.~~

- ~~1. The category of residential uses includes single-family dwellings, accessory apartment uses, multi-family dwellings in a variety of housing types, and modular homes, but specifically excludes mobile homes and recreational vehicles. (Recreational vehicle parks are considered commercial uses.)~~
- ~~2. While a district may be designated for residential use, it does not follow that any housing type (single-family, apartment, townhouse, etc.) is allowed. Certain areas are limited to one or more housing types in order to preserve the established character of the area. Refer to the table of density and dwelling unit types in Section 2.02.04 for regulations on housing types.~~

~~B. Public/Institutional~~

~~This type of use includes educational facilities (public or private), public buildings and grounds, pre-school and day care facilities (public or private), churches, cemeteries without funeral homes, residential care facilities, group homes, and all other similar institutional uses.~~

~~C. Outdoor Recreational~~

~~These uses include areas for outdoor recreational activities such as picnicking, jogging, cycling, arboretums, hiking, golf courses, playgrounds, ball fields, outdoor ball courts, outdoor swimming pools, and water-related or water-dependent uses such as boat ramps, fishing docks and piers, and all similar outdoor recreational uses, whether public or private. Specifically excluded from this group of uses are firing ranges, marinas, miniature golf courses, race tracks, and similar recreational or quasi-recreational activities inconsistent with the allowable outdoor recreational uses described.~~

~~D. Professional Service and Office~~

~~This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions. This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes the warehousing or actual distribution of goods.~~

~~E. Personal Service Businesses~~

~~This group of uses includes personal service businesses where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property. Examples of personal service businesses are barber shops, beauty shops, boutiques, or studios.~~

~~F. General Commercial~~

~~A wide variety of general commercial, commercial recreational, entertainment, and related activities is included in this group of uses. Examples include professional and office uses listed in Section 2.02.02D above, as well as the following specific uses, and all substantially similar types of uses:~~

- ~~1. Community centers and fraternal lodges.~~
- ~~2. Commercial or trade schools such as dance and martial arts studios~~
- ~~3. Department stores and other retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and book stores.~~
- ~~4. Funeral homes, cemeteries, and mortuaries.~~
- ~~5. Farm and garden supply, building supply, and vehicle parts and accessories (including vehicle sales/service/repair).~~
- ~~6. Grocery stores, supermarkets (including convenience stores), and specialty food stores (such as meat markets and bakeries).~~
- ~~7. Hospitals~~

- ~~8. Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops).~~
- ~~9. Restaurants including open air cafes.~~
- ~~10. Shopping centers (but not regional malls or centers).~~
- ~~11. Theaters and auditoriums.~~
- ~~12. Plant nurseries.~~
- ~~13. Veterinary offices and animal hospital with outside kennels.~~
- ~~14. Wholesale and retail businesses for storing and/or distributing goods. This includes primarily outdoor storage. (examples: LP gas storage and/or distribution exceeding 1000 gallons and recycling centers).~~
- ~~15. Mobile home parks, recreational vehicle, and travel trailer parks.~~
- ~~16. Arcades, billiards/pool parlors, bowling alleys, indoor recreational centers, and gymnasiums/spas/health clubs.~~
- ~~17. Small taverns and bars.~~
- ~~18. Single and multiple family dwellings.~~

~~G. Tourist Commercial~~

~~The uses in this group include those activities that are intended to provide areas for low intensity tourist oriented commercial activities that will not interfere with the peace and tranquility of adjoining residential property. This group of uses includes the following list of specific uses and all substantially similar activities based upon similarity of characteristics.~~

- ~~1. Boutiques, souvenir shops, and similar businesses that are seasonal in nature.~~
- ~~2. Restaurants and open air cafes.~~
- ~~3. Small hotels or small motels.~~
- ~~4. Marinas.~~
- ~~5. Single and multiple family dwellings~~
- ~~6. Gasoline sales and service, combination gasoline sale and small food marts, and similar facilities.~~

~~H. Tourist Mixed Use~~

~~This district provides for an integrated mix of resort uses that are predominantly tourist oriented and seasonal in nature; development will be designed to encourage connectivity among the uses and clustered to the extent practicable to provide open space and to protect environmentally sensitive areas. The uses may include single family, multifamily, and any ancillary uses; hotel, motel, and other temporary lodging units; neighborhood and community scale commercial; beach clubs and other recreational uses; public and private uses such as offices and services; religious institutions; marinas and water related facilities; infrastructure and entertainment facilities.~~

~~I. Temporary Uses~~

~~This group of activities includes those uses which may occur on a temporary basis for a short time frame. These uses will not continue past 10 days and must have a permit to occur.~~

- ~~1. Flea markets or similar outdoor or indoor/indoor sales complexes.~~
- ~~2. Small carnivals, fairs, and festivals. Examples of this are school, holiday, or seasonal related carnivals and festivals.~~
- ~~3. This does not include trailers and recreational vehicles.~~

~~J. Prohibited Uses in All Districts~~

- ~~1. Landfills.~~
- ~~2. Hazardous waste collection and handling centers.~~
- ~~3. Borrow pits.~~
- ~~4. Pastures, forestry, feed lots, and buildings which are an accessory to these agricultural uses.~~
- ~~5. Junkyards and salvage yards.~~
6. Construction of docks, piers, wharves and similar structures in City waters, unless specifically approved by the City Council.
- ~~7. Condominiums, unless specifically approved by the City Council~~

~~2.02.03 — Allowable Uses Within Each Land Use District~~

~~A. Residential Low Density (RLD)~~

~~The following uses are allowed in the Residential Low Density land use district. All others are prohibited.~~

- ~~1. Residential~~
- ~~2. Outdoor Recreational~~
- ~~3. Public/Institutional~~

~~B. Residential General (RG)~~

~~The following uses are allowed in the Residential General land use district. All others are prohibited.~~

- ~~1. Residential~~
- ~~2. Outdoor Recreational~~
- ~~3. Personal Service and Studio~~
- ~~4. Public/Institutional~~

~~C. Tourist Residential (TR)~~

~~The following uses are allowed in the Tourist Residential land use district. All others are prohibited.~~

- ~~1. Residential~~
- ~~2. Outdoor Recreational~~
- ~~3. Personal Service and Studio~~
- ~~4. Public/Institutional~~

~~D. General Commercial (GC)~~

~~The following uses are allowed in the General Commercial land use district. All others are prohibited.~~

- ~~1. General Commercial~~
- ~~2. Professional Service and Office~~
- ~~3. Personal Service and Studio~~
- ~~4. Public/Institutional~~
- ~~5. Temporary Uses~~
- ~~6. Residential~~

~~E. Tourist Commercial (TC)~~

~~The following uses are allowed in the Tourist Commercial land use district. All others are prohibited.~~

- ~~1. Tourist Commercial~~
- ~~2. Outdoor Recreational~~

- ~~3. Personal Service and Studio~~
- ~~4. Public/Institutional~~
- ~~5. Temporary Uses~~
- ~~6. Residential Dwellings~~

~~F. Public/Institutional (PI)~~

~~The Public/Institutional land use districts are areas within the other land use districts that have been designated for the Public/Institutional land use as deemed in Section 2.02.02 of this Code.~~

~~G. Recreation (REC)~~

~~Outdoor Recreational land uses shall be allowed in all land use districts upon approval by the City Council.~~

~~H. Conservation (CON)~~

~~The following land uses are allowed in the Conservation land use district after any environmental features present have been identified and special construction practices and additional permission is granted by the City Council.~~

- ~~1. Residential Low Density~~
- ~~2. Residential General~~
- ~~3. Tourist Residential~~
- ~~4. Existing Recreational Vehicle parks~~

~~I. Preservation (PRS)~~

~~All land uses are prohibited except as cited in the Future Land Use Element of the City of Mexico Beach Comprehensive Plan.~~

~~J. Tourist Mixed Use (TM)~~

~~All land uses are allowed in the Tourist Mixed Use land use district. At least three of the allowable uses must be developed on the subject property, one of which shall be a residential use, and none of which may be less than 10% of the total land area.~~

~~2.02.04 Table of Density and Dwelling Unit Types for Residential Use~~

Land Use/Districts	Gross Density*	Housing Types**		
		S-F	M-F	MH
Residential Low Density	6DU/1AC	A	P	P
Residential General	6DU/1AC	A	A	P
Tourist Residential	8DU/1AC	A	A	P
General Commercial	18DU/1AC	A	A	A***
Tourist Commercial	18DU/1AC	A	A	P

Conservation	Per existing developmental approval****			
Mixed Use	24DU/1AC	A	A	P
Professional Service/Office	8DU/1AC	A	A	P
Personal Service Business	8DU/1AC	A	A	P
Tourist Mixed Use	2DU/1AC (of total land area)	A	A	P

Notes for Table 2.02.04

~~“A” stands for “Allowed.” “P” stands for “Prohibited.”~~

~~* This column indicates the maximum gross density allowable subject to minimum requirements. The gross density allowable for unplatted property is 4DU/1AC or as determined by Chapter 10D-6, FAC, whichever is more stringent.~~

~~** This part of the table indicates where certain housing types are allowed. The abbreviations for and certain requirements relating to these housing types are as follows:~~

~~“S-F” stands for single-family which includes only site-built homes and modular homes manufactured under the Florida Manufactured Building Act and certified by the Department of Community Affairs as complying with the structural requirements of the Standard Building Code.~~

~~“M-F” stands for multi-family as defined in this Code.~~

~~“MH” stands for manufactured housing meeting the standards of the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code. They are allowed only in Residential General or a mobile home park (GC)~~

~~*** Only in Mobile Home Parks~~

~~**** Development approval existing at the time of enactment of the Code.~~

2.02.035 Mixed Use

A. Mixed Use

Residential Development is allowed within the ~~categories of~~ General Commercial and Tourist Commercial ~~land use districts~~zoning districts; however, unless otherwise permitted by the Mexico Beach Comprehensive Plan or a Plan Amendment and the LDR, or a properly approved PUD, commercial development is not allowed in residential ~~land uses~~zoning districts. All structures shall be built to the requirements of the Comprehensive Plan, a Plan Amendment, and the LDR, except as may be allowed by a properly approved PUD or permissible variance.

~~1. Residential Density in Commercial Land Uses~~

~~Residential development and redevelopment projects within the General Commercial and Tourist Commercial land use districts that utilize 15% or more of the total habitable gross floor area, including the heated or cooled gross floor area, for commercial development shall be entitled to a residential density of up to 24DU/1AC, so long as all other height, buffer, setback, impervious service ratios, landscaping, roads, sidewalks, and other requirements for development are met. Those structures containing commercial development must be completed first in order for a Certificate of Occupancy to be issued.~~

~~12.~~ For purposes of this ordinance and section, “commercial development or redevelopment” shall not include any space used for residential living, rental living units of any nature, residential support quarters, or accessory structures of any nature whatsoever. ~~“Commercial” for the calculation set forth in section 2.A.(1), above, for mixed uses shall include only the uses set forth in the LDR, subsections 2.02.02 F. and G. dealing with retail and office uses; specifically, such terms shall not include single and — multiple family dwellings as set forth in subsections 2.02 F. 18. and G. 6. and subsections 2.02.03 D. 6. and E. 6., mobile home parks/units, recreational vehicles, park trailers, or the like, or hotels or motels.~~

~~23.~~ Any mixed residential/commercial development or redevelopment areas ~~used in the calculation set forth above to create a density greater than 18DU/1AC~~ shall be built to commercial standards under the Florida Building Code, as may be amended, and will be considered a land use designation for a commercial use and shall not revert or otherwise be changed to a residential land use of any nature for at least seven (7) years, and then only by approval of the City Council after review by the Planning and Zoning Board. Upon application by the landowner or his/her agent to develop or redevelop under this ordinance, or if this ordinance is applied to a development, the owner and his/her heirs, transferees, successors in interest, and assigns agree to all provisions of this ordinance, specifically including the requirement that said property shall remain commercial in nature unless changed as set forth in this Code.

B. Residential Development Standards for Structures Developed or Redeveloped in GC and TC ~~Land Uses~~Zoning Districts

1. Residential Structures developed or redeveloped in GC or TC ~~land use districts~~Zoning Districts shall adhere to the residential density requirements as set forth above. In addition, residential or mixed-use developments or redevelopments built in GC or TC ~~land uses~~Zoning Districts may be eligible to have variances from the requirements of the LDR for development standards relating to setbacks, landscape buffers, and parking, if justified by the application for M-PUD and approved as a Final M-PUD Plan, ~~by the City Council, after review by the Planning Board.~~ No variances or waivers for M-PUD projects shall be permitted to requirements set forth in the Mexico Beach Comprehensive Plan such as, but not limited to, height, density, land use type, and canal buffer zone, unless the Comprehensive Plan is amended as required by law.
2. Length-Residential Only Structures. Developments and redevelopments built in GC and/or TC ~~land use districts~~Zoning Districts that contain residential only improvements shall be limited in length to 100 feet, measured from exterior wall to exterior wall, including any decks and patios which may be located on the ends of such structure.
3. Setbacks. Setbacks for the perimeter of the entire tract for residential-only structures built in GC and/or TC ~~land use districts~~Zoning Districts shall remain as Front-20’, Side-7.5’, Rear-10’, and Corner-20’, ~~as set forth in section 3.01.03 of the LDR;~~ however, the interior side setbacks between residential-only structures where there is more than one multifamily structure contained on a tract shall be 5’ for each structure.
4. Landscaping. A landscaping plan shall be submitted, and must be approved by the City Council for all commercial or mixed-use developments and by the City Administrator for residential-only developments, with any application for development in GC and/or TC ~~land use districts~~Zoning Districts in accordance with LDR section 4.01, et seq.

~~2.02.046~~ Allowable Intensities Within Each Land Use DistrictHeight Measurement

As described in this Plan, height for properties shall be measured as follows:

- A. For properties landward of the Coastal Construction Control Line (CCCL) within Zone X on the preliminary FEMA Flood Insurance Rate Map (2018), maximum height shall be measured from one foot above the crown of the road directly adjacent to the property. If there is more than one road adjacent to the property, then the road with the highest elevation shall be used.
- B. For properties landward of the CCCL within Zones AE or VE on the preliminary FEMA Flood Insurance Rate Map (2018), maximum height shall be measured from the base flood elevation.
- C. For properties seaward of the CCCL, maximum height shall be measured from the base Florida Department of Environmental Protection requirement.

2.02.05 Similar Uses

Any use that is not identified in Section 2.02.02 is prohibited unless it is substantially similar to the use named in Section 2.02.02. A determination regarding substantial similarity of such a use shall be made as follows:

- A. A requested use shall be considered substantially similar when the characteristics and off-site impacts of the requested use are equivalent in type, intensity, degree or impact when compared to a use named in Section 2.02.02. such characteristics include, but are not limited to:
 - a. Trip generation rates;
 - b. Typical hours of operation;
 - c. Types of traffic associated with the use (such as trucks or delivery vehicles, automobiles, recreation vehicles, or other vehicles);
 - d. Features of the use that generate noise, odor, electromagnetic interference or vibration;
 - e. Type and extent of parking, including whether parking areas are lighted;
 - f. Use of loudspeakers; and
 - g. Use of outdoor storage.
- B. The City Administrator or designee shall make a written administrative interpretation as to the substantial similarity of a requested use that is not named in Section 2.02.02.

2.02.06~~3.01.02~~ Impervious Surface Coverage

A. Generally

Impervious surface on a development site shall not exceed the ratios provided in Section 2.02.02, the table in paragraph D of this Section.

B. Ratio Calculation

The impervious surface ratio is calculated by dividing the total impervious surface by the gross site area. Water bodies are impervious and shall be included as such in the impervious surface ratio calculation.

C. Alternative Paving Materials

If porous paving materials are used, documentation shall be provided demonstrating the permeability of the materials, and the percentage of impervious area shall be adjusted accordingly. ~~in~~ accord with the Department of Community Affairs Technical Construction Manual, then the area covered with porous paving materials shall not be counted as impervious surface.

2.02.07 Setbacks

A. ~~**~~—If the site is adjacent to a major arterial roadway, the front setback for the site will be that portion abutting the arterial roadway in all zoning categories.

~~*** Storage buildings may be placed within five (5) feet of the rear property lines.~~

B~~2~~. The structure may be built on the property line provided the owner shall grant an attachment easement to the adjacent property owner(s) in Tourist Commercial and General Commercial only.

CB. Minimum Setbacks Between Buildings

1. The minimum distance between adjacent buildings shall be ten (10) feet, except that no setback between buildings is required where an attachment easement has been created pursuant to paragraph B~~C~~ of this Section.

2. Distance shall be measured at the narrowest space between structures, whether a main living unit, principal structure, an allowable attachment, or an accessory use, and shall not include roof overhang (eave).

3. Residential structures built either on Tourist Commercial, Professional Service and Office, Personal Service Businesses, or General Commercial, property must adhere to Residential building setback requirements as shown in ~~S~~section 3.01.032.02.02 Building Setback Requirements with the exception of front setbacks. The front setback remains 12’.

C. Minimum Setbacks for Conservation District

Building setbacks may be greater than stated above when building on sites next to or containing environmentally sensitive land. These setback requirements are listed in Sections 5.02.03-B, 5.03.05-B4, 5.02.05-B, and 5.02.05-2A of this Code.

~~A. Residential Low Density (RLD)~~

~~No more than 32 feet in height not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have — maximum height measured from plus 17’ above the NGVD line or per FDEP requirements.~~

~~B. Residential General (RG)~~

~~No more than 32 feet in height not to exceed 40% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the~~

~~CCCL are to have — maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~C. Tourist Residential (TR)~~

~~No more than 32 feet in height not to exceed 50% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have — maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~D. Tourist Commercial (TC)~~

~~No more than 32 feet in height not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have — maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~E. General Commercial (GC)~~

~~No more than 48 feet in height not to exceed 90% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have — maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~F. Public/Institutional (PI)~~

~~For buildings and structures, no more than 32 feet in height not to exceed 90% lot coverage as determined by dividing total impervious areas by the gross area of the — site or lot. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~G. Recreation (REC)~~

~~For building and structures, no more than 32 feet in height not to exceed 50% lot coverage, unless otherwise approved by the City Council. Maximum height for — properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have — maximum height measured from plus 17' above the NGVD line or per FDEP — requirements.~~

~~H. Professional Service and Office (PSO)~~

~~No more than 32 feet in height not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum — height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties~~

within the CCCL are to have maximum height measured from plus 17' above the NGVD line or per FDEP requirements.

~~I. Personal Service Businesses (PSB)~~

~~No more than 32 feet in height not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~J. Tourist Mixed Use~~

~~No more than 48 feet in height and not to exceed an impervious surface ratio of 0.7 based upon the total land area. Maximum height for properties outside the CCCL is to be measured from one foot above the crown of the road directly in front of the property. Properties within the CCCL are to have maximum height measured from plus 17' above the NGVD line or per FDEP requirements.~~

~~2.02.06 Table of Incompatible Adjacent Districts~~

Land Use/Districts	RLD	RG	TR	GC	TC	C
Residential Low Density	--	C	C	I	I	C
Residential General	C	--	C	I	I	C
Tourist Residential	C	C	--	I	I	C
General Commercial	I	I	I	--	I	I
Tourist Commercial	I	I	I	I	--	I
Conservation	C	C	C	I	I	--
Tourist Mixed Use	C	C	C	C	C	C

~~Notes for Table 2.02.06~~

~~“C” stands for “Compatible.” “I” stands for “Incompatible.” This table designates land use districts that require a buffer zone as defined in Article IV Section 4.01.03 in the Code. Two parcels of different land use districts that are specified in this section as “incompatible” require a buffer along the parcel boundaries. This includes incompatible land use districts that are separated by a road.~~

~~2.02.07 SPECIFIC RESTRICTIONS~~

~~2.02.07 Development Restrictions~~

~~A. Restrictions applicable only to Tourist Mixed Use land use districts:~~

- ~~1. Where practicable, native vegetation will be used for residential lots and common open spaces. Native vegetation to be used can be identified from Waterwise Florida Landscape as produced by Florida’s water management districts.~~

- ~~2. Connection to central water and sanitary sewer systems shall be required prior to any certificate of occupancy being issued.~~
- ~~3. The Tourist Mixed Use category may be implemented through the Planned Unit Development process as defined in this Code.~~
- ~~4. A property must be under single ownership or under unified control at the time the Tourist Mixed Use category is assigned.~~

AB. Food Trailers prohibited.

1. Food Trailers are prohibited in the City except as provided in this subsection.
2. “Food Trailer” means any structure or vehicle, fixed or mobile, used for the purpose of selling food or beverages or producing food or beverages for commercial purposes, and which is not:
 - i. A building compliant with the Florida Building Code and these Land Development Regulations;
 - ii. A home occupation compliant with these Land Development Regulations and the Florida Building Code;
 - iii. A vehicle licensed by the State of Florida as a Mobile Food Dispensing Vehicle or a successor program used by the State to license what is generally understood to be a good truck; or
 - iv. A food or beverage vending structure, vehicle, or cart operated for a maximum of seventy-two (72) hours and only as part of festival or special event not prohibited by the City. To qualify for this exception, at the end of the seventy-two hour period, the vending structure, vehicle or cart must either be removed from the City or placed into storage not visible from a public right-of-way and in compliance with these Land Development Regulations.
3. Non Conforming Use Established
Food Trailers operating within the City prior to the Effective Date of this ordinance and holding a local business tax receipt validly issued by the City Clerk shall be considered a nonconforming use that is permitted to continue as governed by the rules for structures provided by Section 7.12.00, notwithstanding that said Food Trailers are not “dwelling units.” In addition to those rules, permissible non-conforming status shall be lost upon a change of ownership of the Food Trailer or a relocation of the Food Trailer to a different parcel of property. Furthermore, Subsections 7.12.00 B.3. and 7.12.00 B.4. shall not apply to these nonconforming Food Trailers. These nonconforming Food Trailers shall otherwise comply with these Land Development Regulations and shall be considered restaurants for purposes of parking, landscaping, and other instances when requirements vary depending on use of property.

2.03.00 PLANNED UNIT DEVELOPMENT

2.03.01 Purpose and Intent

It is the intent of the PUD district to provide a flexible, alternative zoning procedure to encourage imaginative and innovative design for the unified development of tracts of land, within overall