

Chapter 2. Zoning Districts and Uses

CHAPTER TWO CONTENTS

2.01.00	GENERALLY.....	23
2.02.00	ESTABLISHMENT OF ZONING DISTRICTS	23
2.03.00	LAND USES ALLOWED IN ZONING DISTRICTS	24
2.04.00	DENSITY AND INTENSITY STANDARDS	31

2.01.00 GENERALLY

It is the intent and purpose of this Chapter to establish and adopt zoning districts to govern the *Use* of land and water in the *City*.

2.02.00 ESTABLISHMENT OF ZONING DISTRICTS

2.02.01 Establishment of Zoning Districts

Within the corporate area of the *City* the following zoning districts are established:

A. Residential:

1. AR – Agricultural & Rural *Residential*
2. R-1 a – *Single Family*, Low Density
3. R-1 b – *Single Family*, Medium Density
4. R-1 c – *Single Family*, High Density
5. R-1 c-T – *Single Family*, High Density *Manufactured Home*
6. RO – *Residential-Zero Lot Line*
7. RTH – Townhouse
8. R-2 – Limited *Multi-family*
9. R-3 – Unlimited *Multi-family*

B. Commercial and Business:

1. CL – Commercial-Low Intensity
2. CM – Commercial-Medium Intensity
3. CH – Commercial-High Intensity

C. Industrial:

1. M-1 – Light Industry

D. Public:

1. C – Conservation
2. R – Recreation
3. PF – Public Facilities

E. PUD - Planned Unit Development

2.02.02 Establishment of Overlay Districts

The following overlay districts are established. The *Uses* allowable by the underlying zoning district shall apply, except as limited by the *Use* requirements of the overlay district provisions established in Chapter 7 of the *LDC*.

- A. Pier Park Overlay District
- B. Traditional Neighborhood Overlay District
- C. Front Beach Road Overlay Districts
- D. Coastal High Hazard Overlay District
- E. Lake Powell Overlay District

2.02.03 Official Zoning Map

Zoning districts hereby established are declared to be in effect upon all land and water areas included within the boundaries of each district as shown on the Official *Zoning Map* (see rules for interpretation of boundaries in section 1.06.04 of the *LDC*). After adoption of the *LDC*, amendments to the *Zoning Map* shall be made by *Plat* or metes and bounds description, which shall be the best evidence of the boundaries amended or created, and shall control unless a scrivener's or other error in such *Plat* or description is manifestly contrary to the intent of the amending ordinance. The Official *Zoning Map* is on file in the office of the city clerk of the *City*.

2.03.00 LAND USES ALLOWED IN ZONING DISTRICTS**2.03.01 Generally**

- A. Table 2.03.02 describes the *Land Uses* that are permissible, prohibited or permissible subject to *Conditional Use* standards and procedures or permissible when complying with supplemental standards in addition to the standards for the zoning district. Issuance of *Local Development Orders* or *Building Permits* for any specific *Land Use* requires compliance with the *Use* standards referenced in Table 2.03.02, as well as with site design standards, wetlands and other environmental standards, conditional standards when applicable and supplemental standards when applicable. Additional use prohibitions are established in the Front Beach Overlay districts (see Section 7.02.03.D) and may be established pursuant to discretionary *Development Permit* approvals.
- B. Table 2.03.02 shall be implemented as follows:
 1. The cell at the *Intersection* of the column for the zoning district and the row for the *Land Use* is the location of information regarding whether the *Use* is permissible in that zoning district.
 2. The letter "P" in the cell indicates that the *Land Use* is permissible, subject to compliance with the standards of the zoning district.
 3. The letter "A" in the cell indicates that the *Land Use* is permissible only as an *Accessory Use*, subject to compliance with general standards for *Accessory*

Uses and any specific standards for the particular *Accessory Use*. Standards for *Accessory Uses* are set forth in section 5.02.00.

4. The letter "C" in the cell indicates that the *Land Use* is not allowed by right, but is permissible only when compliant with additional standards (conditions) for the *Use* and must be approved through the conditional review procedures established in section 10.02.00. Standards for *Conditional Uses* are set forth in section 5.06.00.
 5. The letter "S" in the cell indicates that the *Land Use* is permissible by right, subject to compliance with the standards of the zoning district and the supplemental standards specified for the *Use* in section 5.04.00.
 6. When there is no letter contained in the cell, the *Land Use* is prohibited.
- C. Any *Land Use* that is not identified in Table 2.03.02 is prohibited unless it is substantially similar to a *Land Use* named in Table 2.03.02. A determination regarding substantial similarity of such a *Land Use* shall be made as follows:
1. A requested *Use* shall be considered substantially similar when the characteristics of the requested *Use* are equivalent in type, intensity, degree or impact when compared to a *Use* named in Table 2.03.02. 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, *Recreational 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.
 2. The *City Manager* or designee shall make a written administrative interpretation as to the substantial similarity of a requested *Use* that is not named in Table 2.03.02.
 3. Upon the entry of an administrative interpretation finding that the requested *Use* is substantially similar to a *Use* named in Table 2.03.02, the former *Use* shall be deemed named in Table 2.03.02 together with the latter.
- D. The following *Land Uses* are prohibited in every zoning district:
1. *Junk Yards* and *Salvage Yards*; and,
 2. Landfills other than land clearing debris and construction debris landfills.

2.03.02 Land Uses

A. Legend:

1. P = Permitted, subject to standards for the zoning district.
2. A = **Accessory**, subject to standards for **Accessory Uses** in section 5.02.00
3. C = Conditional, subject to additional standards for the **Use** and additional review and approval procedures. (see section 5.06.00 et seq)
4. S = Supplemental, subject to standards for the zoning district and additional standards for the specific **Use**. The numbers indicate the section of this **LDC** that contains the supplemental standards. (see section 5.04.00 et seq)
5. **Uses** that are not listed or found to be substantially similar to listed **Uses** are prohibited. All listed **Uses** are prohibited in those districts where no indicator (“P”, “A”, “C”, “S”) is provided.

Table 2.03.02: Land Uses in Base Zoning Districts

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Adult Uses												S 5.04. 01				
Agriculture	P	A	A	A	A	A	A	A	A	A	A	A	A			
Airport, excluding private airstrip																S 5.04. 02
Amusement Park and Amusements not otherwise specified												C 5.06. 02				
Arcades and Game Rooms												P				
Arenas/Stadiums	C 5.06. 03											C 5.06. 03	C 5.06. 03		C 5.06. 03	
Bakeries (production)												P	P			
Bed and Breakfast	S5.04 .03								S 5.04. 03	P	P	P				
Borrow Pits/C&D Landfills, Land Clearing Debris, Heavy Industry	C 5.06. 04												C 5.06. 04			C 5.06. 04
Car Wash Facilities (freestanding)												P	P			

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Cemetery	P									C 5.06. 05	C 5.06. 05	P	P			P
Civic Centers												C 5.06. 06	C 5.06. 06			
Clinics and Medical Offices										P	P	P	P		A	
Clubs, Lounges, Bars									A	A	A	C 5.06. 06	C 5.06. 06			
Coffee Shops, Delicatessens									A	A	S 5.04. 26	S 5.04. 26	A			
Communication Towers										S 5.05. 00	S 5.05. 00	S 5.05. 00	S 5.05. 00		S 5.05. 00	S 5.05. 00
Community Centers	P											P	P		C 5.06. 08	P
Construction Materials and Supplies												S 5.04. 08	P			
Discount Stores or Centers ("Big Box")											S 5.04. 08	P	P			
Distribution Centers												S 5.04. 31	S 5.04. 31			
Drive-through/Drive-In Facilities											P	P	P			
Dry Cleaning Plants													P			
Dwellings:																
Duplexes, Triplexes, Quadplexes,							P	S 5.04. 09	S 5.04. 09	S 5.04. 09	S 5.04. 09	S 5.04. 09				
Multi-family Buildings (5+ units)							S 5.04. 10	S 5.04. 10	S 5.04. 10	S 5.04. 10	S 5.04. 10	S 5.04. 10				
Single Family	P	P	P	P	P	P	P	P	P	S 5.04. 11	S 5.04. 11	S 5.04. 11	A			
Fire Stations	P										S 5.04. 12	P	P			P
Foster Care Facilities	P	P	P	P	P	P	P	P	P	P	P	P				
Fraternal Lodges	S 5.04. 13											P	P			

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Funeral Homes (with or without crematory)	P										P	P				
Gift Shops									A	A	P	P	A			
Golf Courses	P	C 5.06. 09	P			P										
Golf Driving Ranges without Golf Course												S 5.04. 14	S 5.04. 14			
Government <i>Buildings</i>										P	P	P	P		P	P
<i>Health Clubs</i>												P	P			
<i>Kennel, Animal Shelters, Veterinary Offices</i>	S 5.04. 17										S 5.04. 17	S 5.04. 17	S 5.04. 17			
Laundries (commercial plants)													P			
Laundry or Dry Cleaning Pick-up Station									A	P	P	P	P			
<i>Licensed Facilities, 0-6 residents</i>	S 5.04. 05			S 5.04. 05												
<i>Licensed Facilities, 7-14 residents</i>								S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05				
<i>Licensed Facilities, 15+ residents</i>								S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05				
<i>Light Industrial Uses</i>													S 5.04. 16			
Live Theaters (Performing Arts)	P										C 5.06. 10	P		P	P	P
<i>Lodging Accommodations (Public Lodging Establishments)</i>							S 5.04. 18									
<i>Manufactured Homes</i>	P				P											
<i>Manufactured Homes and RV Sales Facilities</i>												S 5.04. 19	P			
<i>Marina</i>														C 5.06. 11	C 5.06. 11	

2. Zoning Districts and *Uses*

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Mobile Homes																
Modular Homes	P	P	P	P	P	P	P	P	P	S 5.04. 11	S 5.04. 11	S 5.04. 11	A			
Moped, Motorcycle and Motor Scooter Rentals												C 5.06. 12				
Motor Vehicle Storage and Impound Lots										A			S 5.04. 31			
Movie Theaters												P				
Museums	P									S 5.04. 20	P	P	P	S 5.04. 20	P	P
Newsstands									A	A	P	P	A			A
Offices and Financial Institutions, excluding Medical Offices										P	P	P	P			P
Parking Lots and Garages (commercial), Excluding Accessory Parking Lots	P											P	P			P
Parks and Recreation Facilities, Public or Private	P	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P
Personal Services										P	P	P	P		P	P
Piers and docks on pilings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Plant Nursery	P										P	P	P			
Police Stations	P										S 5.04. 12	P	P			P
Post Office (excludes Distribution Center)											P	P	P			P
Print and Copy Shops										P	P	P	P			
Private Airstrip	P															
Private Schools	P	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. .13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	P	P			P	P
Public Health Facilities												P	P			P

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Public Schools	P	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. .13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	P	P			P	P
Public Works and Emergency Service Facilities	S 5.04. 22											S 5.04. 22	P	S 5.04. 22	P	P
Recreational Vehicle Parks and Campgrounds												C 5.06. 16			C 5.06. 16	
Religious <i>Uses</i>	P	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	P	P	P	P			P
Repair Shops (large equip. and appliances)	S 5.04. 08											S 5.04. 08	P			
Repair Shops (light repair, small equipment repair)	S 5.04. 08										P	P	P			
Repair Shops (computer, small appliance repair)										P	P	P	P			
Research and Development Center										S 5.04. 25	P	P	P			
Residential Community Accessory Uses	A	A	A	A	A	A	A	A	A	A	A	A	A			
Restaurants (excluding Drive-In)									A	A	S 5.04. 26	S 5.04. 26	A			
Retail Sales and Services (not otherwise specified)	S 5.04. 27									S 5.04. 27	S 5.04. 27	S 5.04. 27	A			
Self-service Laundries									A	A	A	P	P			
Self-storage Facilities / Mini-warehouse											S 5.04. 28	P	P			
Service Stations/ Convenience Stores with Gas Pumps/Boat Repair Yards											S 5.04. 29	S 5.04. 29	S 5.04. 29			
Shopping Center											S 5.04. 30	S 5.04. 30	A			
Temporary Child Care Facility – Family Day Care Home; Large Family Child Care Home									A	S 5.04. 04	S 5.04. 04	S 5.04. 04	A			
Terminals (truck or bus)													S 5.04. 31			

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Townhomes							P	P	P			S 5.04. 32				
Transient Residential Rentals							S 5.04. 33	S 5.04. 33	S 5.04. 33	P	P	P				
Trucking, freight, moving and storage												S 5.04. 31	S 5.04. 31			
Vehicle sales, rental or service facilities												P	P			
Walkways and bikeways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Warehousing and Storage													P			
Wholesale Facilities													P			
Zoo	C 5.06. 02											C 5.06. 02				

2.04.00 DENSITY AND INTENSITY STANDARDS

2.04.01 Table of Density and Intensity Standards

Table 2.04.01 describes the maximum potential *Dwelling* and *Lodging Accommodation* density (expressed in *Dwelling Units* and *Lodging Accommodation Units* per *Gross Acre*) and the maximum floor area ratio for a particular *Parcel*, where permitted, in all zoning districts. The achievable density (number of units) or intensity (ratio of floor area to *Parcel* area) permitted for a particular *Parcel* shall be determined by reference to *Parcel* size, *Setback*, *Height* and other standards set forth in this *LDC*.

Table 2.04.01: Density and Intensity Standards for Zoning Districts

	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M-1	PUD	R
Residential density (Dwelling Units per Gross Acre)	1 unit per 10 acres	4.3	5.8	7.2	7.2	10.8	12.0	40.0	40.0	3.0	15.0	45.0		10.0	
Maximum Floor Area Ratio (%)	10	None	None	None	None	None	None	None	None	80	90	100	80		30

- A. Density is the number of *Dwelling Units* and *Lodging Accommodation Units* per acre of *Parcel* area.
 - 1. Density for *Dwelling Uses* in any portion of a Front Beach Overlay district that lies between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive shall not exceed forty-five (45) *Dwelling Units* per *Gross Acre*.
 - 2. Density for *Lodging Accommodation Uses* in any portion of a Front Beach Overlay district that lies between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive shall be determined by reference to Site Design Standards for *Lots* (Table 4.02.02.B), height limits (Table 4.02.02.A), off-*Street* parking requirements set forth in Chapter 4 and other standards.
- B. The standards for intensity in this *LDC* are the floor area ratio found in Table 2.04.01 and the lot coverage and impervious surface found in Table 4.02.02.C. *Floor Area Ratio* shall apply to all non-residential *Uses* except *Lodging Accommodations*.
- C. For *Buildings* with *Dwelling Units* and/or *Lodging Accommodation Units* above or combined with non-residential floor area, both the *Dwelling Units* and *Lodging Accommodation Units* (density) as well as the *Floor Area Ratio* shall be calculated as follows: First, the *Floor Area* of all non-residential *Uses* (excluding *Lodging Accommodations*) shall be divided by the maximum *Floor Area Ratio* for the district as shown in Table 2.04.01 to determine the area of the *Parcel* associated with those *Uses* and that area shall then be subtracted from the *Gross Acres* of the *Parcel*. Second, the remaining acreage of the *Parcel* as determined in step one shall be multiplied by the maximum density (units per acre) for the district as shown in Table 2.04.01 and the whole number of that product (excluding any fraction) shall be the maximum number of *Dwelling Units* and/or *Lodging Accommodation Units* permitted on the *Parcel*.
- D. The aggregate average density in all *Single Family Residential* districts shall not exceed six (6) *Dwelling Units* per *Gross Acre*. The aggregate average density shall be determined by dividing the aggregate number of units existing or with approved *Building Permits* in all *Single Family Residential* districts by the total acreage of all *Single Family Residential* districts. When the aggregate average density of all *Single Family Residential* districts equals five (5), then the average density for any *Single Family Residential Parcel* shall not exceed six (6) *Dwelling Units* per *Gross Acre*.
- E. *Developments* in the R-TH zoning district are limited to a maximum of six (6) units per *Building*.
- F. The aggregate average density in all Commercial districts shall be limited to fifteen (15) *Dwelling* and *Lodging Accommodation* units per *Gross Acre*. The average density shall be determined by dividing the aggregate number of *Dwelling* and *Lodging Accommodation* units in existing or with approved *Local Development Orders* in all commercial districts by the total acreage of all the commercial districts. When the aggregate average density in commercial districts reaches or exceeds thirteen (13) *Dwelling* and *Lodging Accommodations* units per *Gross Acre*, the maximum density shall not exceed fifteen (15) *Dwelling Units* or if

located outside a FBO District located between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive, *Dwelling* and *Lodging Accommodation Units*, per *Gross Acre* on any *Lot*. The calculation of density in a FBO District located between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive does not include *Lodging Accommodation Units*.

- G.** Density for *Dwelling* and *Lodging Accommodation Uses* within a Planned Unit *Development* that is approved as a zoning district shall be combined and shall not exceed the density of the Future Land Use categories as shown in the Comprehensive Plan.
1. The master plan may permit a specified number of *Residential* units in a non-residential *Land Use* category.
 2. *Development* shall not exceed impervious coverage of eighty percent (80%) of *Gross Acreage* of *Residential Uses* and eighty percent (80%) of *Gross Acreage* of non-residential *Land Uses*.
 3. Intensity in non-residential *Land Uses* shall not exceed a floor area ratio of eighty percent (80%) computed by dividing the aggregate square footage of interior spaces, excluding *Lodging Accommodations* and *Parking Garages*, by the gross square footage of all non-residential *Land Use* areas.
 4. The maximum density shall only be applicable to those areas designated as *Residential* on the approved master plan. Acreage designated as non-residential on the master plan may not be used in the calculation of *Residential* density.
 5. The maximum intensity shall only be applicable to those areas designated as non-residential on the approved master plan. Acreage designated as *Residential* on the master plan may not be used in the calculation of non-residential intensity.
 6. *Residential Uses* may be permitted by the Planning Board within non-residential areas (as shown on an approved master plan) subject to a limitation of the intensity standard of the underlying Future Land Use category.
 7. The maximum *Residential* density within a Planned Unit Development Zoning District designated as *Mixed Use* on the Future Land Use Map of the Comprehensive Plan is ten (10) *Dwelling Units* per *Gross Acre*.
 8. See section 4.02.05 (*PUD Standards*) for additional density and intensity standards.
- H.** Where two (2) or more complete *Dwelling* or *Lodging Accommodation Units* with separate entries and independent sanitary facilities share a common internal access such that they may be rented or occupied separately or as one unit (a *Lock-Out Unit*), each shall be counted toward the applicable *Dwelling Unit/Lodging Accommodation Unit* density.