

M E M O R A N D U M

TO: Town Commission

FROM: Allen Parsons, AICP
Director, Planning, Zoning and Building Department

REPORT DATE: December 21, 2020

MEETING DATE: January 5, 2021

SUBJECT: Ordinance 2020-14, Amending Chapter 158, Zoning Code, Graphics

Recommended Action

Adopt Ordinance 2020-14.

Background

At their December 7, 2020 Regular Meeting, the Town Commission held first reading, public hearing, and discussion of Ordinance 2020-14, and forwarded it for second reading, public hearing and adoption at the January 5, 2021 Regular Meeting.

Ordinance 2020-14 incorporates a series of graphics that are new to the Zoning Code, along with updates to existing graphics and maps for clarity. The graphics are intended to be illustrative, and improve a reader's understanding by depicting regulations that may be difficult to interpret or visualize. The intent is to make the Zoning Code more user-friendly, easier to read, and understand.

The following is a list of the Zoning Code Sections being amended and a description of the accompanied graphics for each Section in the order they appear in the Code:

1. 158.030(K), Performance standards for Site Development Plans:
Insertion of three new graphics showing required minimum setbacks.
2. All Zoning Districts (R-1IP - 158.059(C), R-1SF - 158.060(C), R-2SF - 158.061(C), R-3SF - 158.062(C), R-4SF - 158.063(C), R-6SF - 158.064(C), R-3MX - 158.065(C), R-4MX - 158.066(C), R-6MX - 158.067(C), OI - 158.068(C), C-1 - 158.069(C), C-2 - 158.070(C), C-3 - 158.071(C), M-1 - 158.072(C), T-3 - 158.073(C), T-6 - 158.074(C), MUC-1 - 158.075(C), MUC-2 - 158.076(C), MUC-3 - 158.077(C), OS-A - 158.078(C), OS-P - 158.079(C), OS-C - 158.080(C), and INS - 158.081(C)):
Insertion of one to three new graphics (depending upon number of uses allowed) for each Zoning District showing the required lot, bulk and yard requirements.
3. 158.094(C)(5)(a), Yard regulations:
Insertion of one new graphic illustrating the Special Canal View Preservation Area.
4. 158.095(B)(1), Accessory use or structure:
Insertion of three new graphics depicting the swimming pool regulations (setbacks, maximum elevation, maximum coverage).
5. 158.096(D), Minimum regulations for accessory structures:

Insertion of three new graphics depicting the regulations (setbacks, maximum height, roof pitch) for unattached accessory structures.

6. 158.098, Height regulations:

- Insertion of two new graphics depicting the standards for maximum height for a single-family structure and structures other than single-family.
- Insertion of one new graphic depicting daylight plane.

7. 158.102, Walls, fences, hedge, berms, landscape logs, and firewood:

Insertion of new graphics depicting required setbacks and maximum height for the following:

- Street Yard;
- Side and rear yards;
- Waterfront yard;
- Ornamental Features;
- Retaining walls;
- Earth berms; and
- Through lots on Gulf of Mexico Drive.

8. 158.117, Intersection visibility:

Insertion of one new graphic depicting the requirements for intersection visibility.

9. 158.118, Lot excavation, grades, and frontage:

Insertion of one new graphic depicting the requirements maximum slope, height of retaining walls, and lot grades.

10. Article XI, Section 1, Lot Illustrations:

Replacement of the following graphics depicting lot and yard definitions:

- Lot definitions, general;
- Yard definitions, interior;
- Yard definitions, corner lot; and
- Yard definitions, through lot.

11. Article XI, Section 2(A), Parking area illustrations:

Replacement of the following graphics depicting off-street parking standards:

- 90 Degree Parking;
- 60 Degree Parking;
- 45 Degree Parking; and
- Walkway Divide (Required).

12. Article XI, Section 3, Townhouse Illustrations:

Replacement of a graphic depicting minimum requirements (setbacks, required access, etc.) for townhouses.

13. Article XI, Section 6, Special Canal Waterfront Yard Area Illustrations:

Replacement of the following graphics depicting Special Canal Waterfront Yard Area:

- Map showing the location of the Special Canal Waterfront Yard Area

- Illustration showing requirements for new structures within the Special Canal Waterfront Yard Area

14. Article XI, Section 7, Special Canal View Preservation Area:

Replacement of the map showing the location of the Special Canal View Preservation Area.

15. Article XI, Section 8, Illustrations for Section 158.099, Structures Over Water:

Replacement of the following graphics depicting regulations for Structures Over Water:

- i. Illustration of Boat Basins;
- ii. Illustration of Minimum Setbacks Pursuant to Section 158.099(A)(3)(b);
and
- iii. Illustration of Minimum Setbacks Pursuant to Section 158.099(A)(3)(c).

16. Article XI, Section 9(A), Village study overlay area map:

Replacement of the map showing the location of the Village study overlay area.

17. Article XI, Section 9(B), The Village Zoning Map:

The map showing the Zoning Districts in the Village is proposed to be removed from the Zoning Code. This information is duplicative, as a Zoning Map for the entire Town exists separately from this map.

Planning & Zoning Board Recommendation

At their October 20, 2020 Regular Meeting, the P&Z Board recommended approval (6-0) of Ordinance 2020-14 to the Town Commission.

Staff Recommendation

Adopt Ordinance 2020-14.

Attachments

- A. Ordinance 2020-14 (Available in Town Clerk's Office)
- B. PowerPoint Presentation (Available in Town Clerk's Office)

End of Agenda Item