

Planning and Zoning Board Meeting

Wednesday, November 8, 2023 at 6:00 pm

- 1. CALL TO ORDER, PRAYER AND PLEDGE
- 2. ROLL CALL
- 3. APPROVAL OF AGENDA
- 4. CONSENT AGENDA

APPROVAL OF MINUTES

a. Approval of Minutes of 07/26/2023

Exhibit: Agenda Report Number 4a

Attachments:

- Agenda Report Number 4a (Agenda_Report_Number_4a.pdf)
- b. Approval of Minutes of 10/25/2023

Exhibit: Agenda Report Number 4b

Attachments:

- Agenda Report Number 4b (Agenda_Report_Number_4b.pdf)
- 5. PUBLIC COMMENTS
- 6. PUBLIC HEARING
- 7. ACTION ITEMS
 - a. Discussion of Land Development Code Article III Table 1-3.3(A) Size and Dimension Regulation concerning the last column without water and wastewater density.

Presented by Mayor Patrick T. Reilly

Exhibit: Agenda Report Number 7a

Attachments:

- Agenda Report Number 7a (Agenda_Report_Number_7a.pdf)
- 8. DISSCUSSION/POSSIBLE ACTION ITEMS
- 9. ADDITIONAL ITEMS FOR FUTURE MEETING
- 10. PUBLIC COMMENTS
- 11. OLD BUSINESS/NEW BUSINESS
 - a. Old Business
 - b. New Business

Board Member Comments

Discuss Holiday Schedule

12. ADJOURNMENT

Contact: Denine Sherear (dsherear@townofmalabar.org 13217277764) | Agenda published on 11/03/2023 at 5:04 PM

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 4.a. Meeting Date November 8, 2023

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Approval of Minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader with the understanding of how the Board came to their vote. These minutes are not verbatim, and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of 07/26/2023 (unavailable)

ACTION OPTIONS:

The secretary requests approval of the minutes.

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 4.b. Meeting Date November 8, 2023

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT: Approval of Minutes

BACKGROUND/HISTORY:

The minutes must reflect the actions taken by the Board:

- Who made the motion
- What is the motion
- Who seconded the motion
- What was the vote

Malabar has historically included discussion to provide the reader with the understanding of how the Board came to their vote. These minutes are not verbatim, and some editing is done to convey the thought. People do not speak the way they write.

ATTACHMENTS:

Draft minutes of P&Z Board Meeting of 10/25/2023

ACTION OPTIONS:

The secretary requests approval of the minutes.

MALABAR PLANNING AND ZONING BOARD REGULAR MEETING MINUTES OCTOBER 25, 2023, 6:00 PM

This meeting of the Malabar Planning and Zoning was held at Town Hall at 2725 Malabar Road.

1. CALL TO ORDER, PRAYER, AND PLEDGE:

Meeting called to order at 6:00 P.M. Prayer (by Wayne Abare) and Pledge led by Chair Wayne Abare.

2. **ROLL CALL:**

CHAIR:

WAYNE ABARE

VICE-CHAIR: **BOARD MEMBERS:** DOUG DIAL LIZ RITTER

DAVE TAYLOR

SUSAN SHORTMAN

ALTERNATE: MEGHAN WOLFGRAM, ALTERNATE: VACANT

BOARD SECRETARY:

DENINE SHEREAR

6. **PUBLIC HEARING:3**

6.a. Recommendation to Council: To Rezone Property known as 2760,2768,2770,2800 Malabar Road, Malabar FL 32950 AKA: Parcel ID # 28-38-31-54-D-4 & 28-38-31-54-D-6 Malabar Road (NW Corner), From Residential/Limited Commercial (R/LC) to Commercial General (CG). (Ordinance 2023-09)

Property owner, William Carmine 3916 Lakeside Lane, Valkaria, presented the request to rezone the parcel to be consistent with the zoning for Route 1 Motorsports he owns adjacent to this parcel. This property would be used for a marine dealership. They are looking to do this work in stages. Initially, it will be used for an outdoor boat showroom without a building. Fencing the area in to display the boats in an aesthetic manner and stabilize the ground.

Chair Abare asked if any of the Board Members would like to ask Mr. Carmine any questions.

Ms. Ritter commented that CG is not intended for outside storage.

Mr. Carmine responded that this isn't for "outside storage" it is for recreational vehicle sales/display.

Ms. Ritter said that he has a lot of outside storage on his Route 1 property that is zoned CG.

Mr. Carmine responded by inquiring what the zoning is of the properties all around town hall where all the boats and RVs are being stored outside.

The Board Secretary, Denine, responded that the property surrounding Town Hall was not a good comparison but the property across the street is zoned CG.

Ms. Shortman inquired if car dealerships are allowed in CG as that is storage/display of vehicles.

Ms. Ritter said she didn't know if they would be required to fence the area.

Mr. Carmine said they would be fencing the area. His inventory fluctuates and they are looking to build a warehouse in Grant-Valkaria.

Mr. Dial asked applicant if he had any idea when you'd be looking to put up the building.

Mr. Carmine advised that they had started the process of engineering but the initial quotes they've gotten back were shocking compared to what they've built in the past. They're renting a space to the south (Bill's Discount Marine) temporarily to make sure that they can sell boats before investing the money into a new building. They hope to build within the next 2-5 years. He showed a couple renderings.

Ms. Shortman asked how things would be secured in the event of a hurricane.

Mr. Carmine advised that the boats would be on trailers and they would do their best to make sure they are secured. He does not want to add pavement or concrete now until the building is built, just looking to stabilize the area for display parking.

This rezoning request is consistent with the zoning in the area.

Mr. Abare opened the floor to public comments. No members of the audience wished to speak and the public comment portion for this matter was closed.

MOTION to approve for Council for rezoning from RLC to CG: Ritter / Shortman.

Vote: 5-0

Taylor Aye
Ritter Aye
Shortman Aye
Dial Aye
Abare Aye

6.b. Recommendation to Council: For Site Approval of New Commercial Building property known as: 6795 Babcock Street, Malabar FL 32950 AKA: Parcel ID # 29-3710-00-318 Commercial General (CG) property 1.26 acres. (Ordinance 2023-06)

Zachary Komninos from Bowman Consulting Group presented on behalf of property owner, Mr. Robert Bareman. This is for a shutter/soffit company with an office and warehouse, one driveway access off of Babcock with parking lot in front and service yard in rear. A swale system will handle the stormwater. All permits have been obtained through SJRWMD, FDEP, and the City of Palm Bay.

Ms. Ritter asked about mitigating the wetlands onsite and if only 1 handicap parking spot is required.

Mr. Komninos advised that mitigation was not necessary as the wetlands are less than ½ acre and based on the square footage of the building, only 1 handicap spot was necessary. The project will be on septic as there is no sewer available. Water is provided by the City of Palm Bay. The septic drainfield is 15 ft from the top of bank for the dry pond/swale.

Staff, the reviewing engineer (Morris), and the Fire Department have approved. The engineer has requested a copy of the wetland report. The comments have been provided.

Mr. Abare opened the floor to public comments. No members of the audience wished to speak and the public comment portion for this matter was closed.

MOTION to approve for Council for site plan: Shortman / Ritter.

Vote: 5-0

Taylor Aye
Ritter Aye
Shortman Aye
Dial Aye
Abare Aye

- 6.c. Request withdrawn by applicant.
- 6.d. Recommendation to Council: To Rezone property known as: 1080 US HWY 1, Malabar FL 32950 AKA: Parcel ID # 28-3831-253 & 255 property is 2.26 +/- acres (lying on the west side of US Hwy 1) From Residential/Limited Commercial (R/LC) to Commercial General (CG). (Ordinance 2023-08)

The zoning of the adjacent properties to the north is CG and the property to the south is R/LC.

Bruce Moia of MBV Engineering presented for property owners Robert B & Jill M Trettis. The applicant owns the property to the north. He is looking to rezone the 2 parcels to the south to the same CG zoning. The proposed facility would utilize all 3 parcels if these 2 parcels are rezoned.

Mr. Abare opened the floor to public comments.

Mr. Baker who owns the storage facility 1040 Hwy 1 spoke in opposition of the project. He thinks that the project site will be difficult to build without creating a problem for the neighbors (diminished property values, drainage retention) since it is not level. If the property were flat, he would not have any comments.

The property owners are required to retain the water on their properties.

Mr. Moia responded by saying that the drainage and stormwater requirements are much stricter than they were in 1984 when Mr. Baker built his project. They will submit a drainage plan if/when a site plan application is submitted. All these issues will be addressed at that time.

Mr. Dial asked about height restrictions – 35 ft is the max.

Mr. Taylor wanted to confirm that the property owners within a certain radius were notified.

Denine advised they were notified by mail, and it was advertised in the newspaper. If they were unable to attend, they could have called or emailed, and their concerns would have been placed on record. No comments from adjacent owners were received.

Ms. Wolfgram asked about the property immediately to the south. A new single-family residence is being built on that property.

MOTION to approve for Council for rezoning from RLC to CG: Dial / Taylor.

Vote: 3-2

Taylor Aye Ritter Nay Shortman Nay Dial Aye Abare Aye

7. ADJOURNMENT

There being no further business to discuss, <u>MOTION:</u> Ritter / Dial to adjourn this meeting. Vote: All Ayes.

The meeting adjourned 7:37 P.M.	BY:
	Wayne Abare, Chair
Denine Sherear, Board Secretary	Date Approved: as presented.

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.a. Meeting Date November 8, 2023

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT:

Discussion of Land Development Code Article III Table 1-3.3(A) Size and Dimension Regulations concerning the last column, without water and

wastewater density

Presented by: Mayor Patrick T. Reilly

BACKGROUND/HISTORY:

Mayor Reilly brought before this Board a discussion for Article III concerning Table 1-3.3(A) Size and Dimension Regulations concerning the last column, without water and wastewater density.

The discussion is concerning the density and properties with and without Central Water & Wastewater. This was not codified into the existing supplement.

The Board will discuss and review suggestions for corrective actions to clarification Table 1-3.3(A) Size and Dimension Regulations concerning the last column.

Mayor Reilly will assist and explain these corrective actions.

Discussion Items to include the following:

• Table 1-3.2 LAND USE BY DISTRICTS (Supplement (9 & 25)

ACTION OPTIONS:

Discuss / Action to Council

	mnı	(units) w/o Water water		0												T									T			T			
	-	Density (units per acre) w/o Central Water & Wastewater		0.66		-	-	_		1				-		*	-				2	7									
	Maximum	Density (units per acre) w/Central Water & Wastewater		99.0		2	2.904	4		4				မ	,	ď	o				4	ဖ									
	Minimum Open	Space (%)		80		65	55	20		90				50		20	2				50	35									
Suppliment #9	Maximum	Building Coverage		N/A		N/A	N/A	N/A		N/A				n/a		e/u	5				n/a	n/a			;	0.2					
	Maximum	Impervious Surface Ratio (%)		20		35	45	50		50				50		50	3				20	65				8					
NSION RE		Side (C)		30	i	15	15	10		40				10		40	₽				10	50				55 1		s D		;	
AND DIME	(ft.)(2)	Side (I)		30		5	15	10		40				10		40	P				10	4 01									
3(A). SIZE	Setback (ft.)(2)	Rear	-	30		50	20	20		40				20		40	ř				20	25									
FABLE 1-3.		Front		40		35	30	25		09	-			25		90	3				25	20				· · · ·					
	Minimum Living Area	(sq. ft.)		1,500		1,800	1,500	1,200		1 Bedroom: 900	2 Bedroom: 1100	3 Bedroom: 1300	Each Additional	Single Family:		Mulfinia Family.	1 Bedroom: 500	3 Bedroom: 900	Each Additional Bedroom: 120		Single Family:	Multiple Family: 1 Bedroom: 500	3 Bedroom: 900	Each Additional	Bedroom: 120	Commercial: Min Area 900	Max Area 4,000				
	Maximum	Height (ft./stories)		35/3	lopment	35/3	35/3	35/3		35/3				35/3							35/3										
	÷	Depth (ft.)		250	ential Deve	150	120	100	elopment	200				200							150										
	Minimum Lot (1)	Width (ft.)	elopment	150	nity Reside	120	100	75	ential Deve	200				200		T				>nt	100										
	Min	Size (sq. ft.)	Rural Residential Development	65,340	Traditional Single Family Residential Development	21,780	15,000	10,000	Multiple Family Residential Development	5 Acres	Minimum Site		•••	5 acres	Minimum Site					Mixed Use Development	20,000										
	Zoning	District	Rural Resi	RR-65	Traditional	RS-21	RS-15	RS-10	Multiple Fa	RM-4				RM-6						Mixed Use	R/LC										

Mobile H	Mobile Home Residential Development	ntial Devel	opment											
R-MH	Site: 5 Acres Lot: 7000					10	80	∞	6	20	N/A	20	g	_
Office De	Office Development	1												
ĪO	20,000	100	150	35/3	Minimum Floor Area: 1000	35/60	25	20	725	65	20	35	N/A	N/A
Commer	Commercial Development	ment				1								
ರ	20,000	100	150	35/3	Minimum Floor Area: 900	50	25	104	70	65	0.20	35	N/A	N/A
					Min. Area: 900 Max. Area 4,000									
ဗ္ဗ	20,000	100	150	35/3	Minimum Floor Area: 1200	90	25	204	30	65	0.20	35	ΝΆ	N N
					Minimum Hotel/Motel Area: 300 Each Unit									
idustria	Industrial Development	int												
QNI	20,000	100	150	35/3	Minimum Floor Area: 1200	50 100 ⁵	25 100 ⁵	20 100 ⁵	30 100 ⁵	20	0.42	30	N/A	N/A
stitutio	Institutional Development	ment												
SNI	20,000	100	150	35/3	Minimum Floor Area: 1200	20	25	20	30	09	0.20 0.10 ⁸	40	N/A	N/A
oastal I	Coastal Preservation	Dimension	reservation No Size or Dimension Standards Adopted	Adopted										

1 Minimum size sites and lots include one-half of adjacent public right-of-way.

² Minimum setbacks determined from the existing right-of-way line where the yard abuts a public street pursuant to the above cited standards or from the center of the right-of-way pursuant to Table 1-3.3(E) whichever is most restrictive.

3 Setback where rear lot line abuts an alley.

⁴ Setback shall be greater where side property line abuts a district requiring a larger setback on the abutting yard. In such case the more restrictive abutting setback shall apply. 5 Where any yard of industrial zoned property abuts a residential district, the building setback for such yard shall be 100 feet. 6 Recreation activities maximum FAR shall be 10.

Density (units w/Central Water & Wastewater Maximum per acre) 2.904 0.66 ဖ 4 4 9 4 9 တ Minimum Open Space (%) 80 श्च स्त्र छ 20 35 20 20 20 Maximum Building Coverage N/A ¥ × N/A Ϋ́ n/a ¥ n/a ďa Va n/a 0.2 Impervious Surface Ratio (%) Maximum 20 원 참 명 20 20 50 හි හි S Side (C) 8 र्फ कि 9 9 9 9 5 9 20 Side (I) Setback (ft.)(2)
Rear Side (I) र्फ कि 30 10 4 10 40 9 40 10 Ø 888 30 40 ∞ 8 2 23 20 Front 35 35 9 9 20 22 10 25 8 Minimum Living Area (sq. ft.) 1 Bedroom: 900 2 Bedroom: 1100 3 Bedroom: 1300 1 Bedroom: 500 2 Bedroom: 700 3 Bedroom: 900 1 Bedroom: 500 2 Bedroom: 700 3 Bedroom: 900 Each Additional Each Additional Each Additional Multiple Family: Bedroom: 120 Bedroom: 120 Single Family: Multiple Family: Bedroom: 120 Single Family: Commercial: 1,500 1,800 1,200 006 Height (ft./stories) Maximum 35/3 35/3 35/3 35/3 35/3 35/3 35/3 Traditional Single Family Residential Development Multiple Family Residential Development Depth (ft.) 150 2 2 Mobile Home Residential Development 250 200 200 150 Minimum Lot (1) Rural Residential Development Width (ft.) 120 150 100 75 200 200 100 Mixed Use Development R/LC 20,000 1 5 Acres Minimum Minimum Size (sq. ft.) 21,780 5 acres 65,340 15,000 10,000 Site: 5 Acres Site Zoning District RS-15 RS-10 RR-65 RS-21 RM-4 RM-6 1 -MH

Suppliment #25

TABLE 1-3.3(A). SIZE AND DIMENSION REGULATIONS

	Lot: 7000												
Zoning	M	Minimum Lot (1)	1)	Maximum	Minimum Living Area		Setback (ft.)(2)	(ft.)(2)		Maximum	Maximum	Minimum Open	Maximum
District	Size (sq. ft.)	Width (ft.)	Depth (ff.)	Height (ft./stories)	(sq. ft.)	Front	Rear	Side (l)	Side (C)	Impervious Surface Ratio (%)	Building Coverage	Space (%)	Density (units per acre) w/Central Water & Wastewater
Commerc	Commercial Development	ment									2		
วี	20,000	100	150	35/3	Minimum Floor Area: 900	50	25	10 ⁴	20	65	0.20	35	N/A
					Min. Area: 900 Max. Area 4,000								
8	20,000	100	150	35/3	Minimum Floor Area: 1200 Minimum Hotel/Motel Area: 300 Each Unit	20	255	204	30	65	0.20	32	N/A
Industrial	Industrial Development	ent					1						
QNI	20,000	100	150	35/3	Minimum Floor Area: 1200	50 100 ⁵	25 100 ⁵	20 100 ⁵	30 100 ⁵	70	0.42	30	A/A
Institution	Institutional Development	ment											
SNI	20,000	100	150	35/3	Minimum Floor Area: 1200	50	25	20	30	09	0.20 0.10 ⁶	40	N/A
Coastal P	Coastal Preservation	-											
CP	No Size or	No Size or Dimension Standards Adopted	Standards /	Adopted				-					

1 Minimum size sites and lots include one-half of adjacent public right-of-way.

2 Minimum setbacks determined from the existing right-of-way line where the yard abuts a public street pursuant to the above cited standards or from the center of the right-of-way pursuant to Table 1-3.3(E) whichever is most restrictive.

3 Setback where rear lot line abuts an alley.

4 Setback shall be greater where side property line abuts a district requiring a larger setback on the abutting yard. In such case the more restrictive abutting setback shall apply. 5 Where any yard of industrial zoned property abuts a residential district, the building setback for such yard shall be 100 feet.

6 Recreation activities maximum FAR shall be .10.

7 In RR-65 Zoning, side and rear setback may be reduced for accessory structures to equal the height of the accessory structure but under no condition be reduced to less than 15 feet. If the height of the accessory structure height is 20 feet, the side and rear setbacks for that building would be 20 feet.

PLANNING AND ZONING

AGENDA ITEM REPORT

AGENDA ITEM NO: 7.a. Meeting Date November 8, 2023

Prepared By: Denine M. Sherear, Planning and Zoning Board Secretary

SUBJECT:

Discussion of Land Development Code Article III Table 1-3.3(A) Size and Dimension Regulations concerning the last column, without water and

wastewater density

Presented by: Mayor Patrick T. Reilly

BACKGROUND/HISTORY:

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Mayor Reilly will assist and explain these corrective actions.

Discussion Items to include the following:

Table 1-3.2 LAND USE BY DISTRICTS (Supplement (9 & 25)

ACTION OPTIONS:

Discuss / Action to Council

Zanina	Į.	Minimum Lot (1)	-	Maximum	Minimum Living Area	TABLE 1-3	.3(A). SIZE AND D Setback (ft)(2)	AND DIME	NSION RE	E 1-3.3(A). SIZE AND DIMENSION REGULATIONS Sethack (# 1/2) Maximum	Suppliment #9	Minimim Onen	Maximin	Maximum
District	Size (sq. ft.)	Width (ft.)	Depth (ff.)	Height (ft./stories)	(sq. ft.)	Front	Rear	e	Side (C)	Impervious Surface Ratio (%)	Building Coverage	Space (%)	ts =	Maximum Density (units per acre) w/o Central Water & Wastewater
Rural Res	Rural Residential Development	velopment												
RR-65	65,340	150	250	35/3	1,500	40	30	30	30	20	N/A	80	0.66	0.66
Traditions	ક્રી Single Fa	Traditional Single Family Residential Development	ential Deve	fopment										
RS-21	21,780	120	150	35/3	1,800	35	20	15	15	35	N/A	65	2	-
RS-15	15,000	100	120	35/3	1,500	30	20	15	15	45	N/A	55	2.904	-
RS-10	10,000	75	190	35/3	1,200	25	20	10	9	90	N/A	20	4	-
Multiple F	amily Resid	Multiple Family Residential Development	elopment											
RM-4	5 Acres	200	200	35/3	1 Bedroom: 900	09	40	40	40	50	N/A	50	4	-
	Minimum Site				2 Bedroom: 1100		•							
					3 Bedroom: 1300	•								
					Each Additional									
					Bedroom: 120									
RM-6	5 acres	200	200	35/3	Single Family:	25	20	10	10	50	n/a	50	9	-
	Minimum Site													
					Multiple Family	eg.	40	Q¥	40	20	2/4	ů,	ď	-
						3	 P	₽	ç	3	u	3	Þ	-
					3 Bedroom: 900									
					Each Additional									
Mixed Use	Mixed Use Development) Fent												
R/LC	20,000	100	150	35/3	Single Family:	25	20	10	10	20	n/a	20	4	2
					Multiple Family:	20	25	40,	20	65	n/a	32	9	7
								?	×					
					3 Bedroom: 900									
					Each Additional									
					Commercial:						0.0			
					Min Area 900			•	154	8	4			
					Max Area 4,000									
			-											
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Mobile Ho	Mobile Home Residential Development	ntial Develo	opment						35					
R-MH	Site: 5 Acres Lot: 7000					10	œ	60	10	50	W/A	90	မ	
Office De	velopment								-					
ō	OI 20,000	100	150	35/3	Minimum Floor Area: 1000	35/60	725	20	75	65	20	35	A'N	N/A
Commerc	Commercial Development	ment												
JO.	20,000	100	150	35/3	Minimum Floor Area: 900	90	25	10 ⁴	20	65	0.20	35	N/A	A/N
					Min. Area: 900 Max. Area 4,000							į		
90	20,000	100	150	35/3	Minimum Floor Area: 1200 Minimum Hotel/Motel Area: 300 Each Unit	50	25	20 ⁴	30	65	0.20	35	N/A	N/A
industrial	Industrial Development	nt												
QN	20,000	100	150	35/3	Minimum Floor Area: 1200	50 100 ⁵	25 100 ⁵	20 100 ⁵	30 100 ⁵	70	0.42	30	N/A	A/N
Institution	Institutional Development	nent								1.				
SNI	20,000	100	150	35/3	Minimum Floor Area: 1200	20	25	20	30	09	0.20 0.10 ⁶	40	N/A	N/A
Coastal P	Coastal Preservation													
GP.	No Size or Dimension Standards Adopted	Dimension	Standards A	dopted										

1 Minimum size sites and lots include one-half of adjacent public right-of-way.

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Suppliment #25 TABLE 1-3.3(A). SIZE AND DIMENSION REGULATIONS

Minimim Open Maximim	Space (%) D	_	99.0 08		65	55 2.904			50 4				50 6	0	2				50				_	
Maximum Maximum	Impervious Surface Building Ratio (%) Coverage		20 N/A	-					50 N/A				50 n/a	60					50 n/a	65 n/a				
M.	Side (C)		30		15	15	10		40				10	9	?				10	20			_	
Setback (ft.)(2)	Side (1)		30		15	15	10		40				10	Ç	? 				10	10 4				
Setbac	Rear		30		20	20	20		40				50	40	}				20	25				
i	Front		40		35	30	25		09	ŧ			52	G	3				25	90				
Minimum Living Area	(sq. ft.)		1,500		1,800	1,500	1,200		1 Bedroom: 900	2 Bedroom: 1100	3 Bedroom: 1300	Each Additional	Single Family:	Maritimo Comila	1 Bedroom: 500 2 Bedroom: 700	3 Bedroom: 900	Each Additional Bedroom: 120		Single Family:	Multiple Family: 1 Bedroom: 500	2 Bedroom: 700	Fach Additional		Bedroom: 120
Maximum	Height (ft./stories)		35/3	elopment	35/3	35/3	8/98	8	8/98				35/3						35/3					
(1)	Depth (ft.)		250	lential Deve	150	120	100	relopment	200				200						150	=			_	
Minimum Lot (1)	Width (ft.)	Rural Residential Development	150	Traditional Single Family Residential Development	120	100	75	Multiple Family Residential Development	200				200					ent	100					
W	Size (sq. ft.)	idential De	65,340	al Single Fa	21,780	15,000	10,000	amily Resi	5 Acres	Minimum Site			5 acres Minimum Site	35				Mixed Use Development	20,000					
Zonina	District	Rural Res	RR-65	Tradition	RS-21	RS-15	RS-10	Multiple F	RM-4				RM-6					Mixed Usa	RALC					

	Maximum	Density (units per acre) w/Central Water & Wastewater		N/A		N/A			N/A		A/N			
	Minimum Open	Space (%)		35		35			30		40			
	Maximum	Building Coverage		0.20		0.20			0.42		0.20 0.10 ⁶			
	Maximum	Impervious Surface Ratio (%)		65		65			70		09			
		Side (C)		20		30			30 100 ⁵		30			
	ς (ft.)(2)	Side (I)		10 ⁴ 15 ³		204	- 		20 100 ⁵		20		_	
	Setback (ft.)(2)	Rear		25		25			25 100 ⁶		25			
		Front		50		50			50 100 ⁵		90			
	Minimum Living Area	(sq. ft.)		Minimum Floor Area: 900	Min. Area: 900 Max. Area 4,000	Minimum Floor Area: 1200 Minimum Hotel Motel	Area: 300 Each Unit		Minimum Floor Area: 1200		Minimum Floor Area: 1200			
	Maximum	Height (ft./stories)		35/3		35/3			35/3		35/3		Adopted	
	(1)	Depth (ft.)		150		150			150		150		Standards	
	Minimum Lot (1)	Width (ft.)	ment	100		100		ant	100	ment	100		No Size or Dimension Standards Adopted	
Lot: 7000	Mi	Size (sq. ft.)	Commercial Development	20,000		20,000		Industrial Development	20,000	nal Develop	INS 20,000 10	reservation	CP No Size or	
	Zoning	District	Commerc	70		90		Industrial	QNI	Institution	SNI	Coastal P	ರಿ	

1 Minimum size sites and lots include one-half of adjacent public right-of-way.

2 Minimum setbacks determined from the existing right-of-way line where the yard abuts a public street pursuant to the above cited standards or from the center of the right-of-way pursuant to Table 1-3.3(E) whichever is most restrictive.

3 Setback where rear lot line abuts an alley.

4 Setback shall be greater where side property line abuts a district requiring a larger setback on the abutting yard. In such case the more restrictive abutting setback shall apply. 5 Where any yard of industrial zoned property abuts a residential district, the building setback for such yard shall be 100 feet.

6 Recreation activities maximum FAR shall be .10.

7 In RR-65 Zoning, side and rear setback may be reduced for accessory structures to equal the height of the accessory structure but under no condition be reduced to less than 15 feet. If the height of the accessory structure height is 20 feet, the side and rear setbacks for that building would be 20 feet.