

Text Amendment:

Chapter 155, Zoning Code Table of Contents /
Appendix A- Scriveners' Errors Correction

P&Z Meeting:

September 25th, 2024

Amendment Overview

- **Affected Sections:**
 - Table of Contents
 - Article 3, Part 7, Overlay District Table
 - Appendix A: Consolidated Use Table
- **Objective:**

Align code sections with existing headers and previously approved amendments. This is strictly for corrective purposes only. No new sections of code or uses are being introduced.

Text Amendments

Table of Contents

- Match the existing headers for each section of the Zoning Code.

Example:

ARTICLE 9: DEFINITIONS AND INTERPRETATION

Part 1 General Rules for Interpretation

Part 2 Interpretation of Zoning Map Boundaries

Part 3 ~~RESERVED~~ Measurements for Properties Abutting Beach

Part 4 Measurement, Exceptions, and Variations of Intensity and Dimensional Standards

Text Amendments

Article 3, Part 7, Overlay District Table

155.3708.H.1.a,

- Align the table to reflect multifamily residential use as permitted under downtown overlay standards.

Table:

TABLE 155.3708.H.1.a: USE AREAS WITH REQUIREMENTS ON RESIDENTIAL AND NONRESIDENTIAL USES		
USE AREA	RESIDENTIAL	NONRESIDENTIAL
TR: Transit Facilities	Not Permitted <u>Optional on all Floors</u>	Required on all Floors

Text Amendments

PART 2 PRINCIPAL USES AND STRUCTURES

155.4201. GENERAL

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E. Abbreviations Used in Principal Use District Tables

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2. A "P" under a planned development (PD-) district column **and transit-oriented overlay (TO) district column** indicates that the use is allowable as a principal use in the corresponding type of planned development district **category**, only if the PD Plan **or Principal Use Regulating tables for that specific district** expressly identify the use category or use type as proposed or allowed.

Text Amendments

APPENDIX A

- Align the appendix with the Use Standards as permitted and defined in Article 4, which are amended regularly
- All corrections to Appendix A have been included in the back-up.
- No new uses are being introduced

Example: Article 4, as amended in 2018

F. Convenience Store

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												P	P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I

2. Definition

A convenience store is a retail establishment less than 6,000 square feet engaged in the sale of food and foodstuffs, sundries, tobacco products, beer, wine, papers and magazines.

3. Standards

a. Sales of beer or wine may only be considered an accessory use to a convenience store provided the display area for the sales of beer or wine does not exceed 20% of the total display area used for all other merchandise and no exterior signage for the sale of beer or wine is provided.

b. Convenience stores with sales of beer or wine which exceed the standards listed in subsection a. above and/or provide exterior signage for the sale of beer or wine also be considered a beer or wine store and subject to all of the standards for such use.

G. Grocery Store

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												P	P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
						P										

2. Definition

A grocery store is a retail establishment larger than 6,000 square feet engaged in the sale of food and foodstuffs, sundries, tobacco products, beer, wine, papers and magazines.

3. Standards

a. Sales of beer or wine may only be considered an accessory use to a grocery store provided the display area for the sales of beer or wine does not exceed 20% of the total display area used for all other merchandise and no exterior signage for the sale of beer or wine is provided.

b. Grocery stores with sales of beer or wine which exceed the standards listed in subsection a. above and/or provide exterior signage for the sale of beer or wine also be considered a beer or wine store and subject to all of the standards for such use.

Example: Appendix A, amended to reflect Ordinance 2018-40

	RESIDENTIAL DISTRICTS											COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I
Grocery or Convenience Store													P	P	P	P																		155.4222. F
Convenience Store													P	P	P	P																		155.4222. F
Grocery Store													P	P	P	P							P											155.4222. G

Department Recommendation

Given the information provided to the Board, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

Alternative Motion I

The Board recommends approval of the code amendment as it finds the proposed text amendment consistent with the Comprehensive Plan and meets the review standards for a zoning code text amendment.

Alternative Motion II

The Board recommends the item be tabled to give Staff time to address and issues raised by the Board, Staff, or the general public.

Staff Recommends Alternative Motion 1.