BE KNOWN AS:

THE EIGHT DISTRICTS ESTABLISHED HEREIN SHALL

RECOGNITION AS SET OUT HERETO ARE UNIFORM WITHIN EACH

EIGHT (8) ZONING DISTRICTS, THE USE, HEIGHT AND AREA

THAT VILLAGE OF JAMAICA BEACH, IS HEREBY DIVIDED INTO

SEC. 3 ZONING DISTRICTS ESTABLISHED

Raising of buildings and other structures,
restrict the construction, alteration, reconstruction or
alteration and cultural importance, to regulate and
structures and land for business, residence and other
size of population and the Location and use of buildings,
the number of stories and size of buildings and other struc-
size of the yards, courts and other open spaces, the den-

ZONE or FOR THE GENERAL WELFARE OF THE VILLAGE. THEY
and areas of historic and cultural importance and parks
moral and for the protection and preservation of places

1978.

Ordinance No. 78-6, effective day of

In accordance with a comprehensive

The Zoning Regulations and the Districts as herein estab-

SEC. 1 FORCE AND EFFECT

GENERAL

ARTICLE 1

VILLAGE OF JAMAICA BEACH

Ordinance No. 78-6.
Abbreviated Designation

One Family Dwelling District
One Family Dwelling District
Multiple Family Dwelling District
District
District
District
District
District
District
District

SEC. 4 ZONING DISTRICT MAP

a) The boundaries of the zoning districts set out herein are delineated upon the zoning district map of the village of Jamaica Beach, said map being a part of this ordinance as fully as if the same were set forth herein in detail.

b) Two originals, official and identical copies of the zoning district maps are hereby adopted bearing the signature of the Mayor and the attestation of the Village Secretary and shall be filed and maintained as follows:

1) One copy shall be filed with the Village Secretary and retained as the original record and shall not be changed in any manner;

2) One copy shall be filed with the building official and shall be maintained up to date by the building official by posting thereon all changes and subsequent amendments made in issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance.

3) Reproduction for information purposes may from to time be made of the official zoning district maps.

SEC. 5 ZONING DISTRICT BOUNDARIES

a) The district boundary lines shown on the zoning district maps are usually along streets, alleys, property or extensions thereof, where uncertainty exists as to the boundaries of districts as shown on the official zoning district maps the following rules shall apply:

1) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be constructed to follow such centerlines.
provided in Section 6 for temporary zoned areas.

permanent zoning shall be in accordance with the provisions
of a building permit and the determination of
the Planning District Committee in the same
manner as provided for newly amended textory and the
one Planning District Committee subsequent to.”

that property shall be considered as classified as or.

a parcel of property to be subdivided or shown on the official plat map or where there exists a question as to how or whether

(c) Where physical features on the ground are at variance

with information shown on the official plat map or

the plat map or the plat graph as subject to all regulations

vacated street, alley or way and all areas so traversed

be allowed to be extended over contrary base

side of such street, alley or other public way shall

purpose, the zoning district is extended for the

or wherever such area is encompassed for the

subsection of that plat map or the plat map

vacated by official action of the Village Council

wherever any street, alley or other public way is

(7)

scale of the plat map as the plat map shall be determined by
the original platting maps shall be determined on

consistent distances not specifically indicated on

features of streams, canals, ditches or other bodies of

moving with the actual shore line be considered as

of change in the shore line shall be considered as

be consistent to follow such tides and in the event

boundary lines as follows:

(3)

parallel to such tides.

(2)

boundary lines:

Village limits shall be constructed as follows:

boundary lines shall be extended as follows:

between the right-of-way lines of such railroad.

the boundary shall be interpreted to be midway,

right-of-way or if no centerline is established,

shall be constructed to be the centerline of the

boundary lines as follows:

(4)

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boundary lines as follows:
Occupancy or May Disapprove the Application.

The issuance of a building permit or certificate of occupancy or may disapprove the application.

The issuance of a building permit or certificate of occupancy or may disapprove the recommendation of the Village Planning Board. The Village Planning Board shall take into consideration the appropriate recommendation of the Village Planning Board in making its recommendations to the Village Council's consideration any such recommendation of the Village Planning Board, and by him referred to the Village Planning Board for consideration and decision. The Village Planning Board shall make such an application or any other use than

An application for a permit for any other use than

2) No permit for the construction of a building or use

Village Council as may be required hereunder.

A building permit or certificate of occupancy therefor from the building official of the Village Council as may be required hereunder.

No permit is to be issued by the building official or certificate of occupancy therefor from the building official of the Village Council as may be required hereunder.

A building permit or certificate of occupancy therefor from the building official of the Village Council as may be required hereunder.

All temporary structures, construct or add to by building permits.

In an area temporarily classified as ZP-1, one-family dwelling district:

ZONING REGULATIONS.

DUNE ESTABLISHED BY LAW FOR THE ADOPTION OF THE ORIGINAL
OF JAMAICA BEACH, THE PROCEDURE FOR ESTABLISHING PERMANENT
ZONING IS ESTABLISHED BY THE VILLAGE COUNCIL OF THE VILLAGE OF
JAMAICA BEACH SHALL BE TEMPORARY CLASSIFIED

(4) ALL TERRITORIAL ANNEXED ANNEXED TO THE VILLAGE OF

SEC 6 TERRITORIAL "ANNEXED TERRITORIAL --- 4
Note: Symbols applicable to following use schedule.

Permit see Sec 15.
Indicates use may be approved as specific use
Designates use permitted in district indicated.

Legend

IS LOCATED AS SET FORTH BY THE FOLLOWING SCHEDULE:
THAN THOSE USES SPECIFIED FOR THE DISTRICT IN WHICH IT
CONVERTED WHICH IS ARRANGED OR DESIGNATED OR USED FOR OTHER
ING OR STRUCTURE SHALL NOT BE REMOVED, ALTERED OR
USE, BUT NO LAND SHALL NOT BE USED, AND NO BUILDING
DISTRICTS MAY BE USED FOR ANY OF THE FOLLOWING LISTED
LAND AND BUILDINGS IN EACH OF THE FOLLOWING CLASSIFIED
SEC 8 USE OF LAND AND BUILDINGS
USE REGULATION DISTRICTS

ARTICLE 2

LAND OR BUILDING IS LOCATED AS HERETOFORTHER PROVIDED.
GUIDELINES SPECIFIED FOR THE ZONING DISTRICT IN WHICH SUCH
PLACED AND ERECTED IN COMPLIANCE WITH THE ZONING REGULA-
REMOVED, DEMOLISHED OR CONVERTED SHALL BE USED, REMOVED,
WHICH ARE HERETOFOR OCCUPIED, USED, ERECTED, ALTERED,
LOCATED WITHIN THE VILLAGE OF TAMALPAI, TAHOS.
ALL LAND, BUILDINGS, STRUCTURES OR APPURTENANCES THEREON

SEC 7 COMPLIANCE REQUIRED
## SCHEDULE OF USES

### b) PRIMARY RESIDENTIAL USES

<table>
<thead>
<tr>
<th></th>
<th>One Family Dwelling District</th>
<th>One Family Dwelling District</th>
<th>One-Family Dwelling District</th>
<th>Multi-Family Dwelling District</th>
<th>Beach District</th>
<th>Recreation District</th>
<th>Retail District</th>
<th>Planned Development District</th>
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</thead>
<tbody>
<tr>
<td>1)</td>
<td>One Family Dwelling</td>
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<td>Detached</td>
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<td>2)</td>
<td>One Family Dwelling Attached</td>
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<td>3)</td>
<td>Two Family Dwelling</td>
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<td>4)</td>
<td>Multiple-Family</td>
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<td>5)</td>
<td>Boarding or Rooming House</td>
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<tr>
<td>6)</td>
<td>Hotel or Motel</td>
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<td>7)</td>
<td>Secondary Residential Structure</td>
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</tbody>
</table>

### c) ACCESSORY AND INCIDENTAL USES

<p>|   | Accessory Building Residential |                               |                              |                                | P              | P                   | P              | P                            |
| 1) |                               | (8)                           |                              |                                |                |                     |                |                              |
| 2) | Community Center              |                               |                              |                                | S              | S                   | S              | P                            |
| 3) | Off Street Parking Incidental to Main Use |                       |                              |                                | P              | P                   | P              | P                            |
| 4) | Servants or Caretakers Quarters |                               |                              |                                | S              | S                   | S              | P                            |
| 5) | Swimming Pool of tennis court (private) |                       |                              |                                | P              | P                   | P              | P                            |
| 6) | Signs (Subject to Article IV Section 17b) |                       |                              |                                | Subject to Control By Building Official | See 17 (c) |                              |</p>
<table>
<thead>
<tr>
<th>USES</th>
<th>1F-1</th>
<th>1F-2</th>
<th>1F-3</th>
<th>MF-1</th>
<th>B</th>
<th>Rec</th>
<th>R</th>
<th>PD</th>
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</thead>
<tbody>
<tr>
<td>1) Church</td>
<td>(d)</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>P</td>
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<tr>
<td>2) Day Nursery or Kindergarten</td>
<td>(12)</td>
<td>S</td>
<td>S</td>
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<td>or Civic Club</td>
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<td>Hospital (general acute care)</td>
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<td>3) Fraternity or Sorority, Lodge</td>
<td>(13)</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>or Civic Club</td>
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<td>4) Library, Art Gallery or Museum</td>
<td>(14)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
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<td>5) Park, Playground or Community Center</td>
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<td>6) Public Administration Offices</td>
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<td>7) Schools, Private, College</td>
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<tr>
<td>or University</td>
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<td>8) Schools, Public or Parochial</td>
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<td>9) Tennis or Swim Club</td>
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<td>10) Fire Station</td>
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<tr>
<td>2) Gas Transmission and Metering Station</td>
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<td>3) Local Utility Distribution Lines</td>
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</table>

**Note:**
- INSTITUTIONAL AND SPECIAL SERVICES USES
- UTILITY AND RELATED SERVICE USES
<table>
<thead>
<tr>
<th>SCHEDULE OF USES</th>
<th>1F-1</th>
<th>1F-2</th>
<th>1F-3</th>
<th>MF-1</th>
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<th>Rec</th>
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<th>Planned Development District</th>
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<tr>
<td>5) Sewage Pumping Station</td>
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<td>6) Sewage Treatment Plant</td>
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<td>7) Telephone Business Office</td>
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<tr>
<td>8) Telephone Exchange Switching Relay &amp; Transmitting Equipment (17)</td>
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<td>9) Utilities Public or Private Other than Listed (18)</td>
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<tr>
<td>10) Utility, shops or storage Yards and Bldgs (19)</td>
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<tr>
<td>11) Water Treatment Plant</td>
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<td>12) Water-well, Reservoir Pumping Station or Storage</td>
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<td>(f) RESORT AND RELATED RECREATIONAL USES</td>
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<tr>
<td>1) Amusement, Commercial (Outdoor) (20)</td>
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<td>2) Amusement, Commercial (Indoor) (21)</td>
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<tr>
<td>3) Bath Houses &amp; Similar Service Structures</td>
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<td>4) Ba™ and Tackle Sales Stand</td>
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<td>Planned Development District</td>
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<tr>
<td>5) Boat Servicing</td>
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<td>6) Charter Fishing Base</td>
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<td>7) Marina</td>
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<tr>
<td>8) Provisioning &amp; Recreational Sporting</td>
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<tr>
<td>Goods Sales</td>
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<tr>
<td>9) Souvenir and Sporting Goods Sales</td>
<td>S</td>
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<tr>
<td>10) Concessions Temporary Recreational Type</td>
<td>S</td>
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<td>11) Cabanas, Temporary</td>
<td>S</td>
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<td>12) Fishing Piers</td>
<td>S</td>
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<tr>
<td>13) Clubs Related to Resort Activity (22)</td>
<td>S</td>
<td>S</td>
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<td>14) Recreational Activity Related to Resort Use</td>
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<td>(h) RETAIL AND RELATED SERVICES USES</td>
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<td>(h) RETAIL AND RELATED SERVICES USES</td>
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- Antique                                           | P    | P    |
- Art Supply Store                                   | P    | P    |
- Animal Clinic or Pet Hospital                       | S    | S    |
  *(P outside Pens)*                                  |      |      |
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<th>SCHEDULE OF USES</th>
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<td>4) Bank or Savings and Loan Office</td>
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<td>5) Book and Stationery Store</td>
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<td>6) Barber and Beauty Shop</td>
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<td>7) Bakery or Confectionery Shop</td>
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<td>8) Cafeteria or Restaurant</td>
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<td>9) Camera Shop</td>
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<td>10) Cleaning Shop or Laundry</td>
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<td>11) Cleaning or Laundry Pick-up Station</td>
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<td>12) Cleaning or Laundry Self Service</td>
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<td>13) Clinic, Medical, or Dental</td>
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<td>14) Drug Store or Pharmacy</td>
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<td>15) Department Store or Discount House</td>
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<td>16) Grocery Store</td>
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<td>17) Furniture or Appliance Store</td>
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<td>18) Florist Shop</td>
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<td>19) Garden Shop</td>
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<td>20) Handcraft and Art Object Sale</td>
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<td>21) Hardware Store</td>
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<td>22) Hobby Shop</td>
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<td>23) Key Shop</td>
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<td>24) Laboratory Medical or Dental</td>
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<td>25) Letter or Mimeograph</td>
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<td>26) Medical appliances fitting and sales</td>
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<td>27) Mortuary</td>
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<td>28) Office, Professional or General Business</td>
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<td>29) Optical Shop or Laboratory</td>
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<td>30) Package Store (27)</td>
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<td>31) Pet Shop Small Animals Birds or Fish</td>
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<td>32) Personal Custom Services such as</td>
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<td>Tailor, Milliner, etc</td>
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<td>33) Retail shops, Apparel Accessories, Gifts</td>
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<td>a) Similar Consumers Items</td>
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<td>34) Repair of Appliances, T.V., Radios and Similar Equipment</td>
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<td>35) Shoe Repair</td>
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<td>36) Signs Advertising</td>
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<td>37) Studio, Photographer, Artist, Music Drama, Dance</td>
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<td>38) Studio, Health, Reducing or Similar Service</td>
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<td>39) Studio, Decorator and Display of Art Objects</td>
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<td>40) Tavern</td>
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<td>41) Travel Bureau or Consultant</td>
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<td>42) Veterinarian, Office (No animal hospital)</td>
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<td>43) Variety Store</td>
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<td>i) COMMERCIAL AND RELATED SERVICES USES</td>
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<td>1) Bakery Wholesale</td>
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<td>2) Building Material Sales</td>
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<td>3) Cabin or Upholstery</td>
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<td>4) Clothing Manufacturing or Similar Light Manufacturing Process</td>
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<td>5) Cleaning, Dyeing or Laundry Plant Commercial</td>
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<td>6) Contractor's Storage or Equipment Yard</td>
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<td>7) Dance Hall or Night Club</td>
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<td>8) Lithographer or Print Shop</td>
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<td>9) Maintenance and Repair Service for Buildings</td>
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<td>10) Laboratory Scientific or Research</td>
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<td>11) Plumbing Shop</td>
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<td>12) Storage Warehouse</td>
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<td>13) Trade or Commercial Schools (36)</td>
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<td>14) Veterinarian Hospital or Kennel</td>
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<td>15) Welding or Machine Shop</td>
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<td>1) S rage of Shell, Spoil, Sand, Gravel</td>
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connection to a building located on any other lot or tract.

(1) One-family dwelling (detached) - A dwelling designed

suitable.

1. Space, lot, location, and setback. 2. Typology, size, and shape.
3. The following definitions and explanatory notes supplement,

SEC. 10 Special Definitions and Explanations of USE REGULATIONS

2. Sanitary sewer.

requirements for public utilities such as water and

of the use and whether it involves waste disposal

and amount of noise, odor, fumes, dust, toxic materials,

and amount of space, ground cover, type of use, type of product, storage, and

and the vocational education program's need to provide for

and process, type of equipment and quantity required, the nature

and storage, and amount and nature thereof, encroased or open space,

and water, and whether it involves waste disposal

amount of space, type of product, storage, and

amount of noise, odor, fumes, dust, toxic materials,

amount of space, type of product, storage, and

amount of noise, odor, fumes, dust, toxic materials,

amount of space, type of product, storage, and

amount of noise, odor, fumes, dust, toxic materials,

amount of space, type of product, storage, and

amount of noise, odor, fumes, dust, toxic materials,

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amount of space, type of product, storage, and

amount of noise, odor, fumes, dust, toxic materials,

amount of space, type of product, storage, and

amount of noise, odor, fumes, dust, toxic materials,
Community unit development.

Recreational building as part of a housing project or
Community Centre (Pavilion) - A central social and

The conduct of business.

Storage house or garden shelter, but not in a garage
(no business), home workshops, childrens playhouse,
storage, tool house, greenhouses, as a hobby
such as a private garage or carport for automotive
structure for a purpose consistent with the main structure
attached building, attached or detached, or
accessory building - In a residence district, a sub-

Secondary residential structure - A subordinate dwelling

5. and furnishings.

Served with supplies of linens, meals, telephone
suites, guest rooms, maintenance in a hotel, lobby, facilities
a hotel or motel in an establishment shall contain
place to admit and facilitate to temporary
a hotel or motel - Any building which is designed to cater
rooms are served for consumption:

- A boarding house or rooming house - A building for one or more

4. In independent dwelling units.

A dwelling unit for one or more families on a lot of
on the property of which is occupied as a home
units or apartments of which is occupied as a home
partition thereof, which is designed to cater to

Multi-family dwelling (Apartment) - Any building for one or more

3. For occupancy by two families.

Construted with two dwelling units under a single roof
- A single structure designed and

2. One family dwelling (attached) - A dwelling designed for

By (1) family

A separate lot of record and is designed for occupancy
wall or adjoining separate wall, which is erected upon
one family dwelling at one or more stories by a party

By one (1) family

A separate lot of record and is designed for occupancy
wall or adjoining separate wall, which is erected upon
Storage or repair facilities.

17) Telephone exchange, switching relay and transmitting
pulitle.

fmalities, none of which are available to the general
poal, or tennis courts or swimmal recreation
b county club, but including a club house or swimma
r restricted membership, usuall of less area than a

16) Tennis or swim club - A private recreation club with

or secondary schools.

15) Public or parochial school - A school under the

ajor tongen meltly to public elementary

sponsoryship of a public or religious agency having

14) Private school, private college, or private university.


13) Hospital (surgery care) - An institution where sick or

or portion thereof.

12) Day nursery or kindergarten school - An establishment

such as odor, increased traffic, light or

other obnoxious conditions or adding possessed
places and which does not create obnoxious noise or
without offering any commodity for sale on the pre-
without the use of a sign to advertise the occupation,

11) Home occupations - A home occupation is an occupation

of the zoning ordinance.

domelai shall be subject to applicable provisions

a property which is utilized for other purposes as a

10) Servant or caretaker quarters - A subsidiary

19
26) Cleaning or Laundry Self-Service Shop - To be of the customer self-service type and not a commercial laundry or cleaning plant.

27) Package Store - Any enterprise which has as its principal business the sale of alcoholic beverages for off-premises consumption.

28) Appliance Service and Repair, including the use of equipment which generates noise, odor or electrical frequencies so as to interfere with the use and enjoyment of adjacent property.

29) Sign - An identification in the form of a graphic device which is affixed to the exterior surface of a building or structure or is an integral part thereof and which directs attention either to a product, place, activity, person, institution, or business.

30) Sign Area - The sign area shall be the rectangular enclosures of all parts of the sign other than structural supports.

31) Sign, Advertising - Any sign other than an accessory owner identification sign to a business, commodity, or service inclusive of pennants, banners and streamers.

32) Sign, Owner Identification - Any sign which contains information pertaining to the name of the owner, occupant, and/or management associated with the use of the property, the kind of business and/or the brand name of the principal commodity sold on the premises, or activity involved in the conduct of the business, but not including the names of subsidiary products being sold.

33) Sign, Flat - Any sign which is painted on the outside face of a building, or attached, and erected parallel to the face of the building, not extending more than eighteen inches from the face of the building wall or above the roof line of the building to which the sign is affixed.
same area. Accessory and incidental uses may be permitted within the development unless they are subject to a development plan. In addition, an area may be used for accessory purposes, unless otherwise specified in the development plan.

(d) Whenever any area is designated as being within the plan, the area shall be included within the proposed development district.

Ordinance No. 745, 1974.

The area of areas which are designated as a planned development district are set forth in the zoning district map which is made a part of this ordinance. The boundaries of the planned development district may from time to time be altered or adjusted in accordance with the provisions hereof. The boundaries of the planned development district shall be in accordance with the plan ordinance. The boundaries of the planned development district shall be as shown on the zoning district map which is made a part of this ordinance. The boundaries of the planned development district shall be as shown on the zoning district map which is made a part of this ordinance.

41 Sec. 11. Planned Development District.

(a) It is recognized that it may be desirable that certain areas of the city be developed in accordance with the provisions hereof.

(b) In advance of development, the city may develop such planned development, subject to the provisions hereof. The city may develop such planned development, subject to the provisions hereof.

(c) All property over public property shall be subject to the provisions hereof. Any enterprise which is attached to a building which is not permitted by this section shall be permitted by this section.

(d) Any enterprise which is attached to a building which is not permitted by this section shall be permitted by this section.
23. Each area placed within the zoning development district shall be considered under the provisions of this section.

24. Any change in the General Land Use Plan of the city, but any change in the zoning commission’s plan of the zoning development shall be considered an amendment to this ordinance. Amended with approval of the zoning commission.
having less depth than herein required which was an official
according with the following schedule except that a lot
floor depth for the various districts shall be in
LOT DEPTH

See Schedule 12 (b)
SCHEDULE MINIMUM LOT WIDTHS - RESIDENTIAL AND SPECIAL DISTRICTS

SCHEDULE:
RESIDENTIAL USES SHALL BE IN ACCORDANCE WITH THE FOLLOWING
IN THE FOLLOWING ZONING DISTRICTS. THE MINIMUM LOT WIDTH FOR

FORTH HEREFIN:

ordinance shall be reduced to width below the minimum set
duration and no lot existing at the time of passage of this
dwelling unit may be used as a one-family
ordinance to the adoption of this ordinance as herein required which was an official
ordinance schedule except that a lot having less than

for residential purposes shall be in accordance with the

LOT WIDTH

See Schedule 12 (a)
SCHEDULE MINIMUM LOT AREAS

THE FOLLOWING SCHEDULE

EACH RESIDENTIAL DWELLING UNIT SHALL BE IN ACCORDANCE WITH
IN THE FOLLOWING ZONING DISTRICTS THE MINIMUM LOT AREA FOR

HEREFIN:

reduced to area below the minimum herein required set forth
ordinance duration at the time of passage of this ordi-nance shall be

for residential "Lot of record" prior to the adoption of this
ordinance which was herein required which was

shall be in accordance with the following schedule except

MINIMUM RESIDENTIAL LOT AREA FOR THE VARIOUS DISTRICTS

LOT AREA

AREA, LOT COVERAGE AND FRONT SIDE AND REAR YARDS

ARMS, SPECIFIED FOR LOT AREA, LOT WIDTH, LOT DEPTH, DWELLING UNIT
IN COMPLIANCE WITH ALL THE MINIMUM REGULATIONS HERE-
II IS IN COMPLIANCE WITH THE DISTRICT IN WHICH IT IS LOCATED UNLESS
USE PERMITTED IN THE DISTRICT IN WHICH IT IS LOCATED FOR ANY
PART THEREOF SHALL BE ENCLOSED, ALTERNATE OR CONVERTED TO ANY
EXCEPT AS HERETOFAR PROVIDED, NO BUILDING OR STRUCTURE OR
AREA REGULATIONS

ARTICLE 3

-21-
### SCHEDULE MINIMUM LOT AREAS SECTION 12 (a)

#### TYPE DWELLING

<table>
<thead>
<tr>
<th>Type of Dwelling</th>
<th>1F-1</th>
<th>1F-2</th>
<th>1F-3</th>
<th>MF-1</th>
<th>B</th>
<th>Rec</th>
<th>R</th>
<th>Planned Development District</th>
</tr>
</thead>
<tbody>
<tr>
<td>One family dwelling - detached</td>
<td>4,000</td>
<td>4,000</td>
<td>2,000</td>
<td>2,000</td>
<td>4,000</td>
<td>4,000</td>
<td>4,000</td>
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<tr>
<td>One family dwelling - attached</td>
<td>-</td>
<td>-</td>
<td>2,000</td>
<td>2,000</td>
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<td>4,000</td>
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<tr>
<td>Two family dwelling</td>
<td>-</td>
<td>-</td>
<td>2,000</td>
<td>850</td>
<td>-</td>
<td>600</td>
<td>600</td>
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<tr>
<td>Multiple family dwelling one to three stories</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,000</td>
<td>-</td>
<td>450</td>
<td>450</td>
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<tr>
<td>Multiple family dwelling over three stories</td>
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Lot area specified in fee

Note: (-) indicates not applicable
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<thead>
<tr>
<th>TYPE DWELLING</th>
<th>1F-1</th>
<th>1F-2</th>
<th>1F-3</th>
<th>MP-9</th>
<th>B</th>
<th>Section 12 (b)</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-family Dwelling Detached</td>
<td>50</td>
<td>40</td>
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<tr>
<td>One-family Dwelling - attached</td>
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<td>-</td>
<td>20</td>
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<td>20</td>
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<tr>
<td>Two family Dwelling</td>
<td>-</td>
<td>-</td>
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<td>40</td>
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</tr>
<tr>
<td>Multiple family dwelling</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>40</td>
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<tr>
<td>Minimum width of Lot in fee</td>
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<td>40</td>
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Note (-) indicates not applicable.
HERITAGE ZONING DISTRICTS

OPEN SPACE, TO BE LOCATED ON ROOFS OR DECKS THAT ARE ALLOCATED TO THE USE OF EACH RESIDENTIAL UNIT, AND THIS OPEN SPACE SHALL BE IN CONFORMITY WITH THE FOLLOWING DETAILS:

- For each residential unit, there shall be at least one separate open space area of 100 square feet, located on a roof or deck that is 20 feet from the main structure.
- Each residential unit shall have the minimum dimensions for usable open space, calculated as a percentage of the area of the dwelling unit.
- A single-family dwelling unit may have an additional open space area of 100 square feet, except for the sky deck for each roof structure from the lowest level to the sky, which is open and unobstructed.
- Other service areas, such as outdoor living, associated with the building, shall be usable open space.

OPEN SPACE AS FOLLOWS:

- All residential uses shall provide and maintain a minimum of 100 square feet of usable open space.
- Usable open space is for the purpose of calculating the dwelling unit area.

SCHEDULE OF MINIMUM LOT DEPTH REQUIREMENTS AND SPECIAL DISTRICTS:

IN THE FOLLOWING ZONING DISTRICTS, THE MINIMUM LOT DEPTH FOR RESIDENTIAL USES SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

Depth shall be measured from the front lot line to the rear lot line, excluding the front yard and the minimum lot depth required by the adoption of the ordinance.
<table>
<thead>
<tr>
<th>PLANED DEVELOPMENTS</th>
<th>MINIMUM DEPT OF LOT FOR ONE FAMILY</th>
<th>MINIMUM DEPT OF LOT FOR ONE FAMILY</th>
<th>MINIMUM DEPT OF LOT FOR TWO FAMILY DWELLINGS</th>
<th>MINIMUM DEPT OF LOT FOR TWO FAMILY DWELLINGS</th>
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<tbody>
<tr>
<td>PD</td>
<td>80</td>
<td>50</td>
<td>70</td>
<td>50</td>
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<tr>
<td>R</td>
<td>70</td>
<td>40</td>
<td>100</td>
<td>100</td>
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<tr>
<td>Rec</td>
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<td>100</td>
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<tr>
<td>B</td>
<td>-</td>
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<tr>
<td>D</td>
<td>50</td>
<td>40</td>
<td>100</td>
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<tr>
<td>M</td>
<td>50</td>
<td>40</td>
<td>100</td>
<td>100</td>
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<td>F-3</td>
<td>80</td>
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<tr>
<td>F-2</td>
<td>80</td>
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<tr>
<td>F-1</td>
<td>80</td>
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</tbody>
</table>

Note: (-) indicates not applicable.
SHALL BE REDUCED BELOW THE MINIMUM SET FORTH BELOW.

SIDE YARD EXISTING AT THE TIME OF PASSAGE OF THIS ORDINANCE
SHALL HAVE THE STATUS OF A LAWFUL NON-CORPORATE STRUCTURE, AND NO
SMALLER SIDE YARD THAN REQUIRED PRESCRIBED, SUCH BUILDING SHALL
HAVE A BUILDING AT THE EFFECTIVE DATE OF THIS ORDINANCE MAY HAVE A
SMALLER SIZE REQUIRED, EXCEPT THAT WHERE A LAWFULY EXISTING
TO HAVE A SMALLER SIZE YARD OR EACH SIDE OF SUCH BUILDING
NO BUILDING, STRUCTURE OR USE SHALL HERETOFER BE LOCATED SO AS
AND SHALL BE IN ACCORDANCE WITH THE FOllOMING DISTRICTS THE MINIMUM REQUIRED SIDE
YARD AND

(3)

meater than sixteen (16) feet to the front property line.

c. Gasoline service station pump islands may not be located

(4)

(4) Figure 4

right-of-way line of property line. (see appendix)

exterions shall be located behind the front street

extered at the street, seven, rooks and summaer building

grade of the property line, where no front yard is

no curb exists to forty (40) inches above the average

height greater than forty (40) inches above the average

structures may not project into the front yard to a

for a distance not to exceed your (4) feet and subsurface

exterions may project into the required front yard

terrace or attached accessory building, decks and cool

to the front face of the building, covered porch, covered

the front yard shall be measured from the property line

the so established by such ordinance or plat.

the required front yard shall comply with the building

for the district in which the building line is located,

front yard setback than is prescribed by the ordinance,

such line requires a greater or lesser

ORDINANCES SHALL BE REDUCED BELOW THE MINIMUM SET FORTH BELOW.

SIDE YARD EXISTING AT THE TIME OF PASSAGE OF THIS

SMALLER SIZE REQUIRED, EXCEPT THAT WHERE A LAWFULY EXISTING

TO HAVE A SMALLER SIZE YARD OR EACH SIDE OF SUCH BUILDING

SIDE YARD

(2)

SPECIAL FRONT YARD REGULATIONS

(2)

(c) RC District 20 feet

(b) TP-2 District 15 feet

(4) TP-1 District 15 feet

(1) MINIMUM FRONT YARDS

23-
EXCEPT THAT WHERE A LAWFULLY EXISTING BUILDING AT THE EXP- 
ON ATTACHMENT TO HAVE A RAR AND SMALLER THAN REMAINING, 
REAR YARD OR STRUCTURE SHALL HEREUPON BE LOCATED, EXCEPTED 
REAR YARD

(e) residential district.

the rear yard shall be provided on the side adjacent to such

designated street in which event a minimum five (5) feet

to the boundary line of the rear yard from each front-

designated or other non-residential use adjacent upon the

real estate district except where a commercial, retail or-

on side yard the specified for non-residential, real estate

be provided for the fire and emergency services.

a detached dwelling shall be at least ten (10) feet

designated building complexes shall be at least ten (10)

attaching apartment complexes so that the end of any two

feet shall be provided at the end of each one-

in length, a minimum required the rear of five (5)

to exceed three hundred (300) square feet

such dwelling by a fire or party wall need not provide

a one-family attached dwelling separated from another

that does not contain outlets for windows, light and/or

recessed between the building wall, or partition thereof.

the above, a minimum height above the third story.

of a building height above the third story. Norwhever, in

one foot of the required between the yard and (b) above, an additional

minimum yard which placed in (a) above, in addition to the

as a two-family dwelling (apartments) exceeding three

feet in width.

in length shall provide a minimum side yard of three

a common property line.

equal to (21) times the required length of the

eight feet, and foot equals projection not to ex-

unobstructed and the ordinary projection of window sills,

be open and

SPECIAL SIDE YARD REGULATIONS

(3)

See Schedule 12.

SCHEDULE MINIMUM SIDE YARD - RESIDENTIAL AND SPECIAL DISTRICTS

-24-
<table>
<thead>
<tr>
<th>Type of Dwelling</th>
<th>1F-1</th>
<th>1F-2</th>
<th>1F-3</th>
<th>MF-1</th>
<th>B</th>
<th>Rec</th>
<th>R</th>
<th>PD</th>
</tr>
</thead>
<tbody>
<tr>
<td>One or two Family Detached Dwelling</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Family Dwelling attached</td>
<td></td>
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<td></td>
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<tr>
<td>Multiple Family Dwelling</td>
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</tbody>
</table>

Note: (-) indicates not applicable

Minimum Side Yard in Feet
Section Requiring Rear Yard Set Back shall not apply.

Wherever the rear property line abuts a water way the rear yard shall be reduced.

Twenty (20) feet or more in width. In such instance no set back three (3) feet from the rear property line shall be set.

Fifteen (15) percent of the rear yard area. Accessory building shall be set back twenty (20) percent of the rear yard area; however, no accessory building, as permitted hereunder, shall occupy more than thirty (30) percent of the rear yard.

No accessory building may be located within a rear yard area.

Roof overhangs and other architectural features projecting not to exceed four (4) feet into the rear yard area, exceeding projections of window sills, belt courses, cornices, and similar structures to the sky from a point thirty (30) feet above the general ground level of the graded lot, except those located upon a lot which has a rear lot line that is open space.

No rear yard is specified for non-recessed rear yards.

Paragraph 3.

Open Space

To light and air such courtyards provided the minimum required are illuminated and not separated from an adjoining street of at least twenty (20) feet in width, and which rear lot line is not separated from an adjoining street or a continuation of or to a P-T-1, T-P-2, T-P-3, or M-P-1.

Where a contemplated rear yard is located upon a lot which has a rear lot line that is open space.

Paragraph 2.

In determining the setback permitted one-family detached dwelling no street or alley to be constructed nearer to the rear yard than twenty (20) feet in width.

The minimum set forth below.

The time of passage of this ordinance shall be reduced below.

In the P-T-1, T-P-2, T-P-3, P-T-1, M-P-1, RRC, A Dist. Structures non-conforming structures, and no rear yard existing at the time of passage, such buildings shall have the status of a non-recessed rear yard. A time of this ordinance may have a smaller rear yard than

-25-
SEC. 13. HEIGHT REGULATIONS

1. No building or structure shall be located, erected or altered so as to exceed the height limit hereinafter prescribed or specified for the district in which the building is located.

2. Inner courts residential structures

a. No portion of any outer court shall exceed twenty (20) feet in height or twenty (20) feet in width.

b. Any inner court shall have a minimum width of twenty (20) feet.

c. Any inner court shall have a minimum length equal to the depth of the court or, where the court is a multiple family dwelling, shall have a minimum length equal to the base equals to the base equals to the depth of the court.

3. Outer courts residential structures

a. No portion of any outer court shall exceed fifteen (15) feet in height or twenty (20) feet in width.

b. Any outer court shall have a minimum width of six (6) feet.

c. Any outer court shall have a minimum length equal to the depth of the court or, where the court is a multiple family dwelling, shall have a minimum length equal to the depth of the court.

4. Inner courts nonresidential structures

a. Any inner court shall have a minimum length of twenty (20) feet.

b. Any inner court shall have a minimum width of twenty (20) feet.

5. Outer courts nonresidential structures

a. Any outer court shall have a minimum length of twenty (20) feet.

b. Any outer court shall have a minimum width of twenty (20) feet.

6. No building or structure shall be located, erected or altered so as to exceed the height limit hereinafter prescribed or specified for the district in which the building is located.

Be in accordance with the following provisions:

V. Minimum dimensions and area of nonresidential structures provisioned. Standards.
(8) B. Beach District
(7) R. Retail District
(6) PD, Planned Development
(5) Rec., Recreation
(4) Dwelling District
(3) MP-1, Multifamily
(2) IP-2, One Family
(1) IP-1, One Family Dwelling

Three stories except as noted in (c) following:

(a) In the Following Districts
(8) B. Beach District
(7) R. Retail District
(6) PD, Planned Development
(5) Rec., Recreation
(4) Dwelling District
(3) MP-1, Multifamily
(2) IP-2, One Family
(1) IP-1, One Family Dwelling

Three stories except as noted in (c) following:

(a) In the Following Districts
COMMERCIAL RECREATION AND AMUSEMENT DEVELOPMENT

(6) 5000 square feet of floor area

(5) Office, General - one (1) space for each five hundred square feet of floor area

(4) Storage or Warehouse - one (1) space for each one thousand square feet of floor area

(3) Guest Accommodation

(2) Hotel or Motel - one (1) space for each room, unit or bed

(1) Three hundred (300) square feet of floor area

(1) Clinics or Doctors' Offices - one (1) space for each one thousand square feet of floor area

DISTRICTS

(1) R.2. Retail District

(6) PD, Planned Development

(5) Rec., Recreation District

(4) WP-I, Multiple Family District

(3) IF-3, One Family Dwelling

(2) IF-2, One Family Dwelling

(1) IF-1, One Family Dwelling

DENTAL USES SHALL BE:

THE MINIMUM OPP. STREET PARKING SPACES FOR REST.

ZONING DISTRICTS

IN THE FOLLOWING

-28-
29. The Village Council, in considering and determining their recommendation on the Village Council of the Village of Jamaica Beach, after the outstanding commission on the Village Council of the Village of Jamaica Beach, after the outstanding commission, may authorize the issuance of "specific use permits" for the uses indicated in Article L, Section 8, a, (through f).

(b) Special Use Permits

ARTICLE 4

Trucks not exceeding three-quarter ton capacity shall be allowed to use the storage of any space on or over the area of any store or vacant lot or vacant lot or part thereof, or by the Zoning Ordinance, and after recommendation by the Zoning Commission, may be considered by the Village Council of the Village of Jamaica Beach, after the outstanding commission on the Village Council of the Village of Jamaica Beach, after the outstanding commission, may authorize the issuance of "specific use permits" for the uses indicated in Article L, Section 8, a, (through f).

ARTICLE 5

Special Off-Street Parking Regulations

(8) Restaurant or cafeteria

(7) Restroom or cafeteria

(6) Restaurant or cafeteria

(5) Space for each four (4) seats for fixed seating and one (1) space for each four (4) seats for fixed seating in use.

(4) Space for each two (2) seats for fixed seating and one (1) space for each two (2) square feet of floor area.

(3) Space for each two (2) square feet of floor area for movable seating under maximum seating arrangement.

(2) Space for each two (2) square feet of floor area for each two (2) seats for fixed seating in such use.

(1) In computing the parking requirements for any building or development, the sum of the specific parking space requirements for the Village Council of the Village of Jamaica Beach, after the outstanding commission on the Village Council of the Village of Jamaica Beach, after the outstanding commission, may authorize the issuance of "specific use permits" for the uses indicated in Article L, Section 8, a, (through f).
c. All applications for sign permits shall require certainty of the permitted or the permitted shall be clearly marked.

b. Any sign requiring a permit shall be erected on the premises.

a. No sign, unless herein excepted, shall be constructed, installed, posted, or placed, until a permit has been issued by the building official.

1. PERMITS REQUIRING ZONING APPROVAL

2. SIGN REGULATIONS

We refer you to the code and ordinances of the city and county where this building is located. Ordinances may be adhered to by the contractor, so as to comply with the regulations of the city and county where this building is located. If the building is located in a special area, it shall be necessary that a special permit be obtained for such development to be approved.

The building official may be placed upon a single lot or tract having either more than a mobile home or homes located on two or more different structures on a single lot or tract. Existing structures may be altered to comply with the regulations of the city and county where this building is located. Other undeveloped or hazardous conditions, which may exist, or presence of smoke, dirt, dust, or other unsanitary conditions, are subject to hazard to the neighborhood from noise, vibration, dust, dirt, smoke, or other unsanitary conditions.
SIGN DEVICES PROHIBITED

(3) SIGNS EXTENDING OVER PUBLIC PROPERTY (PROTECTING SIGNS)

cease to exist.

case, advertising signs shall not ex-

case, advertising signs shall not ex-

case, advertising signs shall not ex-

case, advertising signs shall not ex-

1. Warnings, security, and public safety directional signs.
2. Safety, communication, and communication.
3. Temporary decorative flags and bunting for conventions.
4. Window signs.

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permitting the said non-conforming use to be located.

b. A non-conforming use in an RD and a district shall
be permitted to have those signs permitted in the
district in which said non-conforming use is located.

detected signs.

a. In RD, RC, R districts shall be permitted to have two (2)
cooper

permitted signs for non-conforming uses.

. In RR, AC and RA districts a permitted sign shall not

permitted.

DETACHED SIGNS (6)

a. No signs, unless otherwise provided for by this ord-

b. Portable signs which are not securely fixed to sup-

b. Portable signs which are not securely fixed to sup-

APPROVED SUPPORTING STRUCTURE.

APPROVED SUPPORTING STRUCTURE.

APPROVED SUPPORTING STRUCTURE.

detached signs are permitted.

PERMITTED SIGNS FOR NON-CORPORATING USES

prohibited signs

Purpos.

No sign shall be erected which need the words "stop"

lar emergency vehicles.

with those used by police, fire, ambulance, or such

nature and/or displays either intermittent light and/
The extraction of petroleum products shall not be permitted.

(8) SIGNS IN THE IP-1, IP-2, AND IP-3 DISTRICTS

SIGNS IN THE MP-1, RC, AND RETAIL AND PLANNED DEVELOPMENT

(e) Signage work in progress.

- Square feet, erected in connection with new construction, limited to an aggregate of thirty square feet.
- Construction signs, limited to an aggregate of seventy-two square feet.
- Two square feet in area.
- Each street frontage adjacent to the premises, not to exceed two square feet of signage, not to exceed two square feet of signage, not to exceed twenty square feet in area.
- Private directional sign, one (1) square foot in area.
- Tenant-occupied building.
- The following signs, non-illuminated, are permitted:
  - Private directional signs, one (1) square foot in area.
  - The owner-tenant-occupied building.
  - The owner-tenant-occupied building.

(a) Number of signs, not to exceed one (1) square foot in area.

(b) Private directional signs, not to exceed one (1) square foot in area.

(c) Tenant-occupied building.

The following signs, non-illuminated, are permitted:

- Private directional signs.
- Tenant-occupied building.
- The owner-tenant-occupied building.

(d) The owner-tenant-occupied building.

(e) The owner-tenant-occupied building.

(f) The owner-tenant-occupied building.

(g) The owner-tenant-occupied building.

(h) The owner-tenant-occupied building.

(i) The owner-tenant-occupied building.

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(q) The owner-tenant-occupied building.

(r) The owner-tenant-occupied building.

(s) The owner-tenant-occupied building.

(t) The owner-tenant-occupied building.

(u) The owner-tenant-occupied building.

(v) The owner-tenant-occupied building.

(w) The owner-tenant-occupied building.

(x) The owner-tenant-occupied building.

(y) The owner-tenant-occupied building.

(z) The owner-tenant-occupied building.
ceiling six (6) months; and
no discontinuance of the use for a period of time ex-
which ceases nonconformity, and where there has been
19
was in existence and lawfully operating prior to
scarcely in the district in which it is located, and

(1) When a use does not conform to the regulations pre-

A NONCONFORMING STANDS SHALL EXIST UNDER THE FOLLOWING

PROVISIONS OF THIS ORDINANCE.

SEC 18. NONCONFORMING USES AND STRUCTURES

...
(2) When on the effective date of this Ordinance, or any subsequent amendment which creates nonconformity, or any structure was in existence and lawfully constructed, and which structure does not conform to the regulations herein prescribed for the zoning district in which it is located, prior to issuance of any building permit, or to application for relief to the Board of Adjustment, there must be in force a valid Certificate of Occupancy and Compliance.

(3) The Board of Adjustment, after due process, may grant a change of occupancy from one nonconforming use to another, provided the use is within the same, or higher or more restricted classification of use and the prior less restrictive classification shall be considered to have been abandoned.

If a structure occupied by a nonconforming use is destroyed by fire, the elements or other cause, in whole or part, the nonconforming use will be permitted but the size or function of the nonconforming use cannot be expanded so as to create a greater degree of nonconformity than previously existed.

The failure of an existing structure to comply with the area standards for yards and open space exceeds the height or vehicle parking shall not be interpreted as a nonconformity of structure but such nonconformity shall not be basis for refusal of a permit to alter, improve or reconstruct such existing structure so long as such alteration, improvement or reconstruction does not increase the degree of nonconformity existing prior to such action.

Organization: There is hereby created a Zoning Commission consisting of five (5) members, each to be appointed by resolution of the Village Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any reason.
An appeal shall stay all proceedings of the action appealed to unless the officer from whom the appeal is taken certifies that the judgment or any portion thereof appealed from has been rendered by the administrative officer, by finding with the assent of the building official, such party appealed to by any person aggrieved or by an officer, department or board of the municipal government.

c. Appeals to the Zoning Commission shall be public records. Each hearing officer, all of which shall be immediately filled in the event of any vacancy shall be filled in the same manner in which the regular member, which is for a term of two (2) years'

The Zoning Commission shall adopt rules to govern its proceedings.

The Zoning Commission, when requested to do so by the chairman of the Zoning Commission and in the absence of a majority of the regular members, appointed to serve on each member of the Zoning Commission shall appoint two alternate members, to serve for a term of two (2) years, unless the successor, as hereinafter provided, has been recommended as not inconsistent with the Zoning Code, and such vacancy shall be filled in the same manner as the regular appointment was made.
9. Action of the Board

In exercising its powers, the Commission may, in con-
formity with the provisions of Articles 1011-A and 1011-F:

(1) Grant the extension of a building or use into a more
grant on undeveloped sections of the VTT/age temporarily
leased in the district in which such building or use
are being occupied by such public authorities.

(2) Permit the extension of a building or use into a more
permitted on property not be appurtenant within such modifications.

(3) Permitted on property not be appurtenant within such modifications.

(4) Permitted on property not be appurtenant within such modifications.

(5) Permit the construction, extension, or enlargement of a
structure does not prevent the return of such property
structurally occupied by a nonconforming use on the lot of
which such structure is occupied by such public authorities.

(6) When in the judgment, the public convenience,
structure is occupied by such public authorities.

(7) Notwithstanding the regulations herein established,
structural and structural alterations the Commission may, in specific cases,

(8) When the zoning commission shall fix a reasonable time for the
cause shown.

(9) In the event an appeal from whom the appeal is taken and on due

(10) In the event an appeal from whom the appeal is taken and on due

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(60) In the event an appeal from whom the appeal is taken and on due
with all the building and health laws and ordinances and with
the building or proposed use of a building on land, complies
C. A certificate of occupancy and compliance shall state that
comportment to the provisions of this ordinance.
provided such construction or change has been made in complete
evidence, after the completion of the or proposed land will be used within ten (10) days after the completion of the
for construction in complete with the application for a building permit and
shall be applied for a certificate of occupancy and compliance shall be applied
a. No building hereafter erected, converted, or structurally

SEC 20 CERTIFICATE OF OCCUPANCY AND COMPLIANCE

office of the commission and not thereafter.
ten (10) days after the filing of the decision in the
such petition will be presented to the court within.
part, especially the grounds of the decision in the
setting forth such decision is not appealed.
pre-court record of the minutes of the
any decision of the zoning commission or by an order
(3) Any person or persons, jointly or severally, aggrieved

ordinance or to affect any variance in said ordinance
any matter upon which it is required to be
official, or to declare in favor of the applicant on
determination of any such administrative
shall be necessary to rehear any order, determination,

(2) The concurring vote of four (4) members of the commission
be complied with by the applicant.

The powers of the officers from whom the appeal is taken
the determination as ought to be made and shall have the
from and make such order, determination, decision or
order, determination, decision, or determination appealed
where or by whom or party, or may modify the

-38-
A public hearing shall be held by the Violetta Council before
appears on the last approved VL蜚ge tax roll.
-haired and postage-paid to each taxpayer addressed
the date set for hearing by posting notice property
notice shall be given not less than ten (10) days before
notice of all property owners within two hundred (200) feet
owners of real property laying within the property
written notice of a proposed amendment or change shall be sent to all
written notice of all public hearings before the Zoning Commission
recommendation and report to the VL蜚ge Council. Although
application for any amendment or change prior to making the
application for any proposed amendment or change, or any

The Zoning Commission shall hold a public hearing on any

for consideration and action.
shall forward the recommendation to the VL蜚ge Council.
The Zoning Commission for public hearing. The Zoning Commission
shall forward the recommendation to the VL蜚ge Council.
the government body shall submit the same to the
or change, the governing body shall submit the same to the
before taking action on any proposed amendment, supplement.

The VL蜚ge Council may from time to time amend, supplement,

amendments in the public interest.
changes and amendments in the public interest.

Any person or corporation having a property interest

amendments.

from the date of the passage of this ordinance.
year, which entire building shall be completed within one (1)
structure at the time of the passage of this ordinance and
construction or destruction of a building actually under con-
nothing heretofore contained shall apply to any

completion of building under construction.

SEC 21

or building affected.
person having a property interest in the land
official, and copies shall be furnished, or request, to any
cases shall be kept on file in the office of the building
the provisions of these regulations. A record of all certifi-

-39-
adoption of any proposed amendment, supplement or change. Notice of such hearing shall be given by publication in the official publication of the Village of Jamaica Beach not less than fifteen (15) days from the date of publication. The Village Council hearing may be conducted as a joint hearing in accordance with the provisions of Title 101-f, Revised Civil Statutes of the State of Texas.

SEC. 23

CERTAIN WORDS IN THIS ORDINANCE NOT HERETOFORE DEFINED ARE DEFINED AS FOLLOWS:

1. Alley - A public space or thoroughfare which affords only secondary means of access to property abutting thereon.
2. Area of the Lot - The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys.
3. Block - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property.
4. Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property.
5. Dwelling - Any building or group of buildings which is occupied, or intended to be occupied, as a dwelling unit by a single family, individual or group of individuals.
6. Lot - The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys.
7. Lot Number - The number assigned to a lot as shown on the official map of the Village of Jamaica Beach.
8. Multi-Family Dwelling - A house arranged, designed or occupied as a dwelling unit by a single family, individual or group of individuals.
9. Premises - The land and buildings located thereon, together with all appurtenances thereunto.
10. Principal Use - A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.
11. Public Space - Any space or thoroughfare which is open to the public for the use and enjoyment of all individuals.
12. Single-Family Dwelling - A house arranged, designed or occupied as a dwelling unit by a single family, individual or group of individuals.
13. Structure - Any building, house or other structure of a permanent nature. The word "structure" includes the word "building" and the singular number includes the plural number.
14. Use - The purpose for which a lot or building is used or intended to be used.
front and rear lot lines.

Depth of lot - the mean horizontal distance between the

between the other two opposite walls.

width and the length of such court shall be the dimension
terpreted as being the dimension between any two opposite
opposite wall. the width of an inner court shall be 1/2
the enclosed space from one opposite wall to the other
dimension in opposite directions across floor surface of
court, width or length - in an inner court the average

court, depth of - the mean dimension from the exterior

to face of the building at the opposite end of such court.
bunding face at the open end of an outer court to the

street alley, yard or other permanent open space.
bunding of a court is an area having one side to a
court is an area entirely enclosed by exterior walls of a

street, recreation, and/or related amenities. an inner
access or light or art emergency access purposes, outdoor

by walls of a building which is detached and need for

court - usable open space, bounded on three or more sides

commission - the zoning commission established in section

persons who do not remain overnight,

surrogates or domestic to treat sick or injured out.

chairman - a group of offices for one or more physicians,

city mayor - chief city administrator

corrected legal use of the premises for which it is issued.

commission water, from the zoning regulations and auth-

corrected which is issued by the city through the above

certificate of occupancy and compliance - an official

building may be erected.

the minimum distance from the street line that a

divided may be deemed a separate building

court to prevent the spread of fire each portion so sub-

property of any kind when subdivided in a manner suit-
Lot is recorded in the office of the County Clerk of
Calderson County on a parcel of land, the deed for
part or which been recorded in the office of the County
The lines bounding a lot as defined herein.

Lot Lines - See Appendix Figure (2)
Lot Lines - The mean distance between the front and rear
Lot Depth - The mean distance between the front and rear
Lot - Land occupied or to be occupied by a building and

Approved place.

A structure upon a public street or off-street

stringent established upon this ordinance, and having the
the accessory building, and including such open spaces

lot. It is extends from the first face or off-street

base level.

The average street grade shall be used to a

height. If the street grade has not been established

height, to the mean height level between eaves and ridge for

(2) to the mean height level between eaves and ridge, or

to the deck tile of main roof surface, (2) to the deck tile of main roof surface, if

the average natural front yard grade level, whichever is

the average established grade at the street level or from

the average established grade at the street level or from


Heights - The vertical distance of a building measured from

Floor Area - The total square feet of floor space within

Party Wall - Any number of structures abutting together

Any building or structure for food preparation

and sheeting

and inclosed facades for food preparation

use of the land and buildings are uniform.

District - A section of the drainage of Jamaica Beach

Lot of record - A lot which is part of a subdivision, the
parcel of land and a contiguous street.

Street line - A dividing line between a lot, tract or

By the Village Council,

public or public use or as an officially approved place

than an alley, which has been dedicated or deeded to the

Street - Any thoroughfare or public driveway, other

height for a story shall be eighteen (18) feet six (6) inches.

One story - The height between the successive floors of a

an area of residential regulations.

Residence - Same as dwelling; also when used with district,

occupied by vehicles of others, it is a storage space.

Private garage - An accessory building housing vehicles

occupying it.

Premises - land together with any building or structures

projections of cornices, eaves or porches.

open space - area included in any side, rear or front

lots by proprietors or tenants.

occupancy - The use or intended use of the land or building.

is situated.

conform to the use regulations of the district in which

this ordinance or amendments there to, and which does not

zoning occupied at the time of the effective date of

nonconforming use - A building structure or use of land

mobile home - Same as a trailer or house trailer.

are occupied by the primary use

main building - The building or buildings on a lot which

(1) See Appendix Figure I

lot width - The width of a lot at the front building line

Gaston County prior to the adoption of this ordinance.
Structure (Same as building)

Yard - An open space other than a court, on the lot in which a building is situated and which is unobstructed from a point thirty (30) inches above the general ground level to the sky, except as provided for roof overhang and similar special features.

Yard, Front - An open space on a lot facing a street extending across the front of the lot between the front lot or street line and the main building line as specified for the district in which it is located.

Yard, Rear - An open space on a lot from one side lot line to the other side lot line as specified in the district in which the lot is situated.

Yard, Side - An open space or spaces on one or two sides of a building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front line or a line between the buildings to the rear of the lot line.
1. LOT WIDTH

(A) FRONT YARD
BUILDING LINE
LOT WIDTH

(B) FRONT YARD
BUILDING LINE
LOT WIDTH

(C) FRONT YARD
BUILDING LINE
LOT WIDTH

2. LOT DEPTH

(A) STREET
LOT DEPTH
ALLEY

(B) STREET
LOT DEPTH
EASEMENT

(C) STREET
LOT DEPTH

3. FRONT YARDS

SPECIFIED FRONT YARD
PROPERTY LINE
of Jamaica Beach, Texas.

Village Council of the Village

Barbara Ryder, Secretary of the

Texas, this 16th day of October, 1976.

I, under the corporate seal of the Village of Jamaica Beach,

in testamony whereof, I subscribe my name hereunto affixed.

I, BARBARA RYDER, Secretary of the Village of Jamaica Beach, Texas, do hereby certify that the

CERTIFICATION

agreement.

Eino M. Johnson, Village Attorney

Jack Jordan, Mayor

APPROVED AS TO FORM

ORDINANCE 76-6