RULES

SECTION 3-100

RULES AND DEFINITIONS

The words "shall" and "must" are mandatory and not discretionary. The words "may" and "may be" permissive.

The word "shall" is mandatory and not discretionary.

For the purpose of this Ordinance, certain words and terms that apply to

SECTION 2-100

INTERPRETATION

Following Articles, Vermona's Texas Civil Statutes, Texas, as follows:

TEXAS CIVIL STATUTES

Section 111 and Article 111A and Section 111A and Article 111A and Authorization of the City of Jamaica Beach.

CIVIL STATUTES

By Ordinance No. 96-9.
Building. Defined as a building surrounded by yards and open space on four sides.

Building Front is that portion of a building completely surrounded by yards and open space on four sides.

Building Height is the vertical distance from the curb level or the mean height of the roof of a building to the highest point of the building structure, exclusive of附属 structures.

Building is any structure which is built for the support of a building or for the support of a building, whether or not it is a part of a building as defined in this Ordinance.

Building or structure.

Board of Adjustment.

Board of Review.

Building is a dwelling unit in an apartment house.

Building is a structure which is built for the support of a building or for the support of a building, whether or not it is a part of a building as defined in this Ordinance.

Building is a dwelling unit in an apartment house.

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Building is a structure which is built for the support of a building or for the support of a building, whether or not it is a part of a building as defined in this Ordinance.
Section 96-5

Definitions

Residential occupancy is defined as the use of buildings, structures, and parts thereof for dwelling purposes, including single-family dwellings, two-family dwellings, and multifamily dwellings. Residential occupancy includes the use of buildings, structures, and parts thereof for the purpose of providing accommodations for residential use.

Building is a structure that is used for residential occupancy, including single-family dwellings, two-family dwellings, and multifamily dwellings. Buildings are used for the purpose of providing accommodations for residential use.

Section 96-6

Administrative Regulations

Residential occupancy shall be limited to the use of buildings, structures, and parts thereof for the purpose of providing accommodations for residential use. Buildings are used for the purpose of providing accommodations for residential use.

Section 96-7

Zoning Districts

Residential Districts are designated as follows:

A. Residential District is a zone designated as such by the City Council. Buildings and structures are used for the purpose of providing accommodations for residential use.

B. Dwelling is a building or structure used for residential occupancy. Buildings are used for the purpose of providing accommodations for residential use.

Section 96-8

Permits

Section 96-9

Building Inspections

Building Inspections shall be conducted by the City of Jefferson. Inspections are conducted on a regular basis to ensure compliance with the provisions of this ordinance. Inspections are conducted on a regular basis to ensure compliance with the provisions of this ordinance.
However, no more than (2) lodgers may share the bathroom facilities, without cooking facilities, and with workroom in individual living quarters, but

lodging rooms in a room and a half living and sleeping quarters, but

shall comply with all the requirements for dwellings

but not all of these rules. Circumscribe some few, from the household and park areas, with some flexing.

Hospital is a legally authorized institution in which these are complete.

Properties

the public medical examination, diagnosis, and limited treatment not for

the demand of governmental agencies, and not for the support of the building

use of the building of motor-vehicle service and use by the occupants of the building or

private burning or dry cleaning vehicle.

Garage Public is in an accessory building designed for the storage

Garage Public is a building of portion thereof, other than a structure

Garage is a commercial establishment operated for the display of works of

Art.

By direct purchase or adoption

houses, buildings or of which not more than (2) individuals are unrelated.

Family is any number of individuals living together as a single

use access, over, or under private property for a public or semi-public

Established is as high or as of a dwelling unit, except as described above in this dwelling unit.

Dwelling unit is one which is entirely surrounded by open space on

one side by a common wall or mansions.

Dwelling is one which is joined to another dwelling at one (1) or

Dwelling, two-family or duplex is a building containing two (2) dwelling units.

Dwelling units, for the purpose of this ordinance, are individual and separate.

Dwelling, single-family is a building containing only one (1) dwelling unit.
Open space is that part of a building lot including census or yards which is
dedicated or reserved for the exclusive use of the owner of the lot for a:

park, playground, or recreation area.

2. Any portion of the open space which may exist on such property

which is dedicated by a deed or an act of the owner of the lot for the exclusive
use of the owner of the lot for a:

park, playground, or recreation area.

3. Any portion of the open space which may exist on such property

which is dedicated by a deed or an act of the owner of the lot for the exclusive
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4. Any portion of the open space which may exist on such property

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7. Any portion of the open space which may exist on such property

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use of the owner of the lot for a:

park, playground, or recreation area.
Ordinance No. 96-96

The provisions of this Ordinance shall be enforced by the City of Jambora Beach, as herein set out, in the following:

1. Public streets shall be deemed a part of the street system of the City of Jambora Beach and shall be used by the public for all purposes, subject to the conditions and regulations herein set out.

2. Any public street or part thereof shall be subject to the provisions of this Ordinance, and any public street or part thereof that is not subject to the provisions of this Ordinance shall be deemed a public street for all purposes.

3. The provisions of this Ordinance shall take effect immediately upon its adoption and shall be binding on all persons and entities within the City of Jambora Beach.

4. Any person who violates any provision of this Ordinance shall be subject to a fine not exceeding $1,000.00, or imprisonment for a period not exceeding six months, or both, as the City may determine.

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168

Discontinuous or use activity.

Any area, street, or portion of street, which is intended to provide a continuous or use activity, may be used for such purpose with the approval of the City of Jambora Beach, provided that such use does not interfere with the public use of the street.

169

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Paved streets or open storage.

Open storage is the storage of any equipment, machinery, building materials, or commodities, including raw materials, and industrial, manufacturing or commercial, including raw materials, and industrial, manufacturing or commercial, as may be determined by the City of Jambora Beach, and shall be subject to the provisions of this Ordinance, and any public street or part thereof that is not subject to the provisions of this Ordinance shall be deemed a public street for all purposes.

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does not include the street for which the provisions of this Ordinance are applicable, and which is subject to the provisions of this Ordinance, provided that such use does not interfere with the public use of the street.

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Open storage may be used for the storage of any equipment, machinery, building materials, or commodities, including raw materials, and industrial, manufacturing or commercial, as may be determined by the City of Jambora Beach, and shall be subject to the provisions of this Ordinance, and any public street or part thereof that is not subject to the provisions of this Ordinance shall be deemed a public street for all purposes.

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The "Comprehensive Master Plan" for the City of Jamestown, discussed as a secondary theme in the Townhouse is a row of single-family attached dwellings which are

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-7-
SECTION 4-100

INTERPRETATION OF ORDNANCE

Thereof by reference thereto.

Zoning District Map is the map incorporated into this ordinance as a part

of provisions thereof except for that site or lot of

the rear. Except the minimum residential distance between any building

and side line of any projection thereof are steps or

other than steps and erosion control work.

regulation of the Zoning District in which such building lot is located.

schedule.

The ordinance's purpose is any public or private utility facilities or

The proposed Zoning District Map is not a final version and subject to amendment.

If because of error or omission of the Zoning District Map, any property in the City of Long Beach is not shown and included in a zoning district, the provisions of such district shall apply to such property.

When interpreting and applying the provisions of this ordinance, such

Conflict with other laws. (The most stringent shall govern). Whenever

The subject property or accessory use.
the application of the Ordnance to the several provisions of this Ordnance, are separately in accordance with the following:

1) Separability of provisions of this Ordnance.

SECTION 5-100

The adoption of this Ordnance.

SECTION 6-100

Effect of the Ordnance

If any court of competent jurisdiction shall, in an action or proceeding brought to review any judgment or decision of the Mayor and City Council of the City of...
The boundaries of the districts and districts, and their regulations are shown on the following map in accordance with the provisions of this ordinance. Sections 7-101 and 7-102 of the Revised Civil Statutes of Texas, here is hereby referred to.

7-101

Zoning District Map. The boundaries of the districts and districts shown on the following map are as follows:

<table>
<thead>
<tr>
<th>Commercial/Retail</th>
<th>CR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development District</td>
<td>PD</td>
</tr>
<tr>
<td>Beach District</td>
<td>B</td>
</tr>
<tr>
<td>Multi-Family Dwelling District</td>
<td>MF</td>
</tr>
<tr>
<td>One-Family, Multi-Family, Commercial/Retail District</td>
<td>F-3</td>
</tr>
<tr>
<td>One-Family Dwelling District</td>
<td>F-2</td>
</tr>
<tr>
<td>One-Family Dwelling District</td>
<td>F-1</td>
</tr>
</tbody>
</table>
(i) Minutes and records shall be kept of all proceedings as a matter of public record.

(ii) Any motion or order of the commission not approved by the chairman must be approved by a majority of members present in order to carry.

(iii) Meetings shall be open to the public.

(iv) Any member shall be qualified to vote at any meeting of the commission held in the absence of the chairman.

(v) The chairman shall preside over all meetings of the commission.

(vi) The meeting shall be held in the city hall. (Section 3: Rules and Procedures for Zoning Commission)

(vii) Preparations of studies, reports and studies are required for the above.

(viii) Preparations of studies, reports and studies are required for the above.

(ix) The City Secretary of the City Council shall have the power to appoint and remove the chairman and vice-chairman from the commission.

(x) The City Council shall have the power to appoint and remove the chairman and vice-chairman from the commission.

(xi) The City Council shall have the power to appoint and remove the chairman and vice-chairman from the commission.

(xii) The City Council shall have the power to appoint and remove the chairman and vice-chairman from the commission.

(xiii) The City Council shall have the power to appoint and remove the chairman and vice-chairman from the commission.

(xiv) The City Council shall have the power to appoint and remove the chairman and vice-chairman from the commission.
They are located.

All accessory uses shall conform to the regulations for the district in which
Conformance with Regulations
Domestic or agricultural storage.
(3) Accessory sheds, tool rooms, and similar buildings or structures for
Principal use
purposes

provided by the district regulations.

Sections of goods used or produced by manufacturing activities upon
Section 8-402

use.

In addition to those uses listed as accessory uses in the various districts
8-403

The following are also accessory uses to appropriate principal

For dwelling purposes.

Accessory buildings located in districts where permitted shall not be used
8-404

house, so defined in Section 16, principal uses and buildings

All residential uses and buildings except servants’ quarters and guest
8-401

Principal and Accessory Buildings and Uses

SECTION 8-400

Council, subject to the existing regulations, shall extend to the center line of the street or alley vacated.
Whenver a street or alley that formed a distinct boundary is vacated by the City

Zoning of Vacated Streets and Alleys

SECTION 8-300

considered to be Planning Development District, until otherwise classified.

All territory which may thereafter be annexed to the City of Jamaica Beach shall be

Zoning of Newly Annexed Territory

SECTION 8-200

Plans were submitted to such Commission by the Zoning Official

Zoning Commission to Review Plans

SECTION 8-100

GENERAL PROVISIONS
SECTION 8-600

Special Rules for Front Yards

The following special rules for front yards shall apply where front yards are required:

SEC. 8-604

In Rear Yards

These rear yard by-laws, regulations, and design standards shall apply to all rear yards. The provisions of these rear yard by-laws, regulations, and design standards shall be in addition to all other requirements of these by-laws, regulations, and design standards. The provisions of these rear yard by-laws, regulations, and design standards shall be in addition to all other requirements of these by-laws, regulations, and design standards.

SEC. 8-605

In Side Yards

The provisions of these side yard by-laws, regulations, and design standards shall apply to all side yards. The provisions of these side yard by-laws, regulations, and design standards shall be in addition to all other requirements of these by-laws, regulations, and design standards. The provisions of these side yard by-laws, regulations, and design standards shall be in addition to all other requirements of these by-laws, regulations, and design standards.

SEC. 8-606

All Required Yards and Open Spaces

Yards or open space shall be considered to be obstruction when located in the required

Permitted Obstructions in Required Yards and Open Space

SEC. 8-600

ORDINANCE NO. 96-5
Adjoining small have the power to grant an exemption not to exceed six
years of the requirement of the district in which it is located. The Board of
all other small have the same small hereafter conform to
period of six (6) months. The use of the same small hereafter conform to
exceeding the requirements of the district in which it is located. The Board of
A nonconforming use may be changed to a conforming use as set forth in
nonconforming use is small not be changed back to a nonconforming use.
Section 6.10, subject to other regulations of this Ordinance. If a
nonconforming use of any structure is discontinued for a
A nonconforming use of any property is discontinued for a

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<td>One Family Dwelling District</td>
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</table>

For the purpose of regulating changes of nonconforming uses, the zoning
structure shall be used to determine compliance with the
requirements of this Ordinance. The use of land or any structure shall be
exposed if more than 50% of the area included thereon is exposed to an
exposed for such use or of the effective date of this Ordinance.

(1) They may be continued.
(2) They may be modified.
(3) They may be transferred.
(4) They may be restricted as follows:

Nonconforming uses are regulated as follows:

The use of land or any structure shall be deemed to constitute a nonconforming use on the
land

A nonconforming building is a nonconforming use of a

A nonconforming use is a use of a structure which was lawfully established

SECTION 8-100
NONCONFORMING USES

Any building on an existing building on

(3) Where neither Subsection (8-601)(1) nor Subsection (8-601)(2) applies,

The ordinance number is 8-601.
The zoning district in which located, except in conformity with the regulations of the zone, those regulations of the zone shall apply.

SECTION 11-100

ZONING DISTRICT REGULATIONS

District Map

The zoning district regulations shall be as follows, which shall be considered as the official Zoning District Map. Any changes to the map shall be submitted to the Council for approval. The boundaries of the zoning districts shall be as follows:

District Map

11-102

11-103

11-104

11-105

11-106

11-101

11-107
700.

See Schedule of Permitted Uses in Designated Districts. Section 1.4.

(3) Uses customarily accessory to the above.

Two-story.

(2) Dwellings, townhouses, apartments, and condominiums, single and

Regulations.

(1) Any use permitted in the R-1 One Family Dwelling District

Following purposes:

A building or premises of this zoning district shall be used only for the

Uses

General Residential District Regulations

SECTION 1.3.300

See Schedule of Permitted Uses in Designated Districts. Section 1.4.

(6) Private boat docks and boathouses.

uses customarily accessory to a residential use

detached private garages, tennis courts, swimming pools, and similar

(5) Non-lying accessory buildings and uses, including an attached or

residential development

(4) Community club rooms when its purpose is for use of a particular

with schools.

(3) Church, religious, funeral homes, and convents when in conjunction

upon church property.

(2) Public parks and public playgrounds and non-commercial athletic

following purposes:

A building or premises in this zoning district shall be used only for the

Uses

Single Family Residential District Regulations

SECTION 1.2.200

Use Permit.

A fee of one hundred dollars ($100.00) will be charged by the City of

Januarie Board for handling each request for the issuance of a Special

Six (6) months.

Property was submitted to the City of Januarie Board within the previous

hearing will be accepted of a public hearing required by the above.

Januarie Board for handling each request for a public hearing. No public

A fee of two hundred dollars ($200.00) will be charged by the City of

A lot of record, which on the effective date of this ordinance was an area of

6-102 of this Ordinance.
SECTION 11-500

and development contemplated.

the off-site service and parking facilities required by the type of use for other than residential uses shall be adequate to provide for their use.

A building or premises in this zoning district shall be used only for the

Lease

11-601

Beach District

Beach District

Lease

11-601

leased premises.

SECTION 11-400

See Schedule for Permitted Uses in Designated Districts, Section 11-400.

(4) Uses customarily accessory to the above.

(3) Commercial/residential District uses and three (3) story building with a

(2) Duplexes, townhouses, apartments, and condominiums, single and two

(1) Any use as permitted in the F-1, one family dwelling district.

A building or premises in this zoning district shall be used only for the

Lease

11-320

and the City of Mexico District Regulations

Properties of more than five (5) acres adjacent to State Highway 2005

Residential Commercial/residential and three (3) story structures on

11-320

SECTION

55-96

ORDINANCE
Occupancy:

Occupancy shall be consistent with the granting of a Certificate of Occupancy by the Building Commissioner, and shall be limited to the area designated for that use by the City, in accordance with the provisions of this section. A certificate of occupancy shall be issued by the Building Commissioner, and shall be subject to the terms and conditions set forth in the certificate. The certificate of occupancy shall be issued only after the completion of all required inspections and the payment of all applicable fees.

General Plan:

The City may require that any change in the use of any property listed in the General Plan be considered an amendment to the General Plan itself. Such amendments shall be submitted to the Planning Commission for review and approval, and shall be subject to the provisions of this section. The Planning Commission may approve or disapprove any such amendment, and may impose conditions on its approval.

Building Permits:

A building permit shall be required for any structure or improvement located on the property. The permit shall be issued only after the completion of all required inspections and the payment of all applicable fees.

Development:

No development shall be permitted on any property listed in the General Plan unless the project is consistent with the provisions of this section. The Planning Commission may approve or disapprove any such development, and may impose conditions on its approval.

Amendments:

Amendments to the General Plan shall be considered as an amendment to the zoning ordinance, and any change in the use of any property listed in the General Plan shall be considered an amendment to the zoning ordinance. Such amendments shall be submitted to the Planning Commission for review and approval, and shall be subject to the provisions of this section. The Planning Commission may approve or disapprove any such amendment, and may impose conditions on its approval.
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<td>2) Day Nursery or Kindergarten</td>
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**Institutional and Special Services Uses**

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<td>11) Swimming Pool or Tennis Court (private)</td>
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<td>10) Servants or Caretakers Quarters</td>
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<td>9) Community/Convention Center</td>
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<td>8) Accessory Building Resort Hotel</td>
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<td>7) Secondary Residential Structure</td>
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<td>6) Hotel or Motel</td>
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<td>5) Boarding or Rooming House</td>
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<td>4) Multiple Family</td>
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**Primary Residential Uses**

| 11-50 Distinctive Planned Development 11-500 Planned Commercial 11-500 Planned Industrial 11-350 Planned Family & Multi-Housing 11-300 Planned Attached Dwelling 11-200 Planned Detached Dwelling 11-900 Planned Retail & Commercial |
|---|---|---|---|---|---|---|---|
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**Schedule of Uses**
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<td>39) Veterinary Office (no animal hospital)</td>
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<td>33) Studio, Photographer, Artist, Music, Drama</td>
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<td>29) Retail, Shops, Apparel Accessories, Gifts, and</td>
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<td>28) Personal Custom Services, such as Tailor</td>
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<td>27) Pet Shop, Small Animals, Birds, or Fish</td>
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<td>24) Office, Professional or General Business</td>
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<td>Weighing or Machine Shop</td>
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<td>Telephone Exchange, Switching Relay</td>
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Commercial and Related Services Uses

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**RESORT AND RELATED RECREATIONAL USES**

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<td>COMMERCIAL/RETAIL</td>
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</tbody>
</table>

**Building Set-back Lines**

**Minimum Lot**

**Types of Use**

**District and District Definitions**

**Symbol Definitions**

**DISTRICT AND**

**MINIMUM LOT**

**MAXIMUM HEIGHT**

**BASEMENT HEIGHT (ft)**

**MAXIMUM COVERED (sq ft)**

**DEPTH (ft)**

**WIDTH (ft)**

**REAR (ft)**

**SIDE (ft)**

**FRONT (ft)**

**MAXIMUM**

**MINIMUM**

**MEMORY**

**DEFINITIONS**

**DISTRICT**

**ORDERANCE NO. 96-5**
<table>
<thead>
<tr>
<th></th>
<th>APARTMENTS</th>
<th>CONDOMINIUMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F-2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>40'-50' Max. 2 story</td>
<td>880</td>
<td>1200</td>
</tr>
<tr>
<td>living space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Efficiency (No Bedroom)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td>900</td>
<td></td>
</tr>
<tr>
<td>Two or More Bedrooms</td>
<td>1200</td>
<td></td>
</tr>
</tbody>
</table>

"F-2 allows single family dwellings, multi-family, retail and three story buildings, with a maximum height of 60' or less, located off the 200' setback from the Gulf of Mexico and the 300' setback from the coast of the Gulf of Mexico."
Seeks in classroom
Seeks in high school
Seeks in classroom
Seeks in auditorium
Seeks in classroom
Seeks in auditorium
School (except high school or college)
Chapel or Temple
Private club or lodge
Multi-family dwellings and townhouses
One family and two family dwellings

Per Unit
NO. OF SPACE

Minimum

SECTION 12-100

OfClass, Street Parking Regulations

use, different commercial and is developed, zone or designated for any type of residential

property which is commercial use, which is included in the zoning of the

zoning district. See defined in Definitions, shall be built along the boundary of the

district. See defined in Definitions, shall be built along the boundary of the

section referred to in the issuance of a certificate of occupancy, a

with the side yard requirements applicable to the adjoining lot in the residential

district. See Section 11-400 - Multi-Unit or Row. A multiple family

living areas that are limited to forty (40) square feet for each

structure shall be located. Other than that, any real estate (50) in such commercial property

defined, or designated for single-family use, no portion of a principal

occupied. See defined in Definitions, which is under different ownership and is

seeks.

less than fifty feet (50), which shall provide minimum right of way.

and the real estate, the road or street which adjoins a lot located on.

town or rural area, the real estate, the road or street which adjoins a lot located on.

aisle, a five-foot wide gravel or paved area.

shall be located.

shall be for other than residential purposes.

level.

feet, 6 square feet.

fifty feet (50), front building setback line, the minimum building setback line, the

shall be located.

provided in the setback line, which shall be located on.

shall be located.

shall be for other than residential purposes.
<table>
<thead>
<tr>
<th>Special Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permit</strong></td>
</tr>
<tr>
<td>Entertainment area, or amusement</td>
</tr>
<tr>
<td>Commercial entertainment district, Night clubs</td>
</tr>
<tr>
<td>Specified under</td>
</tr>
<tr>
<td><strong>Square Feet</strong></td>
</tr>
<tr>
<td>1,000 square feet</td>
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<tr>
<td>2,000 square feet</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>2,000 square feet</td>
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<tr>
<td><strong>Retail store or personal service</strong></td>
</tr>
<tr>
<td>1,000 square feet</td>
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<tr>
<td>2,000 square feet</td>
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<tr>
<td><strong>Total</strong></td>
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<tr>
<td>4,000 square feet</td>
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<tr>
<td><strong>Business of professional office, studio, dance hall, assembly or exhibit hall</strong></td>
</tr>
<tr>
<td>3,000 square feet</td>
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<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>4,000 square feet</td>
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<tr>
<td><strong>Sports area, exhibition or gymnasmium</strong></td>
</tr>
<tr>
<td>1,500 square feet</td>
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<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>1,500 square feet</td>
</tr>
<tr>
<td><strong>Semi-public uses, community library, museum or art gallery</strong></td>
</tr>
<tr>
<td>1,000 square feet</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>1,000 square feet</td>
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<tr>
<td><strong>Country Club or Golf Club</strong></td>
</tr>
<tr>
<td>2,000 square feet</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>2,000 square feet</td>
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</tbody>
</table>
All dry special permits shall be submitted with plans, in sufficient detail to determine the proposed use of the property as well as all buildings and structures to the City Zoning Commission. The Planning and Zoning Commission may recommend, and the City Council may establish such conditions of approval as are necessary to assure that the proposed land use meets the criteria set forth in this Ordinance and other regulations of the City Council. The Council may impose such reasonable conditions on the City, as the City Council deems necessary to insure compliance with the regulations and to preserve the public health, safety, and welfare.

1. For one (1) year with a two (2) year renewal option that may be granted by the City Zoning Commission, the Zoning Official and the City Administrator shall be non-substantial changes by the Zoning Official and the City Administrator may be made by the issuance of a new Permit. Non Substantial Changes. Changes deemed to be non substantial by the Zoning Officer, and the City Administrator may be made by the issuance of a new Permit.
ZONING OFFICIAL
SECTION 14-100
ADMINISTRATION, AMENDMENTS AND ENFORCEMENT

A. Zoning Commission shall transmit its findings and recommendations to the Council. The Council shall act on these recommendations. Any new or amended classification or any new or amended uses shall be made as follows:

(1) The Planning Officer shall review the question of any new or amended uses or classification of any new uses or amended uses of any property, and make a recommendation to the Council, which shall be made after a public hearing and after consideration of the Planning Officer’s report and the recommendations of the Zoning Commission. The Council shall act on the recommendation of the Planning Officer and make its own recommendation to the City Council.

(2) The Planning Officer shall transmit its recommendations to the Council. The Council shall act on these recommendations. Any new or amended classification or any new or amended uses shall be made as follows:

(3) The Zoning Commission shall transmit its findings and recommendations to the Council. The Council shall act on these recommendations. Any new or amended classification or any new or amended uses shall be made as follows:

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(3) The Zoning Commission shall transmit its findings and recommendations to the Council. The Council shall act on these recommendations. Any new or amended classification or any new or amended uses shall be made as follows:

Classification of New and Existing Uses

1. Permitted in CR:
   (a) Institutions of a religious or philanthropic nature other than churches.
   (b) Hospitals (general care), permitted in any district except F-1.
   (c) Indoor or outdoor amusement centers, permitted in any district except CR and PD.
   (d) Country clubs (golf) with or without golf courses, or private golf courses, permitted in any district.
   (e) Any use of public building or utility erected or used by the City.

2. Permitted in any district:
   (a) Retail or wholesale business, except where prohibited by law.

3. Permitted by the Planning Officer:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

4. Permitted by the City Administrator:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

5. Permitted by the City Administrator:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

6. Permitted by the City Administrator:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

7. Permitted by the City Administrator:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

8. Permitted by the City Administrator:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

9. Permitted by the City Administrator:
   (a) Any use of public building or utility erected or used by the City.
   (b) Retail or wholesale business, except where prohibited by law.

10. Permitted by the City Administrator:
    (a) Any use of public building or utility erected or used by the City.
    (b) Retail or wholesale business, except where prohibited by law.
This Ordinance

14-103

The Ordinance provides for all action taken in connection with his duties of enforcement authority...

(4) Keep and maintain maps and records of occupancy...

(5) Enforce and administer rules and regulations not inconsistent with this Ordinance or plans submitted for use not approved within the City of Jamaica Beach...
The board of Adjustment shall adopt rules of procedure in accordance with the provisions of the Ordinance. Meetings of the board of Adjustment shall be held at the call of the chairman and at such times as the board deems advisable. Notice of meetings shall be given by publication in a newspaper of general circulation to be designated by the board. A quorum shall consist of a majority of the board. All acts of the board shall be recorded in the minutes of the board and shall be open to the public.

14-402

Rules and Meetings

As the regular members:

Vacancies shall be filled by the same manner and shall be subject to removal at the will of the appointing authority, except that a majority of the board shall have the power to determine the residual term of any member so appointed who is not a regular member.

14-401

Organization

BOARD OF ADJUSTMENT

SECTION 14-400

DATED 6/19/84

WHEREAS, the Board of Adjustment is created by Chapter 48-1 of the Comprehensive Planning Ordinance.

SECTION 14-300

The approval of a plan of development under the Building Code shall be subject to approval of the Board of Adjustment.

SECTION 14-200

Permits and Certificates of Occupancy

SECTION 14-200
Application for Special Exceptions and Variances

The purpose of the zoning ordinance is to facilitate the development of the city's natural resources and to promote the health, safety, morals, and general welfare of the people. The ordinance is intended to provide a balance between the protection of the public interest and the property rights of owners.

Special exceptions and variances are granted when the public interest is served and the property owner's rights are not unduly burdened.

14-406

Action on Appeal

Any party may appeal in person or by agent of any appeal by sending written notice to the board of adjustment of the decision or determination made by the board of adjustment. The appeal shall be heard by the board of adjustment.

14-407

Time for filing Notice of Hearing of Appeal

An appeal must be filed within 30 days of receipt of the decision of the board of adjustment. The notice of appeal must be filed in writing and shall set forth in detail the reasons for the appeal.

14-408

When Appeal Stays All Proceedings

When an appeal is filed, the proceedings before the board of adjustment are stayed until the appeal is heard. The stay of proceedings shall not be granted unless the petitioner has filed a reasonable bond to guarantee the payment of any costs that may arise.

14-409

Appeals to the Board of Adjustment

An appeal may be taken by any person aggrieved by the decision of the board of adjustment. The appeal shall be heard by the board of adjustment and decided upon by a majority vote.

14-410

Powers and Duties

The board of adjustment shall have the following powers:

1. To hear and decide appeals where it is alleged there is an error in any decision of the administrative official in the enforcement of the ordinance.

2. To hear and decide appeals where it is alleged that the provisions of the ordinance are not being enforced uniformly, and so as to avoid unnecessary hardship and expense.

3. To authorize any appeal in special cases, such variance from the terms of this ordinance as will not be contrary to the public interest.
may have authorized, then the grant of the special within 120 days after such special is authorized by the Board of Adjustment, if the applicant does not have been applied for another period of the special or any other period of the special. The Board of Adjustment may, if it deems it necessary, authorize a special to be granted by the Board of Adjustment, if the applicant does not have been applied for another period of the special.

Any special exception of variance authorized by the Board of Adjustment shall be in accordance with the special exception variance herein granted.

The Board of Adjustment is hereby authorized to grant any special or special exception of variance authorized by the Board of Adjustment.

14.050

Section 14.050

Special Exceptions and Variances

14.050

Any special exception of variance authorized by the Board of Adjustment shall be in accordance with the special exception variance herein granted.

The Board of Adjustment is hereby authorized to grant any special or special exception of variance authorized by the Board of Adjustment.
Notice of Public Hearing Before the City Zoning Commission

Public hearing is hereby scheduled pursuant to the City Council's rezoning ordinance which shall make a preliminary report and hold a hearing on rezoning. The City Council shall have the same power to the City. Notice is hereby given to the public and members of the public have the opportunity to be heard. Notice is hereby given to the public and members of the public have the opportunity to be heard.

Public Hearing Before the City Zoning Commission

This ordinance, the year the hearing will be held shall be held with the Mayor and City Council.

The hearing shall be held at the office of the City Zoning Commission. The hearing shall be held at the City Zoning Commission. The hearing shall be held at the City Zoning Commission. The hearing shall be held at the City Zoning Commission. The hearing shall be held at the City Zoning Commission.

Amendment

SECTION 9-000

Adoption

to the City Zoning Ordinance. The adoption shall be made in writing and presented to the City Zoning Commission. The adoption shall be made in writing and presented to the City Zoning Commission.

Amendment

SECTION 9-000

Appellate Board of Adjustment

and other boards, in the United States Postal Service.

domestic and foreign service. A copy of the adoption shall be deposited in the office of the City Zoning Commission. The adoption shall be made in writing and presented to the City Zoning Commission. The adoption shall be made in writing and presented to the City Zoning Commission.

SECTION 9-000

Amendment

The notice of public hearing provided for in this section shall be given by publication once.
Any person or corporation who shall violate any of the provisions of this ordinance shall be liable to the City for such amount of damages determined by the City Council as shall be necessary to compensate the City for actual loss incurred, including but not limited to the cost of re-erecting or re-building the structure which was destroyed, damaged or injured, or the cost of such additional work as may be necessary to restore to substantially the same condition the structure which was destroyed, damaged or injured.

14-1001 PNCALTY FOR VIOLATION AND OTHER REMEDIES

The City Council shall have power to impose a fine of not more than one thousand dollars ($1,000.00) in addition to any other penalties provided for in this Code for violation of any of the provisions of this ordinance. The fine shall be assessable by the City Council to any person or corporation who shall violate any of the provisions of this ordinance.
appropriate action or proceedings to prevent such unlawful election.
Paul Schmidt, Mayor

Passed and Approved this the 23rd day of December, 1996.

The effective date of this Ordinance shall be the 23rd day of December, 1996.

The Effective Date

ARTICLE II

Ordinance

Any provisions of Ordinances that are in direct conflict with the provisions set forth in this Ordinance, Zoning Commission's recommendation or written objection. This Ordinance repeals Section 15-100

Appeal

SECTION 15-100

Ordinance No. 96-5