

## ORDINANCE 13-25

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA AMENDING CHAPTER 103 OF THE LAND DEVELOPMENT CODE OF THE CITY OF DUNEDIN; AMENDING SECTION 103-23.4.5, TO LIMIT THE NUMBER OF HOOFED ANIMALS ALLOWED WITHIN THE "AR" ZONING DISTRICT; AMENDING SECTION 103-23.3.6.6, COVERED BOAT DOCKS TO CLARIFY REQUIREMENTS; AMENDING TABLES 103-23.11.1, TABLE 103-23.12.1, TABLE 103-23.13.1, TABLE 103-23.14.1 AND TABLE 103-23.15.1 TO REVISE THE FRONT YARD SETBACKS; AMENDING SECTION 103-23.16.5.2 TO REDUCE THE NUMBER OF OFF-STREET PARKING SPACES TO ONE IN THE "MH" ZONING DISTRICT; DELETING "PR-1" AND "PR-2" ZONING DISTRICTS, AND AMENDING SECTION 103-23.17 TO CREATE A "PRD" ZONING DISTRICT; AMENDING TABLE 103-23.19.2, SUBSECTION 103-23.19.5, TABLE 103-23.24.2, SUBSECTION 103-23.24.5, TABLE 103-23.27.2 AND SUBSECTION 103-23.27.5 TO ALLOW FOR ALTERNATIVE DENSITY AND INTENSITY TEMPORARY LODGING USE STANDARDS FOR TRANSIENT USES; AMENDING SUBSECTION 103-40.4.1 THROUGH 103-40.4.3 TO PROVIDE FOR AN ALTERNATIVE SET-BACK REQUIREMENT OF "A", "B" AND "C" STREETS; AMENDING TABLE 103-40.1 TO REMOVE THE "PR-1" AND "PR-2" ZONING DISTRICTS AND TO INCORPORATE THE "PRD" ZONING DISTRICT; REPLACING THE "PR-2" REFERENCE WITHIN SUBSECTION 103-40.7 WITH "PRD"; DELETING SECTION 103-40.8 AND ITS REFERENCES FOUND IN TABLE 103-40.1, WHICH PROVIDED HEIGHT EXCEPTIONS FOR DEMONSTRATED PUBLIC BENEFITS; AMENDING TABLE 103-50.1 TO CLARIFY AND CREATE ADDITIONAL SETBACK ENCROACHMENTS; AMENDING IN ITS ENTIRETY TABLE 103-60.1, USE MATRIX; AMENDING APPENDIX A TO REVISE AND INCORPORATE DEFINITIONS FOR ART SCHOOL/STUDIO, ASSISTED LIVING FACILITY, COMMUNITY RESIDENTIAL HOME, CONGREGATE CARE FACILITY, CRAFT/MICRO BREWERY, WINERY OR DISTILLERY, GROUP LIVING HOME, LIVE-WORK UNIT AND URBAN NURSERY AND DELETING THE DEFINITION OF PERSONAL SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

**WHEREAS**, certain revisions and additions to Chapter 103 of the Land Development Code are found to be necessary and appropriate for the proper functioning of the code; and

**WHEREAS**, a limitation to the number of hooved animals allowed within the "AR" (Agricultural Residential) zoning district is necessary; and

**WHEREAS**, amendments to the covered boat lift regulations are necessary for the proper functioning of the code in accordance with the adopted standards of the Pinellas County Water and Navigation Control Authority Regulations; and

**WHEREAS**, the 15' front yard setback within the within the "R-60", "MF-7.5", "MF-10", "MF-12.5", and "MF-15" zoning districts causes incompatible building line of sight within neighborhoods which were previously established under a 25' front yard setback but is warranted for those nonconforming lots within the "R-60", "MF-7.5", "MF-10", "MF-12.5", and "MF-15" zoning districts with less than the minimum required lot depth; and

**WHEREAS**, elimination of the front yard setback specific to a single-family use within multifamily zoning districts "MF-7.5", "MF-10", "MF-12.5" and "MF-15" is merited; and

**WHEREAS**, there exists a conflict for the parking requirements within the "MH" (Mobile Home) zoning district between Chapter 103 and Chapter 105 of the Land Development Code; and

**WHEREAS**, City staff has determined a need for consolidating the analogous "PR-1" (Planned Residential Development) and "PR-2" (Planned Residential Development) zoning districts into one, "PRD" (Planned Residential Development) zoning district; and

**WHEREAS**, alternative density and intensity temporary lodging use standards for transient uses are permitted under Section 4.2.7.7 of the Countywide Plan Rules of Pinellas County, Florida and the City wishes to allow for alternative density and intensity temporary lodging use standards under this Rule; and

**WHEREAS**, the reference within the special requirements "DC" (Downtown Core) zoning district for auto service stations and enclosed automobile repair is inaccurate; and

**WHEREAS**, an amendment to the density standards for motel, hotel units and condo-hotel unit within the "DC" (Downtown Core) zoning district is necessary; and

**WHEREAS**, a revision to the step-back requirement of "A", "B" and "C" Streets that provides for an alternative requirement at the discretion of the City Commission is necessary; and

**WHEREAS**, additional height exceptions for demonstrated public benefits are no longer justified or merited for those certain zoning districts; and

**WHEREAS**, certain clarifications and additional allowances for setback encroachments listed in Table 103-50.1, "Permitted Setback Encroachments" are essential; and

**WHEREAS**, revisions to Table 103-60.1, "Use Matrix" for incorporating and clarifying "Group Living Home", "Community Home", "Assisted Living Facility", "Congregate Care Facility", "Craft/Micro Brewery, Winery or Distillery", "Urban Nursery", "Art School/Studio", and "Live-Work Unit" as permitted or conditional uses and the amendment or incorporation of definitions for these uses within Appendix A are necessary; now, therefore

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1.** That Subsection 103-23.4.5 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-23.4.5 - Special Requirements**

The following are special requirements for the "AR" (Agricultural) district:

- (A) Infrastructure standards, see *Chapter 104 - Procedures*.
- (B) Land dedication, see *Chapter 104 - Procedures*.
- (C) Only three hooved animals shall be allowed per acre.

**Section 2.** That Subsection 103-23.3.6.6 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-23.3.6.6 – Covered Boat Docks**

- (A) For the purpose of this section, "covered boat docks" shall include boat lifts, davits and wet slips. A permit may be administratively granted for covered boat docks as accessory structures incidental to a single-family residence provided no variance from the rules and regulations of the Pinellas County Water and Navigation Control Authority is required.

(B) In addition to the regulations of 103-23.3.6.3 - *Design Criteria Private Docks*, allowable covered boat docks must comply with the following minimum standards:

1. The boat dock must be legally conforming.
2. Covered boat docks must conform to the adopted standards of the Pinellas County Water and Navigation Control Authority Regulations and comply with applicable building codes.
3. Covered boat docks shall not be greater than 450 square feet in area.
4. The top of the roof structure may not be greater than 14 feet above the deck of the boat dock.
5. The pitch of the roof shall be 3/12 pitch or less.
6. In the event that the covered structure is damaged by fire, hurricane or other natural disaster, the structure shall be repaired, replaced or removed within 180 days.

(C) No variance may be allowed to the terms and requirements of this subparagraph (B).

**Section 3.** That Table 103-23.11.1, Table 103-23.12.1, Table 103-23.13.1, Table 103-23.14.1 and Table 103-23.15.1 of the Land Development Code of the City of Dunedin shall be amended in their entirety to read as follows:

| <b>Table 103-23.11.1</b>                               |                 |
|--------------------------------------------------------|-----------------|
| <b>Zoning District: R-60 Single-Family Residential</b> | <b>R-60</b>     |
| Lot size (minimum, square feet)                        | 6,000           |
| Lot width, interior (minimum, feet)                    | 60              |
| Lot width, corner (minimum, feet)                      | 77.5            |
| Lot depth (minimum, feet)                              | 100             |
| Front setback (minimum, feet)                          | 25 <sup>1</sup> |
| Secondary front yard setback (minimum, feet)           | 10              |
| Side setback (minimum, feet)                           | 7.5             |
| Rear setback (minimum, feet)                           | 20              |
| Height (maximum, feet)                                 | 27              |

|                                                                                                                                      |   |
|--------------------------------------------------------------------------------------------------------------------------------------|---|
| Stories (maximum)                                                                                                                    | 2 |
| <sup>1</sup> For lots with less than 70' depth or lots less than 6,000 square feet, the minimum front yard setback shall be 15 feet. |   |

| <b>Table 103-23.12.1</b>                                                                                                             |                 |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Zoning District: MF-7.5 Multifamily Residential</b>                                                                               | <b>MF-7.5</b>   |
| Lot size (minimum, square feet)                                                                                                      | 7,000           |
| Lot width, interior (minimum, feet)                                                                                                  | 70              |
| Lot width, corner (minimum, feet)                                                                                                    | 85              |
| Lot depth (minimum, feet)                                                                                                            | 100             |
| Front setback (minimum, feet)                                                                                                        | 25 <sup>1</sup> |
| Secondary front yard setback, Single-family use (min., ft)                                                                           | 10              |
| Side setback (minimum, feet)                                                                                                         | 10              |
| Side setback, Single-family use (minimum, feet)                                                                                      | 7.5             |
| Rear setback (minimum, feet)                                                                                                         | 20              |
| Height (maximum, feet)                                                                                                               | 35*             |
| Height, Single-family use (maximum, feet)                                                                                            | 27*             |
| Stories (maximum)                                                                                                                    | 3*              |
| *Please refer to <i>Division 4: Supplemental Height Regulations</i> of this chapter for supplemental criteria.                       |                 |
| <sup>1</sup> For lots with less than 70' depth or lots less than 6,000 square feet, the minimum front yard setback shall be 15 feet. |                 |

| <b>Table 103-23.13.1</b>                              |              |
|-------------------------------------------------------|--------------|
| <b>Zoning District: MF-10 Multifamily Residential</b> | <b>MF-10</b> |
| Lot size (minimum, square feet)                       | 8,000        |
| Lot width, interior (minimum, feet)                   | 70           |
| Lot width, corner (minimum, feet)                     | 85           |
| Lot depth (minimum, feet)                             | 100          |

|                                                                                                                                      |                 |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Front setback (minimum, feet)                                                                                                        | 25 <sup>1</sup> |
| Side setback (minimum, feet)                                                                                                         | 10              |
| Secondary front yard setback, Single-family use (min., ft)                                                                           | 10              |
| Side setback, Single-family use (minimum, feet)                                                                                      | 7.5             |
| Rear setback (minimum, feet)                                                                                                         | 20              |
| Height (maximum, feet)                                                                                                               | 35              |
| Height, Single-family use (maximum, feet)                                                                                            | 27              |
| Stories (maximum)                                                                                                                    | 3               |
| Units per acre (UPA) - residential use (maximum, net)                                                                                | 10              |
| Floor area per unit (minimum, square feet)                                                                                           | 600             |
| <sup>1</sup> For lots with less than 70' depth or lots less than 6,000 square feet, the minimum front yard setback shall be 15 feet. |                 |

| <b>Table 103-23.14.1</b>                                   |                 |
|------------------------------------------------------------|-----------------|
| <b>Zoning District: MF-12.5 Multifamily Residential</b>    | <b>MF-12.5</b>  |
| Lot size (minimum, square feet)                            | 9,000           |
| Lot width, interior (minimum, feet)                        | 70              |
| Lot width, corner (minimum, feet)                          | 85              |
| Lot depth (minimum, feet)                                  | 100             |
| Front setback (minimum, feet)                              | 25 <sup>1</sup> |
| Secondary front yard setback, Single-family use (min., ft) | 10              |
| Side setback (minimum, feet)                               | 10              |
| Side setback, Single-family use (minimum, feet)            | 7.5             |
| Rear setback (minimum, feet)                               | 20              |
| Height (maximum, feet)                                     | 50              |
| Height, Single-family use (maximum, feet)                  | 27              |
| Stories (maximum)                                          | 5               |
| Units per acre (UPA) - residential use (maximum, net)      | 12.5            |

|                                                                                                                                      |     |
|--------------------------------------------------------------------------------------------------------------------------------------|-----|
| Floor area per unit (minimum, square feet)                                                                                           | 600 |
| <sup>1</sup> For lots with less than 70' depth or lots less than 6,000 square feet, the minimum front yard setback shall be 15 feet. |     |

| <b>Table 103-23.15.1</b>                                                                                                                                                                                                                                         |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Zoning District: MF-15 Multifamily Residential</b>                                                                                                                                                                                                            | <b>MF-15</b>    |
| Lot size (minimum, square feet)                                                                                                                                                                                                                                  | 10,000          |
| Lot width, interior (minimum, feet)                                                                                                                                                                                                                              | 70              |
| Lot width, corner (minimum, feet)                                                                                                                                                                                                                                | 85              |
| Lot depth (minimum, feet)                                                                                                                                                                                                                                        | 100             |
| Front setback (minimum, feet)                                                                                                                                                                                                                                    | 25 <sup>1</sup> |
| Secondary front yard setback, Single-family use (min., ft)                                                                                                                                                                                                       | 10              |
| Side setback (minimum, feet)                                                                                                                                                                                                                                     | 10              |
| Side setback, Single-family use (minimum, feet)                                                                                                                                                                                                                  | 7.5             |
| Rear setback (minimum, feet)                                                                                                                                                                                                                                     | 20              |
| Height (maximum, feet)                                                                                                                                                                                                                                           | 50              |
| Height, Single-family use (maximum, feet)                                                                                                                                                                                                                        | 27*             |
| Stories (maximum)                                                                                                                                                                                                                                                | 5*              |
| Units per acre (UPA) - residential use (maximum, net)                                                                                                                                                                                                            | 15              |
| Floor area per unit (minimum, square feet)                                                                                                                                                                                                                       | 500             |
| <p>*Please refer to <i>Division 4: Supplemental Height Regulations</i> of this chapter for supplemental criteria.</p> <p><sup>1</sup>For lots with less than 70' depth or lots less than 6,000 square feet, the minimum front yard setback shall be 15 feet.</p> |                 |

**Section 4.** That Subsection 103-23.16.5.2 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-23.16.5.2 - Parking Requirements**

There shall be at least one off-street parking space designated in the "MH" (Mobile Home) residential district for each mobile home unit. Off-street

parking may be provided in common parking areas or on individual mobile home lots.

**Section 5.** That Subsection 103-23.17 and Subsections 103-23.18 of the Land Development Code of the City of Dunedin shall be amended in their entirety to read as follows:

**103-23.17 Planned Residential Development (PRD)**

**103-23.17.1 Purpose**

"PRD" (Planned Residential Development) districts provide a moderate to high density and offer flexibility in design and dimensional standards, as determined by an approved Final Design Review (refer to *Chapter 104 - Procedures* of the Land Development Code). "PRD" (Planned Residential Development) zoning encourages the clustering of dwelling units and the provisions of common open spaces. Dimensional standards shall be compatible with the surrounding area.

**103-23.17.2 - Use Regulations**

Please refer to the Use Matrix (Table 103-60.1).

**103-23.17.3 - Dimensional Standards**

The dimensional standards within the "PRD" (Planned Residential Development) district are outlined in Table 103-23.17.1.

| <b>Table 103-23.17.1</b>                                                                                       |            |
|----------------------------------------------------------------------------------------------------------------|------------|
| <b>Zoning District: Planned Residential Development</b>                                                        | <b>PRD</b> |
| Lot and setback requirements (minimum, feet)                                                                   | site plan  |
| Perimeter lot front setback (minimum, feet)                                                                    | site plan  |
| Perimeter lot side setback (minimum, feet)                                                                     | site plan  |
| Perimeter lot rear setback (minimum, feet)                                                                     | site plan  |
| Maximum Height*/ Stories                                                                                       | 40*/ 3     |
| Common recreation area (minimum, percent)                                                                      | site plan  |
| *Please refer to <i>Division 4: Supplemental Height Regulations</i> of this chapter for supplemental criteria. |            |

### 103-23.17.4 - Permissible Land Use Designations

The dimensional standards associated with the permissible land uses are outlined in Table 103-23.17.2.

| <b>Table 103-23.17.2</b>                                     |             |
|--------------------------------------------------------------|-------------|
| <b>Land Use: RS - Residential Suburban</b>                   |             |
| Units per Acre (UPA) - residential use (maximum, net)        | 2.5         |
| Residential Equivalent Use Standard (REUS)                   | 3 beds/d.u. |
| Floor Area Ratio (FAR) - Nonresidential Use                  | 0.30        |
| Impervious Surface Ratio (ISR)                               | 0.60        |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres     |
| Institutional Use                                            | 5 acres     |
| Traffic Generation (typical impact - trips per day per acre) | 28          |
| <b>Land Use: RL - Residential Low</b>                        |             |
| Units per acre (UPA) - residential use (maximum, net)        | 5.0         |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u. |
| Floor area ratio (FAR) - nonresidential use                  | 0.40        |
| Impervious surface ratio (ISR)                               | 0.65        |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres     |
| Institutional Use                                            | 5 acres     |
| Traffic Generation (typical impact-trips per day per acre)   | 50          |
| <b>Land Use: RU - Residential Urban</b>                      |             |
| Units per acre (UPA) - residential use (maximum, net)        | 7.5         |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u. |
| Floor area ratio (FAR) - nonresidential use                  | 0.40        |
| Impervious surface ratio (ISR)                               | 0.65        |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres     |
| Institutional Use                                            | 5 acres     |
| Traffic Generation (typical impact - trips per day per acre) | 68          |

|                                                              |             |
|--------------------------------------------------------------|-------------|
| <b>Land Use: RLM - Residential Low Medium</b>                |             |
| Units per acre (UPA) - residential use (maximum, net)        | 10.0        |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u. |
| Floor area ratio (FAR) - nonresidential use                  | 0.50        |
| Impervious surface ratio (ISR)                               | 0.75        |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres     |
| Institutional Use                                            | 5 acres     |
| Traffic Generation (typical impact - trips per day per acre) | 67          |
| <b>Land Use: RM - Residential Medium</b>                     |             |
| Units per acre (UPA) - residential use (maximum, net)        | 15.0        |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u. |
| Floor area ratio (FAR) - nonresidential use                  | 0.50        |
| Impervious surface ratio (ISR)                               | 0.75        |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres     |
| Institutional Use                                            | 5 acres     |
| Traffic Generation (typical impact - trips per day per acre) | 102         |
| <b>Land Use: RH - Residential High</b>                       |             |
| Units per acre (UPA) - residential use (maximum, net)        | 30.0        |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u. |
| Floor area ratio (FAR) - nonresidential use                  | 0.60        |
| Impervious surface ratio (ISR)                               | 0.85        |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres     |
| Institutional Use                                            | 5 acres     |
| Traffic Generation (typical impact - trips per day per acre) | 198         |
| <b>Land Use: RFM - Resort Facilities Medium</b>              |             |
| Units per acre (UPA) - residential use (maximum, net)        | 15.0        |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u. |

|                                                              |         |
|--------------------------------------------------------------|---------|
| Units per acre (UPA) - temporary lodging use (maximum, net)  | 30      |
| Floor area ratio (FAR) - nonresidential use                  | 0.65    |
| Impervious surface ratio (ISR)                               | 0.85    |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres |
| Institutional Use                                            | 5 acres |
| Traffic Generation (typical impact - trips per day per acre) | 178     |

**103-23.17.5 - Special Requirements**

The following are special requirements for the "PRD" (Planned Residential Development) districts:

- (A) Conceptual plan review, see *Chapter 104 - Procedures*.
- (B) Final design review, see *Chapter 104 - Procedures*.
- (C) Infrastructure standards, see *Chapter 104 - Procedures*.
- (D) Home owner's association, see *Chapter 104 - Procedures*.
- (E) Guarantee of completion, see *Chapter 104 - Procedures*.
- (F) Amendments and additions, see *Chapter 104 - Procedures*.
- (G) Land dedication, see *Chapter 104 - Procedures*.
- (H) Landscape regulations, see *Chapter 105 - Development Standards*.

**103-23.18**

*(Reserved)*

**Section 6.** That Table 103-23.19.2 of the Land Development Code of the City of Dunedin shall be amended in its entirety to read as follows:

| <b>Table 103-23.19.2</b>                                    |            |
|-------------------------------------------------------------|------------|
| <b>Land Use: CR - Commercial Recreation</b>                 |            |
| Units per acre (UPA) - residential use (maximum, net)       | 24.0       |
| Residential equivalent use standard (REUS)                  | 3 beds/d.u |
| Units per acre (UPA) - temporary lodging use (maximum, net) | 40*        |
| Floor area ratio (FAR) - nonresidential use                 | 0.55       |

|                                                                                     |              |
|-------------------------------------------------------------------------------------|--------------|
| Impervious surface ratio (ISR)                                                      | 0.90         |
| Institutional; Transportation/Utility Use Limit                                     | 5 acres      |
| Traffic Generation (typical impact - trips per day per acre)                        | 550          |
| <b>Land Use: CG - Commercial General</b>                                            |              |
| Units per acre (UPA) - residential use (maximum, net)                               | 15.0         |
| Residential equivalent use standard (REUS)                                          | 3 beds/d. u. |
| Units per acre (UPA) - temporary lodging use (maximum, net)                         | 40*          |
| Floor area ratio (FAR) - nonresidential use                                         | 0.55         |
| Impervious surface ratio (ISR)                                                      | 0.90         |
| Institutional; Transportation/Utility Use Limit                                     | 5 acres      |
| Traffic Generation (typical impact - trips per day per acre)                        | 487          |
| <b>Land Use: RFM - Resort Facilities Medium</b>                                     |              |
| Units per acre (UPA) - residential use (maximum, net)                               | 15.0         |
| Residential equivalent use standard (REUS)                                          | 3 beds/d. u. |
| Units per acre (UPA) - temporary lodging use (maximum, net)                         | 30*          |
| Floor area ratio (FAR) - nonresidential use                                         | 0.65         |
| Impervious surface ratio (ISR)                                                      | 0.85         |
| Ancillary Nonresidential Transportation/Utility Use Limit                           | 3 acres      |
| Institutional Use                                                                   | 5 acres      |
| Traffic Generation                                                                  | 178          |
| <b>* Refer to Section 103-23.19.5(C).</b> (typical impact - trips per day per acre) |              |

**Section 7.** That Subsection 103-23.19.5 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-23.19.5 - Special Requirements**

The following are special requirements for the "TF" (Tourist Facility) district:

- (A) For a single motel, hotel, or condo-hotel rental unit, the maximum floor area is 600 square feet. For a single motel, hotel, or condo-hotel unit, the minimum floor area is 300 square feet.
- (B) Screening, see *Chapter 105 - Development Standards*
- (C) Density/Intensity, see Table 103-23.19.2 above for motels, hotels, and condo-hotels. Higher densities for temporary lodging shall be allowable only when a development agreement

is adopted pursuant to the requirements of Section 4.2.7.6 of the Countywide Plan Rules.

- (D) All condo-hotel units shall comply with *Chapter 107 - Supplemental Use Regulations*.
- (E) Conceptual plan review, see *Chapter 104 - Procedures*.
- (F) Final design review, see *Chapter 104 - Procedures*.
- (G) Infrastructure standards, see *Chapter 105 - Development Standards*.
- (H) Landscape regulations, see *Chapter 105 - Development Standards*.
- (I) Land dedication, *Chapter 104 - Procedures*.

**Section 8.** That Table 103-23.24.2 of the Land Development Code of the City of Dunedin shall be amended in its entirety to read as follows:

| <b>Table 103-23.24.2</b>                                    |             |
|-------------------------------------------------------------|-------------|
| <b>Land Use: I - Institutional</b>                          |             |
| Units per acre (UPA) - residential use (maximum, net)       | 12.5        |
| Residential equivalent use standard (REUS)                  | 3 beds/d.u. |
| Floor area ratio (FAR) - nonresidential use                 | 0.65        |
| Impervious surface ratio (ISR)                              | 0.85        |
| Ancillary Nonresidential Transportation/Utility Use Limit   | 10 acres    |
| <b>Land Use: CRD- Community Redevelopment District</b>      |             |
| Units per acre (UPA) - residential use (maximum, net)       | 30          |
| Residential equivalent use standard (REUS)                  | 3 beds/d.u. |
| Units per acre (UPA) – temporary lodging use (maximum, net) | 50          |
| Impervious surface ratio (ISR)                              | 0.85        |

**Section 9.** That Subsection 103-23.24.5 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-23.24.5 - Special Requirements**

Special requirements for the "DC" (Downtown Core) district shall be as follows:

- (A) For a single motel, hotel, or condo-hotel rental unit, the maximum floor area is 600 square feet. For a single motel, hotel, or condo-hotel unit, the minimum floor area is 300 square feet.

- (B) All condo-hotel units shall comply with *Chapter 107 - Supplemental Use Regulations*.
- (C) Minimum floor area for multifamily residential dwelling units shall be 600 square feet for one bedroom units and 800 square feet for two bedroom units.
- (D) Appropriate screening shall be required as per *Chapter 105 - Development Standards*.
- (E) Developments shall be subject to applicable procedures and rules of the infrastructure standards, *Chapter 104 - Procedures*.
- (F) Developments shall be subject to the landscape regulations in *Chapter 105 - Development Standards*.
- (G) Restaurant establishments that are permitted to have on-site consumption of alcoholic beverages shall not locate closer than 50 feet to the property of a church or school. Bar establishments that are permitted to have on-site consumption of alcoholic beverages shall not locate closer than 300 feet to the property of a church or school. Furthermore, bar establishments shall not locate any closer than 300 feet to another bar establishment. The method of measuring such distances shall be a straight line from the nearest point of the property of one such establishment to the nearest point of the property of the other establishment, or of the church or school.
- (H) More than one principal structure may be permitted.
- (I) Establishments shall comply with applicable standards as required by *Chapter 107 - Supplemental Use Regulations*.
- (J) Residential uses shall be subject to the land dedication regulations in *Chapter 104 - Procedures*.
- (K) All other applicable code requirements, except as specifically modified in this division.

**Section 10.** That Table 103-23.27.2 of the Land Development Code of the City of Dunedin shall be amended in its entirety to read as follows:

| <b>Table 103-23.27.2</b>                              |             |
|-------------------------------------------------------|-------------|
| <b>Land Use: RFM - Resort Facilities Medium</b>       |             |
| Units per acre (UPA) - residential use (maximum, net) | 15.0        |
| Residential equivalent use standard (REUS)            | 3 beds/d.u. |

|                                                              |            |
|--------------------------------------------------------------|------------|
| Units per acre (UPA) - temporary lodging use (maximum, net)  | 30*        |
| Floor area ratio (FAR) - nonresidential use                  | 0.65       |
| Impervious surface ratio (ISR)                               | 0.85       |
| Ancillary Nonresidential Transportation/Utility Use Limit    | 3 acres    |
| Institutional Use                                            | 5 acres    |
| Traffic Generation (typical impact - trips per day per acre) | 178        |
| <b>Land Use: CR - Commercial Recreation</b>                  |            |
| Units per acre (UPA) - residential use (maximum, net)        | 24.0       |
| Residential equivalent use standard (REUS)                   | 3 beds/d.u |
| Units per acre (UPA) - temporary lodging use (maximum, net)  | 40*        |
| Floor area ratio (FAR) - nonresidential use                  | 0.55       |
| Impervious surface ratio (ISR)                               | 0.90       |
| Institutional; Transportation/Utility Use Limit              | 5 acres    |
| Traffic Generation (typical impact - trips per day per acre) | 550        |
| * Refer to <i>Section 103-23.27.5(E)</i>                     |            |

**Section 11.** That Subsection 103-23.27.5 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-23.27.5 - Special Requirements**

The following are special requirements for the "CR" (Commercial Recreation) district:

- (A) Screening, as required by *Chapter 105 - Development Standards*.
- (B) For a single motel or hotel unit, the minimum floor area is 300 square feet.
- (C) Infrastructure standards, see *Chapter 104 - Procedures*.
- (D) Landscape regulations, see *Chapter 105 - Development Standards*.
- (E) Density/Intensity see Table 103-23.27.2 above for motels, hotels, and condo-hotels. Higher densities for temporary lodging shall be allowable only when a development agreement is adopted pursuant to the requirements of Section 4.2.7.6 of the Countywide Plan Rules.

**Section 12.** That Subsection 103-40.4.1 through 103-40.4.3 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-40.4.1 - "A" Streets**

"A" streets—New construction shall be built directly to the front lot line or edge of public right-of-way and maintain a continuous facade. One passageway between buildings (seven-foot maximum width) shall be provided mid-point per block. Passageway construction may be waived at the discretion of the zoning administrator if no demonstrated public benefit is achieved by the provisions of such passageway. Maximum building height shall be limited to three stories, or 40 feet, whichever is less. First floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way or the Pinellas Trail. Step back area may be utilized as a balcony, gallery, or similar purpose. At the discretion of the City Commission, the 10 foot step back may be waived if other architectural features are able to eliminate the "canyon effect" caused by multi-storied buildings with flat, non-dimensional frontage. Portions of roadways and/or right-of-way areas designated as "A" streets within the CRA district are referenced in Exhibit C-1.

#### **103-40.4.2 - "B" Streets**

"B" streets—New construction shall be built along a mandatory build-to line that is set back a minimum of zero feet to a maximum of ten feet from the fronting street or edge of public right-of-way. One passageway between buildings (seven-foot maximum width) shall be provided mid-point per block. Passageway construction may be waived at the discretion of the zoning administrator if no demonstrated public benefit is achieved by the provisions of such passageway. Maximum building height shall be limited to three stories, or 40 feet, whichever is less. At the discretion of the city commission, projects exhibiting a "demonstrated public benefit" may be permitted a maximum building height of 52 feet, or four stories, whichever is less. For all mixed-use (two or more vertically integrated retail, commercial office or residential development uses within each project) buildings, the first floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way or the Pinellas Trail. Step back area may be utilized as

a balcony, gallery, or similar purpose. At the discretion of the City Commission, the 10 foot step back may be waived if other architectural features are able to eliminate the "canyon effect" caused by multi-storied buildings with flat, non-dimensional frontage. Portions of roadways and/or right-of-way areas designated as "B" streets within the CRA district are referenced in Exhibit C-1.

**103-40.4.3 - "C" Streets**

"C" streets—New construction shall be built along a mandatory build-to line that is set back a minimum of zero feet to a maximum of ten feet from the fronting street or edge of public right-of-way. One passageway between buildings (seven-foot maximum width) shall be provided mid-point per block. Passageway construction shall be waived at the discretion of the zoning administrator if no demonstrated public benefit is achieved by the provisions of such passageway. Maximum building height shall be limited to four stories, or 52 feet, whichever is less. For all mixed use (two or more vertically integrated retail, commercial office or residential development uses within each project) buildings, the first floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way or the Pinellas Trail. Step back area may be utilized as a balcony, gallery, or similar purpose. At the discretion of the City Commission, the 10 foot step back may be waived if other architectural features are able to eliminate the "canyon effect" caused by multi-storied buildings with flat, non-dimensional frontage. Portions of roadways and/or right-of-way areas designated as "C" streets within the CRA district are referenced in Exhibit C-1.

**Section 13.** That Table 103-40.1 of the Land Development Code of the City of Dunedin shall be amended in its entirety to read as follows:

| <b>Table 103-40.1</b>        |               |                                                     |
|------------------------------|---------------|-----------------------------------------------------|
| <b>Zoning Classification</b> | <b>Height</b> | <b>Additional Requirements/Entitlements by Zone</b> |
| C                            | 35 feet       | None                                                |

|         |                                                       |                                                                                                                 |
|---------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| MPL     | As determined by the city commission                  | None                                                                                                            |
| MP      | 35 feet                                               | None                                                                                                            |
| AR      | 35 feet                                               | None                                                                                                            |
| R-300   | 35 feet                                               | None                                                                                                            |
| R-200   | 35 feet                                               | None                                                                                                            |
| R-150   | 27 feet                                               | None                                                                                                            |
| R-100   | 27 feet                                               | None                                                                                                            |
| R-90    | 27 feet                                               | None                                                                                                            |
| R-75    | 27 feet                                               | None                                                                                                            |
| R-60    | 27 feet                                               | None                                                                                                            |
| MF-7.5  | 35 feet                                               | See § 103-40.4 for additional criteria                                                                          |
| MF-10   | 35 feet                                               | None                                                                                                            |
| MF-12.5 | 50 feet                                               | None                                                                                                            |
| MF-15   | 50 feet                                               | See § 103-40.4 § 103-40.7 for additional criteria.                                                              |
| MH      | 35 feet                                               | None                                                                                                            |
| PRD     | 40 feet                                               | See § 103-40.7 for additional criteria.                                                                         |
| TF      | 50 feet                                               | See § 103-40.7 for additional criteria.                                                                         |
| DR      | 40/52 feet west of New York Avenue                    | See § 103-40.4 for additional criteria.                                                                         |
| GO      | 35 feet                                               | None                                                                                                            |
| NB      | 35 feet                                               | None                                                                                                            |
| GB      | 50 feet                                               | One foot additional setback at ground level for each two feet above 30 feet for yards abutting residential uses |
| DC      | 35 feet at marina; 40/52 feet west of New York Avenue | See § 103-40.4 for additional criteria.                                                                         |

|    |         |                                                                                                                 |
|----|---------|-----------------------------------------------------------------------------------------------------------------|
| SC | 50 feet | One foot additional setback at ground level for each two feet above 30 feet for yards abutting residential uses |
| CP | 35 feet | None                                                                                                            |
| CR | 50 feet | See § 103-40.7 for additional criteria.                                                                         |
| LI | 50 feet | None                                                                                                            |
| GI | 60 feet | None                                                                                                            |
| DI | 52 feet | See § 103-40.4 for additional criteria.                                                                         |

**Section 14.** That Subsection 103-40.7 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

**103-40.7 - Additional Multiple Story Regulations**

For multiple story buildings within parcels designated TF, MF-15, PRD and CR located within the Dunedin Causeway corridor and/or directly abutting the open waters of St. Joseph's Sound, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering the water, a public right-of-way or the Pinellas Trail. For all mixed use (two or more vertically integrated retail, commercial office or residential development uses within each project) buildings, the first floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards.

**Section 15.** That Subsection 103-40.8 of the Land Development Code of the City of Dunedin shall be deleted in its entirety.

**Section 16.** That Table 103-50.1 of the Land Development Code of the City of Dunedin shall be amended in its entirety to read as follows:

| <b>Table 103-50.1</b>             |                                                                                        |                                                |
|-----------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------|
| <b>STRUCTURE/<br/>IMPROVEMENT</b> | <b>F = Front<br/>S = Side<br/>SF = Secondary Front<br/>R = Rear<br/>W = Waterfront</b> | <b>PERMITTED<br/>SETBACK<br/>ENCROACHMENTS</b> |

|                                                                                                                            |                |                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------|
| Arbor (up to 80 sq. ft. in area and no more than 12' in height)                                                            | F, S, SF, R    | To property line                                                                        |
|                                                                                                                            | W              | No more than 8' from setback line                                                       |
| Arbor (up to 200 sq. ft. in area and no more than 12' in height)                                                           | F, S, SF, R, W | No more than 8' from setback line                                                       |
| Awnings                                                                                                                    | All            | No more than 3' beyond set-back line, but no closer to property line or seawall than 2' |
| Balcony (open on three sides)                                                                                              | All            | Leading edge no more than 3' beyond setback line                                        |
| Barbeque, Masonry (up to 10' in height)                                                                                    | S, SF, R, W    | No more than 5' beyond setback line                                                     |
| Bay Window (without a footer)                                                                                              | All            | No more than 3' beyond setback line                                                     |
| Carport, detached (on lot sizes 9,000 sf or less; no more than 650 sf in area; and no higher than the principal structure) | S              | No closer to property line than 3'                                                      |
|                                                                                                                            | R              | No closer to property line than 5'                                                      |
|                                                                                                                            | SF             | No more than 5' from setback line but no closer to property line than 5'                |
| Chimney, (attached)                                                                                                        | All            | No more than 2' beyond setback line, no closer to property line or seawall than 4'      |
| Decks, Uncovered (up to 12 inches above existing grade)                                                                    | S, R, W        | To property line or seawall                                                             |
|                                                                                                                            | SF             | No closer to property line than 5'                                                      |
| Eaves                                                                                                                      | All            | No more than 3' from setback line, but no closer to property line or seawall than 2'    |
| Fences (also refer to Chapter 105, Development Standards for additional requirements)                                      | All            | To property line or seawall as prescribed by fence and wall regulations                 |

|                                                                                                                            |            |                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flags, Wall-Mounted                                                                                                        | All        | No more than 4' from setback line, but no closer to property line or seawall than 2'                                                                                                                           |
| Fire pits, Outdoor Fireplaces, Fire Rings, Chimney (detached)                                                              | S, R, W    | No closer to property line or seawall than 10 ft. Must be located not less than 10 feet from any structure, accessory structure or fence.                                                                      |
| Garage, detached (on lot sizes 9,000 sf or less; no more than 650 sf in area; and no higher than the principal structure). | S          | No closer to property line than 3'                                                                                                                                                                             |
|                                                                                                                            | R          | No closer to property line than 5'                                                                                                                                                                             |
|                                                                                                                            | SF         | No more than 5' from setback line but no closer to property line than 5'                                                                                                                                       |
| Gazebo                                                                                                                     | S          | No closer to property line than 7.5'                                                                                                                                                                           |
|                                                                                                                            | R          | No closer to property line than 10'                                                                                                                                                                            |
| Outdoor Kitchen                                                                                                            | S, SF, R,W | No more than 5' beyond setback line                                                                                                                                                                            |
| Patios, uncovered                                                                                                          | S, R       | To property line                                                                                                                                                                                               |
|                                                                                                                            | SF         | No closer to property line or seawall than 5'                                                                                                                                                                  |
|                                                                                                                            | W          | No closer to property line or seawall than 5'. When required for drainage purposes, patios, uncovered, may align with the top of a reconstructed seawall but shall be no higher than 12" above existing grade. |
| Patios, covered                                                                                                            | S, SF, R   | No closer to property line than 8'                                                                                                                                                                             |

|                                                                                                                                          |                |                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|
|                                                                                                                                          | W              | No closer to property line than 10'                                                 |
| Pool, Above Ground                                                                                                                       | S, SF, R       | No closer to property line than 5'                                                  |
|                                                                                                                                          | W              | No closer to property line or seawall than 8'                                       |
| Pool, In-ground (pools adjacent to seawalls shall require additional engineering to avoid conflict with existing, underground tie-backs) | S, SF, R, W    | No closer to property line or seawall than 5'                                       |
| Porch, Open                                                                                                                              | F, SF          | No more than 10' from setback line                                                  |
| Ramp, disability access (zoning administrator design approval required)                                                                  | F, SF, S, R, W | No closer to property line or seawall than 5'                                       |
| Screen Enclosure (screen roof)                                                                                                           | S, SF, R, W    | No closer to property line or seawall than 5'                                       |
| Screen Enclosure (solid roof)                                                                                                            | S, SF, R       | No closer to property line than 8'                                                  |
|                                                                                                                                          | W              | No closer to property line or seawall than 10'                                      |
| Shed, detached (maximum of 100 sf area / maximum 9 ft height)                                                                            | S, R           | No closer to property line than 1' (must be screened from adjoining property)       |
| Shed, detached (greater than 100 sf area / greater than 9 ft height)                                                                     | S              | No closer to property line than 7.5'                                                |
|                                                                                                                                          | R              | No closer to property line than 10'                                                 |
| Spa                                                                                                                                      | S, SF, R, W    | No closer to property line or seawall than 5'                                       |
| Steps, Stairs (steps, stairs shall not exceed 3 feet in height above grade.)                                                             | F, R, W        | No more than 6' from setback line but no closer to property line or seawall than 4' |
|                                                                                                                                          | S, SF          | No more than 4' from setback line but no closer to property line than 4'            |

|                                |     |                                                                                     |
|--------------------------------|-----|-------------------------------------------------------------------------------------|
| Stoop (up to 3' by 6' in area) | All | No more than 3' from setback line but no closer to property line or seawall than 4' |
| Tiki Hut                       | S   | No closer to property line than 7.5'                                                |
|                                | R   | No closer to property line than 10'                                                 |

**Section 17.** That Table 103-60.1 is amended in its entirety as reflected on Exhibit "A" attached hereto and incorporated herein by reference.

**Section 18.** That a definition for "Art School/Studio" shall be incorporated within Appendix A of the Land Development Code of the City of Dunedin as follows:

*Art School/Studio:* A room or place for instruction or experimentation in one of the arts or artisan crafts (including, but not limited to dance, photography, filmmaking, music, writing, painting, flame working, pottery, sculpturing or printmaking).

**Section 19.** That the definition of "Assisted Living Facility" found within Appendix A of the Land Development Code of the City of Dunedin shall be amended as follows:

*Assisted living facility:* Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Personal services are defined by Florida Statute 429.02(16).

**Section 20.** That a definition for "Community Residential Home" shall be incorporated within Appendix A of the Land Development Code of the City of Dunedin as follows:

*Community Residential Home:* A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

**Section 21.** That a definition for "Congregate Care Facility" shall be incorporated within Appendix A of the Land Development Code of the City of Dunedin as follows:

*Congregate Care Facility:* A facility that offer a continuum of care for older adults living in assisted living facilities which enable residents to age in place by providing a higher level of care and an expanded scope of services than is permitted in a standard assisting living facility.

**Section 22.** That a definition for "Craft/Micro Brewery, Winery or Distillery" shall be incorporated within Appendix A of the Land Development Code of the City of Dunedin as follows:

*Craft/Micro Brewery, Winery or Distillery:* A small-scale, licensed manufacturing establishment which produces, processes, ferments, rectifies or blends craft brews, wines or distilled spirits; may or may not offer tastings, and may or may not provide on-site sale and consumption of the products.

**Section 23.** That the definition of "Group Residential Home" shall be renamed "Group Living Home" as found within Appendix A of the Land Development Code of the City of Dunedin and shall be amended as follows:

*Group living home:* A residential facility which provides a family-living or home-like environment for compensation, including supervision and personal services. Group living homes are for 6 or fewer residents. Personal services are defined by Florida Statute 429.02(16).

**Section 24.** That a definition for "Live-Work Unit" shall be incorporated within Appendix A of the Land Development Code of the City of Dunedin as follows:

*Live-Work Unit:* A unit which combines personal living space, professional workspace and sales to the public in such a way that none is compromised.

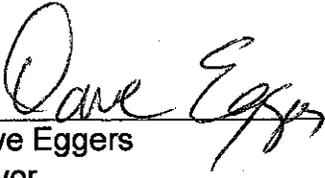
**Section 25.** That the definition of "Personal Services" found within Appendix A of the Land Development Code of the City of Dunedin shall be deleted.

**Section 26.** That a definition for "Urban Nursery" shall be incorporated within Appendix A of the Land Development Code of the City of Dunedin as follows:

*Urban Nursery:* A small business that sells plants, trees, equipment and supplies in a built-out environment. The business may also conduct training and education to teach urban agriculture.

**Section 27.** That this Ordinance shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 19th day of December, 2013.**

  
\_\_\_\_\_  
Dave Eggers  
Mayor

ATTEST:

  
Denise M. Schlegel  
City Clerk

READ FIRST TIME AND PASSED: December 5, 2013

READ SECOND TIME AND ADOPTED: December 19, 2013



TABLE 103-60.1 LAND DEVELOPMENT CODE USE MATRIX

| Use/Activity                                            | C | MFP | AR | R-300 | R-200 | R-150 | R-100 | R-90 | R-75 | R-60 | MF-7.5 | MF-10 | MF-12.5 | MF-15 | AMH | PRD | TF | DR | CO | NB | GB | DC | DI | SC | CP | CR | LI | GI |  |
|---------------------------------------------------------|---|-----|----|-------|-------|-------|-------|------|------|------|--------|-------|---------|-------|-----|-----|----|----|----|----|----|----|----|----|----|----|----|----|--|
| <b>Residential</b>                                      |   |     |    |       |       |       |       |      |      |      |        |       |         |       |     |     |    |    |    |    |    |    |    |    |    |    |    |    |  |
| Dwelling, single-family detached                        | - | -   | P  | P     | P     | P     | P     | P    | P    | P    | P      | P     | P       | P     | C   | P   | C  | P  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  |  |
| Dwelling, single-family attached                        | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | C   | P   | C  | P  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  |  |
| Dwelling, two family (duplex)                           | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | C   | P   | C  | P  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  |  |
| Zero lot line development                               | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | P   | -  | -  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  |  |
| Townhouses                                              | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | C   | P   | C  | P  | P  | P  | P  | P  | -  | -  | -  | -  | -  | -  |  |
| Manufactured home                                       | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Multifamily dwelling                                    | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | P   | P  | P  | P  | P  | P  | P  | -  | -  | -  | -  | -  | -  |  |
| Group living home (6 or fewer residents / live-in care) | - | -   | P  | P     | P     | P     | P     | P    | P    | P    | P      | P     | P       | P     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Community residential home (7 to 14 residents)          | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Assisted living facility                                | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Congregate care facility                                | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Live-Work Unit                                          | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| <b>Transient Use</b>                                    |   |     |    |       |       |       |       |      |      |      |        |       |         |       |     |     |    |    |    |    |    |    |    |    |    |    |    |    |  |
| Bed-and-breakfast inn                                   | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Rooming house                                           | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Hotel                                                   | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Motel                                                   | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Condo-Hotel                                             | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| <b>Commercial</b>                                       |   |     |    |       |       |       |       |      |      |      |        |       |         |       |     |     |    |    |    |    |    |    |    |    |    |    |    |    |  |
| Shop or store building                                  | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Shop or store building with drive-through facility      | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Restaurant                                              | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Department store building                               | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Warehouse discount store/superstore                     | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Gasoline station                                        | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Automobile repair and service structures (enclosed)     | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Car dealer                                              | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Bus, truck, mobile home or large vehicle dealers        | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Motorcycle, all-terrain vehicle dealers                 | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Boat or marine craft dealer                             | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Parts, accessories or tires                             | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Lumberyard and building materials                       | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Laundry and dry cleaning facilities                     | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |
| Outdoor resale business                                 | - | -   | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -   | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |  |

Note: Listed uses, which are permitted or conditional permit uses, must be allowed in correlation with the underlying land use category. "P" means Permitted Use. "A" means Accessory Use. "C" means Conditional Use Permit from the BAA.

TABLE 103-60.1 LAND DEVELOPMENT CODE USE MATRIX

| Use/Activity                                                             | C | MP | AR | R-300 | R-200 | R-150 | R-100 | R-90 | R-75 | R-60 | MF-7.5 | MF-10 | MF-12.5 | MF-15 | MH | PRD | TF | DR | GO | NB | GB | DC | DI | SC | CP | CR | LI | GI |
|--------------------------------------------------------------------------|---|----|----|-------|-------|-------|-------|------|------|------|--------|-------|---------|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|
| Pawnshops                                                                | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | P  | P  | -  | -  | -  |
| Beer, wine, and liquor store (off-premises consumption of alcohol)       | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | P  | -  | P  | P  | -  | -  | -  |
| Shopping center                                                          | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | P  | P  | -  | -  | -  |
| Convenience stores or centers                                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | C  | C  | C  | P  | -  | -  | -  |
| Car washes, automatic                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | C  | P  | -  | -  | -  |
| Car washes, self-service                                                 | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | C  | C  | -  | -  | -  |
| Office building, stand-alone (without drive-through facility)            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | P  | P  | P  | P  | P  | P  | -  | -  | -  |
| Office building (with drive-through facility)                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | P  | P  | P  | -  | C  | C  | -  | -  | -  |
| Mixed use building                                                       | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | P  | P  | P  | -  | -  | -  | -  | -  | -  |
| Research-and-development services                                        | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | P  | P  | P  | C  | -  | -  | -  | -  | -  |
| Car rental and leasing                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  | -  |
| Leasing trucks, trailers, recreational vehicles, etc.                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  | -  |
| Services to buildings and dwellings                                      | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | -  | -  | -  | -  | -  | -  | -  |
| Bars, taverns, and nightclubs                                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Craft/Micro Brewery, Winery or Distillery                                | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Camps, camping, and related establishments                               | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Tattoo parlors                                                           | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Art School/Studio                                                        | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| <b>Industrial</b>                                                        | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Light industrial structures and facilities                               | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Manufacturing plants                                                     | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Industrial parks                                                         | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Laboratory facility                                                      | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Recycling business                                                       | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Warehouse or storage facility                                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Mini-warehouse                                                           | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Wholesale trade                                                          | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| <b>Public assembly</b>                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Performance theater                                                      | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Movie theater                                                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Amphitheater                                                             | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Amusement, sports, or recreation establishment (not specifically listed) | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Amusement or theme park                                                  | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Arcade                                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Miniature golf establishment                                             | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |

Note: Listed uses, which are permitted or conditional permit uses, must be allowed in correlation with the underlying land use category. "P" means Permitted Use "A" means Accessory Use "C" means Conditional Use Permit from the BAA

TABLE 103-60.1 LAND DEVELOPMENT CODE USE MATRIX

| Use/Activity                                                               | C | MP | AR | R-300 | R-200 | R-150 | R-100 | R-90 | R-75 | R-60 | MF-7.5 | MF-10 | MF-12.5 | MF-15 | MH | PRD | TF | DR | GO | NB | GB | DC | DI | SC | CP | CR | LI | GI |
|----------------------------------------------------------------------------|---|----|----|-------|-------|-------|-------|------|------|------|--------|-------|---------|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|----|
| Fitness, recreational sports, gym, or athletic club                        | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Bowling, billiards, pool, etc.                                             | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Skating rinks                                                              | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Sports stadium or arena                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Racetrack                                                                  | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Exhibition, convention, or conference structure                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Churches, temples, synagogues, mosques, and other religious facilities     | - | -  | C  | C     | C     | C     | C     | C    | C    | C    | C      | C     | C       | C     | C  | C   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Active open space/athletic fields/golf courses                             | - | -  | -  | P     | P     | P     | P     | P    | P    | P    | P      | P     | P       | P     | P  | P   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| <b>Institutional or community facilities</b>                               |   |    |    |       |       |       |       |      |      |      |        |       |         |       |    |     |    |    |    |    |    |    |    |    |    |    |    |    |
| Hospital                                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Clinic, dental or medical                                                  | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Social assistance, welfare, and charitable services (not otherwise listed) | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Child and youth services                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Day care center                                                            | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Community food services                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Emergency and relief services                                              | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Services for elderly and disabled                                          | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Animal hospitals                                                           | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| School                                                                     | - | -  | C  | C     | C     | C     | C     | C    | C    | C    | C      | C     | C       | C     | C  | C   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Library                                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Museum                                                                     | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Planetarium                                                                | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Aquarium                                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Zoological parks                                                           | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Police station                                                             | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Emergency operation center                                                 | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Correctional or rehabilitation facility                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Cemetery, monument, tombstone, or mausoleum                                | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Funeral homes                                                              | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Cremation facilities                                                       | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Public administration                                                      | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Post offices                                                               | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| Fraternal organizations                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |
| <b>Transportation-related facilities</b>                                   |   |    |    |       |       |       |       |      |      |      |        |       |         |       |    |     |    |    |    |    |    |    |    |    |    |    |    |    |
| Surface parking, open                                                      | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |

Note: Listed uses, which are permitted or conditional permit uses, must be allowed in correlation with the underlying land use category.  
 "P" means Permitted Use "A" means Accessory Use "C" means Conditional Use Permit from the BAA

TABLE 103-60.1 LAND DEVELOPMENT CODE USE MATRIX

| Use/Activity                                                       | C | MP | AR | R-300 | R-200 | R-150 | R-100 | R-90 | R-75 | R-60 | MF-7.5 | MF-10 | MF-12.5 | MF-15 | MH | PRD | TF | DR | GO | NB | GB | DC | DI | SC | CF | CR | LI |   |
|--------------------------------------------------------------------|---|----|----|-------|-------|-------|-------|------|------|------|--------|-------|---------|-------|----|-----|----|----|----|----|----|----|----|----|----|----|----|---|
| Surface parking, covered                                           | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | A  | -  | A  | -  | P  | C  | P  | -  | -  | -  | -  | C |
| Parking structure, commercial                                      | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | C  | P  | P  | P  | C  | C  |   |
| Transit station                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | C  | -  | C  | -  | P  | C  | C  | -  | -  | -  | P  |   |
| Bus stop shelter                                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | P  | P  | P  | P  | P  | P  |   |
| Bus or truck maintenance facility                                  | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Truck and freight transportation services                          | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Local transit systems—mixed mode                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | P  | P  | P  | P  | P  | P  |   |
| Local transit systems—commuter rail                                | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | P  | P  | P  | P  | P  | P  |   |
| Local transit systems—bus, special needs, and other motor vehicles | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | P  | P  | P  | P  | P  | P  |   |
| Interurban, charter bus, and other similar establishments          | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | P  | P  | P  | P  | P  | P  | P  |   |
| Taxi and limousine service                                         | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Towing and other road services                                     | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Postal transportation services                                     | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Courier and messenger services                                     | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Heliprot facility                                                  | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Communication towers                                               | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Radio, television, or wireless transmitter                         | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Weather stations or transmitters                                   | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Environmental monitoring station (air, soil, etc.)                 | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Roadside stand, pushcarts, etc.                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Kiosks                                                             | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Playground equipment                                               | - | -  | P  | P     | P     | P     | P     | P    | P    | P    | P      | P     | P       | P     | P  | P   | P  | C  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| <b>Agriculture, forestry, fishing, and hunting</b>                 |   |    |    |       |       |       |       |      |      |      |        |       |         |       |    |     |    |    |    |    |    |    |    |    |    |    |    |   |
| Greenhouses/nurseries                                              | - | -  | P  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Urban nurseries                                                    | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Stables and other equine-related facilities                        | - | -  | P  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Kennels and other canine-related facilities                        | - | -  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| <b>Marina Facilities</b>                                           |   |    |    |       |       |       |       |      |      |      |        |       |         |       |    |     |    |    |    |    |    |    |    |    |    |    |    |   |
| Transient Use                                                      | - | P  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |
| Commercial Use                                                     | - | P  | -  | -     | -     | -     | -     | -    | -    | -    | -      | -     | -       | -     | -  | -   | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  | -  |   |

Note: Listed uses, which are permitted or conditional permit uses, must be allowed in correlation with the underlying land use category. "p" means Permitted Use "A" means Accessory, "A-a" means Conditional Use Permit from the BAA