

ARTICLE 4 - ZONING DISTRICTS

submit a Covenant in Lieu of Unity of Title in accordance with the provisions of Article 5, Division 23.

7. Alterations, expansions, renovations, and similar improvements of existing structures shall, to the extent feasible, conform to the requirements of this section and other applicable provisions of these regulations.



Section 4-204. Special Use (S) District.

- A. Purpose and applicability. The purpose of the Special Use (S) District is to provide a zoning classification which accommodates uses which have the potential of adversely impacting adjacent uses but which enhance the quality of life of the citizens of the City.
- B. Permitted uses. The following uses are permitted in the S District subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses, buildings or structures as follows:
 - a. Emergency preparedness shelter.
 - b. Fountains.
 - c. Flagpoles.
 - d. Planters.
 - e. Recreational equipment.
 - f. Reflecting pool(s).
 - g. Screen enclosure.
 - h. Swimming pool.
 - i. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal, waterway, lake or bay.
 2. Botanical gardens with previously approved master plan. Allow for the placement of the following uses to solely serve the patrons of the botanical gardens:
 - a. Offices.
 - b. Research and technology.
 - c. Retail sales and services.
 - d. Restaurant.
 - e. Educational facility.
 - f. Nighttime uses.
 - g. Outdoor recreation/entertainment.
 - h. Camps.

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- i. Other such uses as are customary for botanical gardens.
3. Utility/infrastructure facilities.
4. Temporary uses, in accordance with the provisions of Article 5, Division 21.
- C. Conditional Uses. The following uses are permitted in the S District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:
 1. Botanical gardens master plan.
 2. Camps.
 3. Cemeteries.
 4. Country clubs.
 5. Golf course.
 6. Government uses.
 7. Heliport and helistop.
 8. Hospital and uses accessory to, and customarily associated with, a hospital, as follows:
 - a. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and florist.
 - b. Diagnostic facility.
 - c. Health/fitness facilities.
 - d. Intermediate care facility.
 - e. Laboratory and research facilities.
 - f. Medical clinic and/or office.
 - g. Medical educational facilities.
 - h. Municipal facilities.
 - i. Pharmacy.
 - j. Rehabilitation facilities.
 - k. Support facilities such as: cafeteria, laundry, dietary services, childcare, administrative offices, data processing and printing.
 9. Marina facilities.
 10. Municipal facilities.
 11. Open space areas.
 12. Private club.
 13. Public transportation facilities.

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14. Religious institutions.
 15. Schools.
 16. Tennis courts.
- D. Performance standards:
1. Setbacks:
 - a. Front: Twenty-five (25) feet, except that platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.
 - b. Side:
 - i. Inside lots: Minimum side setbacks which total twenty (20%) percent of the width of the lot measured across the front setback line up to a maximum of twenty (20) feet.
 - ii. Side street: Fifteen (15) feet, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. In no case shall a side setback be less than five (5) feet.
 - c. Rear: Five (5) feet.
 - d. Setback from canal, waterway, lake or bay: Thirty-five (35) feet, except as provided in site specific regulations included as Appendix A.
 2. Height: forty-five (45) feet except as provided in Site Specific Zoning Regulations (see Appendix A).
 3. Landscaped open space: Not less than thirty-five (35%) percent of the area of the building site.
 4. Floor area ratio:
 - a. .35, when adjacent to a single-family residential district.
 - b. 1.0, when not adjacent to a single-family residential district.

Section 4-205. Preservation (P) District.

- A. Purpose and applicability. The purpose of the Preservation (P) District is for the preservation and conservation of natural and cultural resources and environmentally sensitive lands such as wetlands, tideland, mangroves, natural forest communities, marine and wildlife habitats and such other areas or terrain which have qualities of scenic, natural and aesthetic value in its present state as a natural area. In addition, this District category shall accommodate compatible public use of conservation, preservation, passive recreation areas and encourage public appreciation of the natural environment by allowing educational programs and public access to natural areas.
- B. Permitted uses. The following uses are permitted in the P District subject to the standards in this Section and other applicable regulations in Article 5:
 1. Wetlands.
 2. Tidelands.
 3. Mangroves.