

INTRODUCED BY:



ORDINANCE NO. 2010-10

A BILL TO BE ENTITLED

AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 27 UNIFIED LAND DEVELOPMENT REGULATIONS, ARTICLE I, IN GENERAL, SECTION 27-15, DEFINITIONS, ARTICLE IV, LAND USE, TABLE 27-226-1 PERMISSIBLE USE AND TABLE 27-540-1 OFF-STREET PARKING REQUIREMENTS AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Neptune Beach, Florida has determined that it is necessary to amend the following:

Now, Therefore, be it ordained by the City Council of Neptune Beach, Florida:

Section 1. Section 27-15 Definitions amending as follows:

27-15 Definitions

Day spa means any business that provides beauty, cosmetic and therapeutic services, administered by licensed professionals in which the customers are not lodged overnight. Day spas at a minimum shall include non-surgical cosmetic treatments, periodic medical cosmetic treatments and massage therapy. Other allowable services are limited to; hair styling, facials, waxing, body wraps, salt scrubs, skin exfoliations, manicures and pedicures.

Section 2. Table 27-226-1 Table of Permissible Uses amending as following

Table 27-226-1

TABLE INSET:

Table of Permissible Uses											
Type of Use or Development Activity	Zoning District										
	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	CBD	Con	
Single-Family Residence	P	P	P	P	P				E	E	
Two-Family				P	P				E		

Residence											
Multi-Family Residence						P				E	
Special Care Facilities											
	Adult day care					E					
	Child day care					E				E	
	Nursing home					E	P				
	Adult congregate living facility					E	P				
	Hospital					E			P		
Overnight Accommodations											
	Hotel/Motel								P	P	
	Bed and breakfast									P	
Restaurant											
	Carry-out and delivery restaurant							P	P		
	Fast food restaurant							E	E	E	
	Interior service restaurant							P	P	P	
	Outdoor seating							E	E	E	
Service Establishment											
	Office						P	P	P	P	
	Medical/dental						P	P	P	P	

	clinic										
	Veterinary clinic					P	P	P	P		
	Funeral establishment					P	P	P			
	<u>Day Spa</u>					<u>E</u>	<u>P</u>	<u>P</u>	<u>E</u>		
Wholesale Sales											
	Wholesale sales-On-site storage of stock							E	P		
	Wholesale sales-No on-site storage of stock						P	P	P		
Shopping Center							P	P			
Retail Sales											
	Retail, general						P	P	P		
	Retail, furniture and appliance						P	P	E		
	Kiosk sales					E	E	E			
	Package liquor store						P	P	P		
	Pharmacy						P	P	P		
	Adult entertainment and service							E			
	Dry cleaner						P	P	P		
	Laundromat						P	P			
Bus or Other Transportation Terminal								E			

	Post office							P	P	P	
Recycling collection center								E	E		
Educational											
	Elementary and junior high school	E	E	E	E	E	E	E			
	Senior high school	E	E	E	E	E	E	E			
	Trade, business, or vocational school							E	P		
	College, university and community college							E	P	E	
	Dance, art, dramatic, and music studio						E	P	P	P	
	Gymnastics studio						E	P	P	P	
Cultural, Religious, Philanthropic, Social, Fraternal Uses											
	Worship facility	E	E	E	E	E	E	E	E	E	
	Social, fraternal club and lodge, union hall						E	E	E	E	
	Library, museum, art gallery						E	P	P	P	
	City Community center	E	E	E	E	E	E	P	P	P	

E=Permitted with special exception												
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Section 3. Table 27-540-1 Off-Street Parking Requirements amending as follows:

Table 27-540-1. Off-Street Parking Requirements

TABLE INSET:

Type of Use or Development Activity	Required Number of Parking Spaces
Single-family residence	2
Single-family residence with accessory apartment	3
Two-family residence	2 per dwelling unit
Multi-family residence	2 per dwelling unit; plus 2 for the owner/operator and 1 per two employees
Special care facilities:	
Adult day care	2 per employee; plus adequate drop-off area
Child day care	2 per employee; plus adequate drop-off area
Nursing home	1 per 4 beds; plus 1 per employee
Adult congregate living facility:	
Hospital	1 per 2 beds of the rated bed capacity
Overnight accommodations:	
Hotel/motel	1 per rental sleeping unit; plus 1 for owner or manager; plus 1 per 2 employees on duty; plus 75 percent of spaces required for accessory uses like restaurants and meeting rooms, etc.
Bed & Breakfast	1 per guest room plus 2 for the owner/operator
Restaurant:	
Drive-in restaurant	None
Carry-out and deliver restaurant	1 per 500 sq. ft. of GFA; plus 1 per employee; plus 1 per delivery vehicle owned and maintained by the establishment
Fast food restaurant	1 per 4 seats in public rooms; plus 1 per 2 employees
Interior service restaurant	1 per 4 seats in public rooms; plus 1 per 2 employees
Service establishments:	
Office	1 per 400 sq. ft. of GFA

Medical/dental clinic	1 per 2 employees; plus 1.5 per consultation or examining room, not to exceed 7 spaces per doctor
Veterinary clinic	1 per 2 employees; plus 1.5 per consultation or examining room, not to exceed 7 spaces per veterinary doctor
Funeral establishment	1 per 2 seats in chapel
<u>Day Spa</u>	<u>1 per 300 sq. ft. of GFA</u>
Wholesale sales	1 per 1,500 sq. ft.; GFA plus as required for office
Retail sales	1 per 300 sq. ft. GFA; plus 1 per 1,000 sq. ft. of lot or ground area outside buildings used for any type of sales or display
Shopping center	1 per 300 sq. ft. GFA
Bus or other transportation terminal	1 per 500 sq. ft. of GFA plus 1 per 2 employees
Storage and parking:	
Parking lot	None
Moving and storage facility	1 per employee
Emergency services:	
Fire station	1 per 2 employees
Police station	1 per 2 employees
Ambulance service	1 per 2 employees
Educational:	
Elementary and junior high schools	2 per classroom, office room, and kitchen
Senior high school	5 per classroom, office room, and kitchen
Trade, business or vocational school	1 per 300 sq. ft. of GFA
Colleges, universities and community colleges	1 per 300 sq. ft. of GFA
Dance, art, dramatic and music studios	1 per 300 sq. ft. of GFA
Gymnastics studio	1 per 500 sq. ft. of GFA
Cultural, religious, philanthropic, social, and fraternal uses:	
Worship facilities	1 per 3 seats of the total seating capacity, where 1 seat is equivalent to 24 lineal feet of benches or other similar seating arrangement
Social, fraternal clubs and lodges, and union halls	1 per 4 seats, or 1 per 200 sq. ft. GFA, whichever is greater

Libraries, art galleries, and museums	1 per 600 sq. ft. of GFA
Community center	1 per 250 sq. ft. of GFA or 1 per 3 seats, whichever is greater
Recreation, amusement, and entertainment:	
Public parks/recreation area	To be determined by planning and development review board
Bowling alley	2 per alley
Skating rink	1 per 100 sq. ft. of GFA
Billiard and pool hall	2 per 3 tables
Miniature golf	3 per hole; plus any other uses on the premises
Arcade	1 per 200 sq. ft. of GFA
Indoor athletic and exercise facility	1 per 150 sq. ft. of GFA. Swimming pool area shall be counted as floor area
Tennis, handball or racquetball facility	2 per court
Theater	10 for first 100 seats plus 1 space for each additional 5 seats
Night club	1 per 4 seats in public rooms plus 1 per 2 employees
Private club	1 per 4 seats, or 1 per 200 sq. ft. of GFA, whichever is greater
Bar/tavern	1 per 4 seats in public rooms plus 1 per 2 employees
Utilities	None required

Section 4. The Ordinance shall become effective immediately upon its final passage and adoption by the City Council.

VOTE RESULTS OF FIRST READING:

Mayor Harriet Pruette
Vice Mayor Fred E. Lee
Councilor Eric Pardee
Councilor Kara Tucker
Councilor John Weldon

Passed on First Reading this day of , 2010.

VOTE RESULTS OF SECOND AND FINAL READING:

Mayor Harriet Pruette
Vice Mayor Fred E. Lee
Councilor Eric Pardee

Councilor Kara Tucker
Councilor John Weldon

Passed on Second and Final Reading this day of , 2010.

Harriet Pruette
Mayor

ATTEST:

Lisa Volpe, CMC
City Clerk

Approved as to form and contents

Christopher A. White, City Attorney