

INTRODUCED BY:
Mayor Pruette



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	

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

Passed on First Reading this 7th day of June, 2010.

VOTE RESULTS OF SECOND AND FINAL READING:

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

Councilor Kara Tucker
Councilor John Weldon

Yes
Yes

Passed on Second and Final Reading this 12th day of July, 2010.

Harriet Pruette
Mayor

ATTEST:

Lisa Volpe, CMC
City Clerk

Approved as to form and contents

Christopher A. White, City Attorney