

ORDINANCE NUMBER: 74-21

INTRODUCED BY: COMMISSIONER PARKS

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY
ZONING ORDINANCE NUMBERS 73-1; 73-4; 73-5;
and 74-3.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS
COUNTY, FLORIDA:

SECTION 1: Section 5-3-5, subsection b and Section 5-4-4, subsection b add the following, " In determining the maximum allowable dwelling units per acre on a parcel of land the gross density per acre established by the applicable zoning district may be credited only for that portion of the parcel determined to be developable as defined in Section 6-1-17.1 provided further that forty (40) percent of the area of the parcel determined to be undevelopable may be included in determining the maximum allowable dwelling units for the parcel."

SECTION 2: Section 5-6-4, item "c" to read, "On the same premises and in connection with permitted principal uses and structures, one single family or two family dwelling, only for occupancy by owners or employees thereof."

SECTION 3: Section 5-6-5, add item "d", Mobile home on the same premises and in connection with permitted principal uses for occupancy by owner or employees thereof."

SECTION 4: Section 5-7-8, item "c" to read, "On the same premises and in connection with permitted principal uses and structures, one single family or two family dwelling only for occupancy by owners or employees thereof."

SECTION 5: Section 5-7-3, add to Permissible Uses by Exception, "Mobile home on the same premises and in connection with permitted principal uses for occupancy by owner or employees thereof."

SECTION 6: Section 5-8-3, item "c" to read, "On the same premises and in connection with principal permitted uses and structures, one single family or two family dwelling only for occupancy by owners or employees thereof."

SECTION 7: Section 5-8-4, add to Permissible Uses by Exception, item "i", Mobile home on the same premises and in connection with permitted principal uses for occupancy by owners or employees thereof."

SECTION 8: Section 5-9-3, add item "e" to Permissible Uses by Exception, " Mobile home on the same premises and in connection with permitted principal uses for occupancy by owners or employees thereof."

SECTION 9: Add Section 6-1-17.1 to definitions, "Developable Land - All of a parcel of land except (1) lands lying within proposed public rights-of-way, (2) lands lying within established coastal setback lines, (3) marshlands, swamps, flood plains, and other environmentally sensitive lands where local, state or federal regulations otherwise prohibit development and (4) bodies of water such as ponds, lakes, streams either natural or manmade."

SECTION 10: Section 6-1-50 to read, "Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard or at the building restriction line, whichever is located the greater distance from the street, provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty percent of the required lot width except in the case of lots on the turning curve of a road or the circle of a cul-de-sac, where the eighty percent requirements shall not apply."

SECTION 11: Section 6-1-88, 6-1-89, and 6-1-90, first sentence to read, "A required yard extending....."

SECTION 12: Section 6-1-88, second paragraph to read, "In case of corner lots, a front yard of the required depth shall be provided on one frontage. The required front yard of the other frontage may be reduced by 20 percent, except in subdivisions where non-conforming lots of record exist, corner lots may be reduced by 40 percent, provided the residence will be constructed on corner lot only."

SECTION 13: Add section 7-7-1 : Parking, Repairing and Storage of Certain Vehicles Without Current License Plates.

Motor vehicles, mobile homes, or trailers of any type, without current license plates (except vehicles customarily used in agricultural pursuits), shall not be parked or stored other than in completely enclosed buildings on any residentially zoned property, or on any property in OR or CN districts nor shall major repairs be made to any such motor vehicle, mobile home or trailer of any type in any residential, CN or OR district other than in a completely enclosed building and if such repairs are made all parts shall be kept inside such enclosed buildings.

SECTION 14: Section 7-12-1, omit subsection "b" and "c".

SECTION 15: Section 7-14, first sentence to read, "Essential public services may be permitted in any zoning district, provided the location of such essential services are approved by the Zoning Board."

SECTION 16: Section 10-7, change "60 percent" to "75 percent".

SECTION 17: Section 11-10-6, subsection "a", to read, "Except as provided in Article 8, Planned Unit Development, no ordinance to rezone land shall contain conditions, limitations, or requirements not applicable to all other land in the zoning district to which the particular land is rezoned."

SECTION 18: Section 11-11-2, to read, "Notice of Public Hearing shall be published once in a St. Johns County newspaper and others as deemed necessary not less than fifteen days, excluding holidays and Sundays, in advance of the date of such hearing."

SECTION 19: Sections 5-9-1, 5-9-2, and 5-9-3, delete and substitute the following:

Section 5-9- Commercial, Intensive - CI

5-9-1 CI: Permitted Uses and Structures

- a. Retail outlets for sale of general merchandise including new or used automobiles, trucks, and tractors, mobile homes, boats, automotive vehicle parts (but not automobile wrecking or storage yards, junk yards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, and similar products.
- b. Service establishments of all kinds including automobile service station or truck stop, (see Section 7-8), repair and service garage, motor vehicle body shop, rental or automotive vehicles trailers, and trucks; auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in sound proof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter and antenna facilities.
- c. Commercial, recreational and entertainment facilities such as carnival or circus, shooting gallery, skating rink, pony ride, go-kart track, athletic complexes, arena, auditorium convention center, dance hall and similar uses.
- d. Palmists, astrologist, psychics, clairvoyants, phrenologist and similar uses.
- e. Outdoor fruit, vegetable, poultry or fish market.
- f. All types of professional and business offices.
- g. Hotels and Motels.

5-9-2 CI: Permitted Accessory Uses and Structures

- a. See Section 7-17.

5-9-3 CI: Permissible Uses by Exception

- a. Any type of wholesale, jobber or distributorship business, except bulk storage of flammable liquids where the total operation does not require more than four thousand square feet of floor space; no vehicle is used in excess of two ton capacity; all merchandise is stored within an enclosed building, and no heavy machinery or manufacturing is located on the premises.
- b. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of two ton capacity, nor any machinery, ditching machines, tractors, bulldozers or heavy construction equipment.

- c. Boat building and repairs.
- d. Air conditioning and heating contractor or sheet metal fabricator.
- e. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.

SECTION 20: Section 9-3, delete and substitute the following:

Section 9-3. Off Street Parking, Numbers Required

9-3-1 Off street parking spaces shall be provided as follows:

- a. Single and two family dwellings: One space per dwelling unit.
- b. Multi-family dwellings: One and one-half spaces per dwelling unit plus one space for owner or operator and one space for each two employees.
- c. Rooming and Boarding Houses: One space for each two bedrooms.
- d. Mobile home parks and subdivisions: One and one-half spaces per mobile home.
- e. Institutional uses such as sanitariums, rest homes, hospitals, and nursing homes: One space for each four beds plus one space for each employee.
- f. Place of public assembly such as auditoriums and theaters: One space for each four seats.
- g. Schools: Two spaces for each classroom, office room, kitchen, gymnasium, and auditorium.
- h. Clubs, lodges, dances, art and music studios, vocational, trade and business school and other similar semi-public uses: One space for each 300 square feet of gross floor area.
- i. Churches and funeral homes: One space for each four seats in sanctuary or chapel area.
- j. Art gallery, library, museum: One space for each six hundred square feet of gross floor area.
- k. Hotels and motels: One space for each sleeping room plus one space for each employee. Additional spaces necessary for accessory uses such as restaurants shall also be provided.
- l. Restaurant, night clubs, bar or tavern: One space for each four seats in public rooms plus one space for each two employees.

- m. Theaters: Ten spaces for the first one hundred seats plus one space for each additional five seats.
- n. Medical and dental office or clinic: One space for each doctor; plus one space for each two employees, plus one and one-half spaces for each consultation room or examining room, provided the maximum number of required spaces for each doctor shall not exceed seven.
- o. Professional and business offices (other than medical or dental) : One space for each five hundred square feet of gross floor space, plus one space for each two occupants or employees.
- p. Radio or television broadcasting office or studio: One space for each five hundred square feet of gross floor area.
- q. Business, commercial or personal service establishment (not otherwise listed): One space for each five hundred square feet of gross floor area, plus, where applicable, one space for each one thousand square feet of lot or ground area outside buildings used for any type of sales or display.
- r. Marinas: One space for each two boat berths plus one space for each two employees.
- s. Bus, railroad or other transportation terminals: One space for each five hundred square feet of gross floor area plus one space for each two employees.
- t. Commercial shopping centers: One space for each one hundred fifty square feet of non-storage floor area.
- u. Industrial uses: One space for each two employees of the maximum number employed on the premises at any one time plus one space for each five thousand square feet of gross floor area.

Special Note: Where fractional spaces result in the foregoing parking space requirements, the parking space shall be the nearest whole number.

SECTION 21: All ordinances, regulations and other laws in conflict with the provisions of this ordinance are hereby repealed.

SECTION 22: This ordinance shall take effect upon receipt of official acknowledgment by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: Robert E. Carlton
Chairman

ATTEST: Oliver Lewis
Clerk

(SEAL)



required for width except in the case of lots on the turning curve of a road or the circle of a cul-de-sac, where the eighty per cent requirements shall not apply."

SECTION 11: Section 6-1-88, 6-1-89, and 6-1-90, first sentence to read, "A required yard extending....."

SECTION 12: Section 4-1-88, second paragraph to read, "In case of corner lots, a front yard of the required depth shall be provided on one frontage. The required front yard of the other frontage may be reduced by 20 per cent, except in subdivisions where non-conforming lots of record exist, corner lots may be reduced by 40 per cent, provided the residence will be constructed on corner lot only."

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SECTION 19: Sections 5-9-1, 5-9-2, and 3-9-3, delete and substitute the following:

Section 5-9- Commercial, Intensive - C-5-9-1 C1: Permitted Uses and Structures

a. Retail outlets for sale of general merchandise including new or used automobiles, trucks, and tractors, mobile homes, boats, automotive vehicle parts (but not automobile

for each sleeping room plus one space for each employee. Additional spaces necessary for accessory uses such as restaurants shall also be provided.

l. Restaurant, night clubs, bar or tavern: One space for each four seats in public rooms plus one space for each two employees.

m. Theaters: Ten spaces for the first one hundred seats plus one space for each additional five seats.

n. Medical and dental office or clinic: One space for each doctor; plus one space for each two employees, plus one and one half spaces for each consultation room or examining room, provided the maximum number of required spaces for each doctor shall not exceed seven.

o. Professional and business offices (other than medical or dental): One space for each five hundred square feet of gross floor space, plus one space for each two occupants or employees.

p. Radio or television broadcasting office or studio: One space for each five hundred square feet of gross floor area.

q. Business, commercial or personal service establishment (not otherwise listed): One space for each five hundred square feet of gross floor area, plus, where applicable, one space for each one thousand square feet of lot or ground area outside buildings used for any type of sales or display.

r. Marinas: One space for each two boat berths plus one space for each two employees.

s. Bus, railroad or other transportation terminals: One space for each five hundred square feet of gross floor area plus one space for each two employees.

t. Commercial shopping centers: One space for each one hundred fifty square feet of non-storage floor area.

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SECTION 22: This ordinance shall take effect upon receipt of official acknowledgement by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Oliver Lawton
Its Clerk
N19 L187-Adv.



SECRETARY OF STATE
Dorothy W. Glisson

DEPARTMENT OF STATE
STATE OF FLORIDA
THE CAPITOL
TALLAHASSEE 32304

FILED

1974 DEC 16 AM 9 07

Oliver Lawton
CLERK OF THE HOUSE OF REPRESENTATIVES
BY DEPUTY CLERK

December 13, 1974

Honorable Oliver Lawton, Clerk
Board of County Commissioners
Post Office Drawer 299
St. Augustine, Florida 32084

Dear Mr. Lawton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of December 12 and certified copy of St. Johns County Ordinance No. 74-21, which was received and filed in this office on December 13, 1974.

Kindest regards.

Cordially,

DOROTHY W. GLISSON
Secretary of State

Nancy Kavanaugh

By
Nancy Kavanaugh (Mrs.)
Chief, Bureau of Laws

NK/k