

A RESOLUTION AMENDING THE ZONING RESOLUTION FOR THE PONTE VEDRA ZONING DISTRICT; THIS RESOLUTION CHANGES THE REGULATIONS GOVERNING LAND USAGE IN THE MANNER HEREAFTER DESCRIBED; ADDS A NEW ZONING CLASSIFICATION CALLED THE "R-2-A MULTIPLE FAMILY DWELLING DISTRICT" WHICH ALLOWS USES PERMITTED IN THE R-1 DISTRICT, AND MULTIPLE FAMILY AND DUPLEX DWELLINGS, AND ESTABLISHES IN R-2-A LOT AREA, WIDTH, SET BACK, MAXIMUM DENSITY, MINIMUM BUILDING SIZE, PARKING, AND OTHER REQUIREMENTS; DELETES NURSERIES AND PROFESSIONAL OFFICES AS PERMITTED USES IN THE R-2 DISTRICT; CHANGES THE MINIMUM LOT AREA REQUIREMENTS FOR MORE THAN FOUR MULTIPLE FAMILY UNITS IN THE R-2 DISTRICT; SETS A MAXIMUM LENGTH ON BUILDINGS IN THE R-2 DISTRICT; REQUIRES A 20 FOOT OPEN SPACE BETWEEN BUILDINGS IN THE R-2 DISTRICT; ADDS PRIVATE CLUBS, AND OFFICE OR PROFESSIONAL ESTABLISHMENTS AS PERMITTED USES IN THE R-3 DISTRICT; DELETES DRIVE-IN RESTAURANTS AS A PERMITTED USE IN THE R-3 DISTRICT; ADDS SERVICE BUSINESSES AS A PERMITTED USE WITH CERTAIN LIMITATIONS IN THE R-3 DISTRICT; ADDS PARKS AND PLAYGROUNDS AS A PERMITTED USE IN THE R-4 DISTRICT; PROVIDES RESTAURANTS AND LOUNGES SHALL BE ACCESSORY ONLY TO PRIVATE GOLF COURSES IN THE R-4 DISTRICT; ADDS A 35 FEET BUILDING HEIGHT LIMITATION TO BUILDINGS IN THE R-1 AND R-2 DISTRICTS; ADDS A 35 FOOT BUILDING HEIGHT LIMITATION FOR ANY LAND ZONED R-3 AFTER THE ADOPTION OF THIS RESOLUTION, WHILE LEAVING UNCHANGED THE 65 FOOT BUILDING HEIGHT LIMITATION FOR LAND ZONED R-3 PRIOR TO THE ADOPTION OF THIS RESOLUTION; SETS A MAXIMUM LENGTH ON BUILDINGS IN THE R-3 DISTRICT; CHANGES MINIMUM LOT AREA REQUIREMENTS IN THE R-3 DISTRICT; REQUIRES A 20 FOOT OPEN SPACE BETWEEN BUILDINGS IN THE R-3 DISTRICT; MAKES THE ADDITIONS AND CHANGES HEREAFTER STATED TO BE APPLICABLE IN ALL DISTRICTS (R-1, R-2, R-3 AND R-4): CHANGES REGULATIONS AS TO NON-CONFORMING USES; PROVIDES SUBDIVISION PLATS ARE REQUIRED FOR 5 OR MORE LOTS IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE 84-60; ADDS A NEW ZONING CLASSIFICATION CALLED THE "PLANNED SPECIAL DEVELOPMENT" IN WHICH ANY USE PERMITTED IN R-1, R-2, R-3 OR R-4 MAY BE ALLOWED, AND SETS REQUIREMENTS AND REGULATIONS FOR PLANNED SPECIAL DEVELOPMENTS IN ACCORDANCE WITH SECTION 8-A OF THE ST. JOHNS COUNTY ZONING ORDINANCE; REQUIRES BUFFER AREAS CONTAINING LANDSCAPING, BERMS OR WALLS, WITHIN THE MINIMUM SETBACK AREAS; PROVIDES REQUIREMENTS FOR HEIGHT, DENSITY, WIDTH AND LENGTH OF LANDSCAPING AND WALLS IN BUFFER AREAS; PROVIDES THAT FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL USE A WELL MAINTAINED YARD WITH THE SETBACK YARD REQUIRED SHALL BE CONSIDERED ADEQUATE BUFFER AREA; PROVIDES BUFFER REQUIREMENTS FOR NON RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES; PROVIDES SPECIAL YARD REQUIREMENTS FOR CORNER LOTS; PROVIDES NO BUILDING SHALL EXCEED 2 STORIES OR 35 FEET ABOVE FINISHED GRADE; SPECIFIES ADDITIONAL STRUCTURES SUBJECT TO THE 35 FEET HEIGHT LIMIT; DELETES SPECIAL PROVISION FOR WAIVER OF YARD AND OPEN SPACE REQUIREMENTS BY BOARD OF ADJUSTMENT FOR RESIDENTIAL DEVELOPMENTS CONTAINING TEN OR MORE ACRES; PROVIDES SETBACK REQUIREMENTS FOR ATTACHED STRUCTURES, INCLUDING BUT NOT LIMITED TO GARAGES, PORCHES, ROOFS AND EAVES; ADDS REGULATIONS ON SET-BACK, HEIGHT AND CONSTRUCTION OF ACCESSORY STRUCTURES, INCLUDING BUT NOT LIMITED TO DETACHED GARAGES, SWIMMING POOL ENCLOSURES, AND MECHANICAL AND RECREATIONAL EQUIPMENT; PROVIDES HEIGHT LIMITS ON STRUCTURES, FENCES, WALLS, AND LAGOON BULKHEADS; ADDS MAXIMUM LOT COVERAGE REQUIREMENTS FOR ALL USES, STRUCTURES AND IMPERVIOUS SURFACES; REQUIRES SWIMMING POOLS TO BE ENCLOSED WITH SPECIFIC REQUIREMENTS FOR FENCE AND GATE; PROHIBITS LEASING OR RENTING OF INDIVIDUAL ROOM OR ROOMS WITHIN A SINGLE FAMILY DWELLING UNIT; PROHIBITS CONSTRUCTION OFFICES AND STORAGE TRAILERS EXCEPT DURING ACTIVE CONSTRUCTION WORK; PROHIBITS DEBRIS OR EXCESS BUILDING MATERIAL ON BUILDING SITES; PROHIBITS HORSES, PONIES, CATTLE, SWINE, SHEEP, GOATS, POULTRY, WILD ANIMALS OR REPTILES, WHETHER KEPT, RAISED OR MAINTAINED; PROHIBITS REFUSE CONTAINERS AND TRASH NOT CONCEALED FROM PUBLIC VIEW, EXCEPT ON DAY OF PICK UP; PROHIBITS SOURCES OF EXCESSIVE NOISE AS REGULATED BY ST. JOHNS COUNTY ORDINANCE 88-37, FUMES, ODORS, DUST, DIRT OR VIBRATIONS; CHANGES THE MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR A

DWELLING; ADDS TO AND CHANGES OFF-STREET PARKING REQUIREMENTS AND STANDARDS APPLICABLE TO ALL USES; ADDS OFF-STREET LOADING REQUIREMENTS; CHANGES REGULATIONS ON NUMBER AND SIZE OF SIGNS IN R-3 AND R-4 DISTRICTS; REQUIRES ANY SUBDIVISION SIGN TO BE ON-SITE; PROVIDES FOR A SET-BACK REQUIREMENT FOR SIGNS; PROHIBITS SUBCONTRACTOR SIGNS AT CONSTRUCTION SITES; PROHIBITS STATUES, FLAGS, BANNERS, PENNANTS, AND INFLATABLES USED FOR ADVERTISING PURPOSES; PROHIBITS "FOR SALE" SIGNS ON PARKED VEHICLES; REQUIRES A BUILDING PERMIT FOR ALL STRUCTURES, BULKHEADS, DOCKS, PAVING, AND WALLS OR FENCES IN EXCESS OF 4 FEET IN HEIGHT; PROVIDES FOR REVIEW OF BUILDING PLANS BY A PLAN REVIEW ADVISOR PRIOR TO ISSUANCE OF BUILDING PERMITS; PROVIDES REQUIREMENTS TO BE AND REMAIN A MEMBER OF THE PONTE VEDRA ZONING BOARD; PROVIDES FOR VOTING REQUIREMENTS FOR SAID BOARD; DELETES HOME OCCUPATIONS AS A USE; AMENDS SETBACK REQUIREMENTS ON OCEANFRONT LOTS; REGULATES USE AND HEIGHT OF FILL DIRT AND OTHER MATERIALS; CHANGES DEFINITIONS OF "ACCESSORY USE", "ACCESSORY BUILDING", "BUILDING HEIGHT", "DWELLING", "FACE AREA OF A SIGN", "ROOF SIGN", "SNIPE SIGN", "FAMILY", "STORY", "FRONT YARD", "REAR YARD", "SIDE YARD", "STRUCTURE", "STRUCTURAL ALTERATIONS", AND OTHER TERMS; ADDS DEFINITIONS FOR "ATTIC", "BUILDING FRONT", "CLUB", "DOCK", "DWELLING", "ESTABLISHED GRADE", "GOLF COURSE", "HARDSCAPE", "KITCHEN", "BUILDING RESTRICTION LINE", "PROPERTY LOT LINE", "PARKS AND PLAYGROUNDS", "WALL", "WALL HEIGHT" AND OTHER VARIOUS TERMS; PROVIDES A PENALTY FOR VIOLATION; PROVIDES FOR ENFORCEMENT OF REGULATIONS; MAKES EDITORIAL CHANGES; AND PROVIDES AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of St. Johns County considered the opinions expressed at its duly called and published meeting and determined that the best interests of the citizens of Ponte Vedra and the County will be served by adoption of this Resolution.

BE IT ORDAINED by the Board of County Commissioners of St. Johns County:

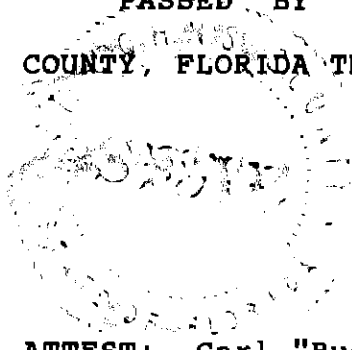
Section 1.

The Board of County Commissioners does hereby adopt the Ponte Vedra Zoning District Regulations, as amended and restated, which are attached hereto.

Section 2.

This Resolution shall take effect immediately upon receipt of official acknowledgement from 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. Provided, however, that nothing contained herein shall be construed as to affect the validity or interpretation of building permits issued for improvements to be made within Ponte Vedra Zoning District prior to the effective date hereof.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 25th DAY OF September, 1990.



BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Craig Maguire
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Rosemary Jones
Deputy Clerk

Adopted at a regular meeting on September 25, 1990

Effective 10/8/90



FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

RECEIVED

October 3, 1990 '90 OCT -8 AM 10:09

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County Courthouse
Post Office Drawer 300
St. Augustine, Florida 32085

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

Attention: Connie E. McDaniel, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of October 2, 1990 and certified copy of St. Johns County Resolution No. 90-176, which was filed in this office on October 3, 1990.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb

Amended and Restated
PONTE VEDRA ZONING DISTRICT REGULATIONS

July 16, 1990

PONTE VEDRA
ZONING DISTRICT
REGULATIONS
Adopted by
BOARD
OF
COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

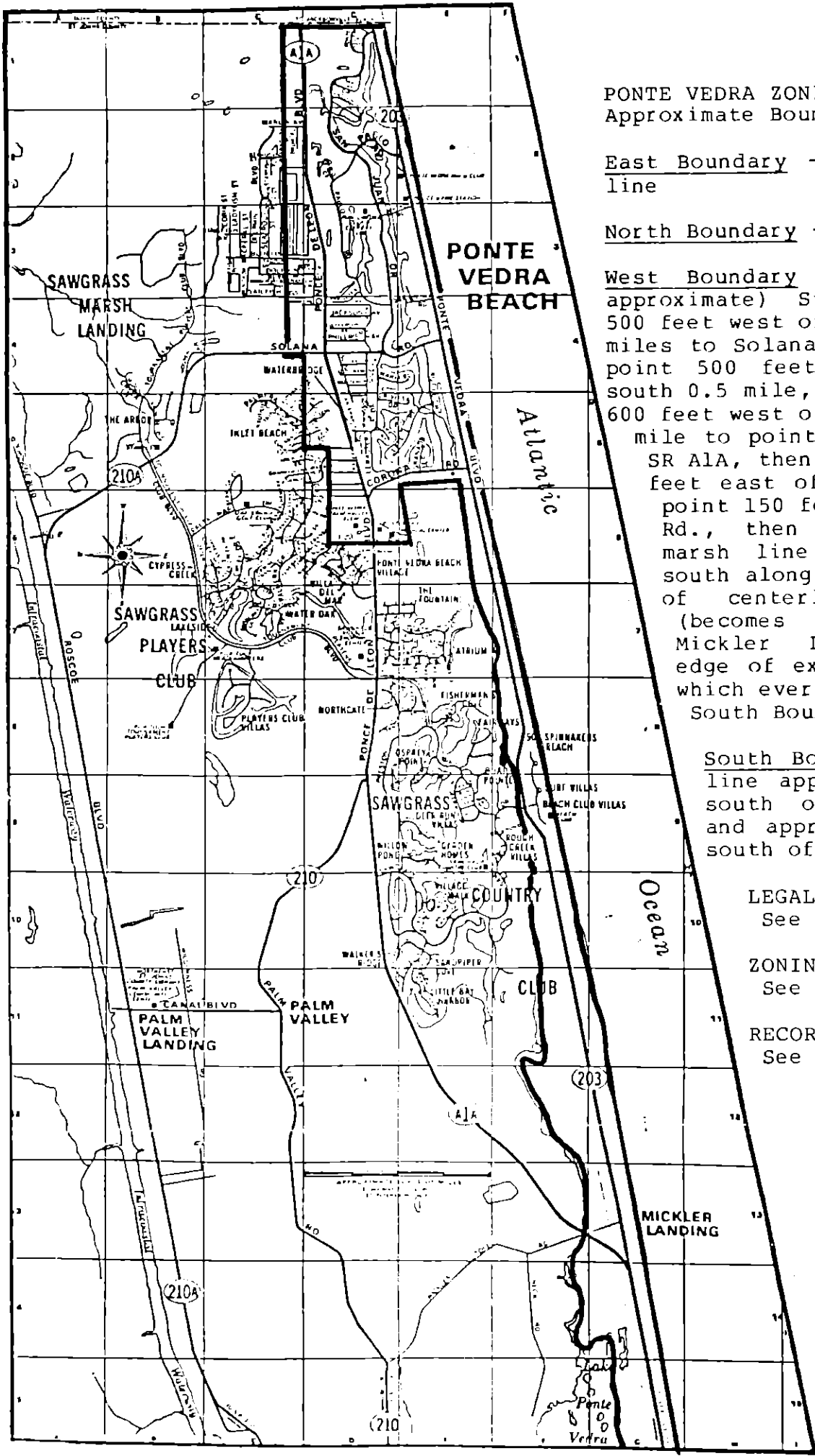
October 26, 1965

Includes Amendments:

Jan. 11, 1972
Oct. 8, 1974
Aug. 19, 1975
Sept. 12, 1978
June 14, 1983
Jan. 24, 1984
July 23, 1985
July 25, 1985
July 8, 1986
Oct. 14, 1986
Sept. 22, 1987
Oct. 13, 1987

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PONTE VEDRA ZONING DISTRICT
Approximate Boundary Line

East Boundary - Ocean high water line

North Boundary - County Line

West Boundary - (all distances approximate) Start on county line 500 feet west of SR ALA; south 1.7 miles to Solana Rd., then east to point 500 feet west of SR ALA; south 0.5 mile, then east to point 600 feet west of SR ALA; south 0.5 mile to point 1200 feet west of SR ALA, then east to point 1000 feet east of SR ALA; north to point 150 feet south of Coronado Rd., then east to existing marsh line west of CR 203; south along line 150 feet west of centerline of CR 203 (becomes SR ALA south of Mickler Landing) or east edge of existing marsh line, whichever is greater, to the South Boundary.

South Boundary - east-west line approximately 5 miles south of Mickler Landing and approximately 500 feet south of 6-mile Landing.

LEGAL DESCRIPTION - See Resolution

ZONING DISTRICTS - See Section II

RECORDED MAPS - See Section XI G

ZONING RESOLUTION FOR
PONTE VEDRA ZONING DISTRICT
OF ST. JOHNS COUNTY, FLORIDA

A RESOLUTION to regulate and restrict within the area of St. Johns County not incorporated within any incorporated municipality and particularly described as follows:

Commence at the intersection of the high water line of the Atlantic Ocean with the North line of Section 15, Township 3 South, Range 29 East, St. Johns County, Florida, said North line of Section 15 being also the Northerly boundary of St. Johns County, for the Point of beginning; thence Westerly along the North line of Section 15 to the Northwest corner of Section 15; thence continue Westerly along the North Line of Section 16, Township 3 South, Range 29 East to the Northwest corner of Government Lot 1 of said Section 16; thence Southerly along the West line of Government Lots 1, 8, 9 and 16 of Section 16 to a point on the South line of said Section 16, thence continue Southerly along the West line of Government Lots 1, 7 and 8 of Section 21, Township 3 South, Range 29 East to the Southwest corner of said Government Lot 8; thence Easterly along the South line of said Government Lot 8 to a point 500 feet West of the Southeast corner of said Government Lot 8; thence Southerly along a line parallel to and 500 feet West of the East line of Government Lot 12, Section 21 to a point on the South line of Section 21; thence continue Southerly along a line parallel to and 500 feet West of the East line of Government Lot 1, Section 28, Township 3 South, Range 29 East to a point on the South line of said Government Lot 1; thence Easterly along the South line of said Government Lot 1 to a point on the East line of Section 28, said line being also the West line of Section 27; thence Southerly along the West line of Government Lots 4 and 8, Section 27, Township 3 South, Range 29 East to the Southwest corner of said Government Lot 8; thence Easterly along the South line of Government Lots 8 and 7, Section 27 to a point on the West line of Section 43, Township 3 South, Range 29 East; thence Northerly along the West line of said Section 43 to the Northwest corner of Section 43; thence Easterly along the North line of Section 43 to a point on the East edge of existing marsh land, said point being approximately 200 feet West of the West Right-of-Way line of County Road 203 as now located; thence Southerly following the East edge of existing marsh land when said East edge is 150 feet or more West of the center line of County Road 203 and State Road A-1-A south of their junction as now located and following a line parallel to and 150 feet West of the center line of County Road 203/State Road A-1-A as now located when the East edge of existing marsh land is nearer than 150 feet to the center line of County Road 203/State Road A-1-A as now located to a point on the South line of Section 36, Township 4 South, Range 29 East, St. Johns County, Florida; thence Easterly along the South line of said Section 36, Township 4 South, Range 29 East to a point on the high water line of the Atlantic Ocean thence Northerly along

the meanders of the high water line of the Atlantic Ocean to a point on the North line of Section 15, Township 3 South, Range 29 East, St. Johns County, Florida to the Point of Beginning, to be known as PONTE VEDRA ZONING DISTRICT, the height, number of stories, the location, use and size of buildings and other structures on land and over water, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and within such District to regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of procedure; to provide a method for amendment, of said regulations; to provide a method of amendment, supplement, change, modification and repeal of regulations and boundaries; to adopt a zoning map; to provide a Zoning Board and a Board of Adjustment and prescribe their respective powers and duties and to prescribe penalties for the violation of its provisions and to also provide for its enforcement.

PURPOSE AND ENACTING CLAUSE

WHEREAS, by provisions of Chapter 65-2171, Laws of Florida, Acts of 1965, authority is conferred on the Board of County Commissioners of St. Johns County to establish the Ponte Vedra Zoning District within said county, and within such district said Board is empowered to regulate and restrict the erection, construction, reconstruction, alteration and repair of buildings on land and over water, and the uses of land, buildings, and structures for commerce, industry, residence, or other specific use; to regulate and restrict the heights, number of stories and size of buildings and other structures on land and over water, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, and the density of population, all for the purpose of promoting health, safety, morals, or the general welfare of the community and,

WHEREAS, the Board of County Commissioners of St. Johns County deems it necessary in order to lessen congestion on the highways, to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to preserve and facilitate the adequate provisions of transportation, water, sewage, schools, parks and other requirements, to make and promulgate such regulations with reasonable consideration, among other things, of the character of each district within said Ponte Vedra Zoning District, and its peculiar suitability for particular uses and with a view of conserving the value of buildings, and encouraging the most appropriate use of land throughout said Ponte Vedra Zoning District in accordance with the comprehensive plan; and,

WHEREAS, a public hearing was held by the Board of County Commissioners of St. Johns County at 10:00 o'clock A.M. on the 26th day of October, A.D., 1965, in relation to the boundaries of said Zoning District, and in relation to the regulations of the restrictions on the erection, construction, reconstruction, alteration,

repair or use of buildings and structures on land and over water; and how the same shall be determined, established and enforced, and also in relation to all other matters pertinent to the exercise of the powers conferred on said Board by said Chapter 65-2171, Laws of Florida, Acts of 1965, at which hearing all parties in interest and all citizens had an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION I - DEFINITIONS

For the purpose of these regulations and enforcement thereof, the following definitions for terms used shall apply to all districts. Where words or terms are not defined, they shall have their ordinarily accepted meaning. Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the word "building" includes the word "structure"; the word "shall" is mandatory; the word "may" is permissive.

ACCESSORY USE OR BUILDING. A subordinate use or building of a nature customarily incident to and subordinate to the principal use or structure and on the same premises.

ALLEY. A roadway dedicated to public use which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

ADVERTISING STRUCTURE. Any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed.

APARTMENT BUILDING. See Dwelling, Multiple.

ATTIC. The non-habitable space immediately below the roof of a building.

BOARD OF ADJUSTMENT. A Board appointed by the Governor, empowered by Chapter 65-2171, as amended by Chapter 72-677, Laws of Florida to hear and decide appeals against determinations made by administrative officials and to hear and decide exceptions or variances to these Regulations.

BUILDING. Any structure having a roof supported by columns or walls.

BUILDING AREA. Interior area exclusive of non-heated/air conditioned space such as porches and garages.

BUILDING FRONT. The front of a building shall be that which faces the rear of a required front yard.

BUILDING HEIGHT. The vertical distance measured from the lowest point of established grade level surrounding the perimeter of the building to the highest point of the roof or parapet.

CLUB. (Including, but not exclusive to surf club, beach club, golf club, tennis club) A private facility organized for social and/or recreational purposes and restricted to members and their guests.

CONDOMINIUM - See Dwelling, multiple.

DISTRICT. Districts of Ponte Vedra Zoning District; see Section II.

DOCK. An uncovered platform no higher than the adjacent land extending out over the water.

DWELLING. A residence for one (1) or more family units with one (1) kitchen per family unit.

DWELLING, MULTIPLE FAMILY. A building or portion thereof used or designed as a residence for three or more families living independently of each other, such as an apartment, rowhouse or townhouse.

DWELLING, SINGLE FAMILY. A detached building designed for, or occupied exclusively by, one family.

DWELLING, TWO FAMILY, (DUPLEX). A detached building designated for or occupied exclusively by two families living independently of each other.

ESTABLISHED (FINISHED) GRADE. Planned elevation of surface of ground or paving after construction and landscaping are completed.

FAMILY. One or more persons living together as a single housekeeping unit and occupying a single dwelling unit, provided that unless all members are related by law, blood, adoption, or marriage, no such family shall contain over five persons, but further provided that domestic servants employed on the premises may be housed on the premises without being counted as a separate or additional family or families. The term family shall not be construed to mean a fraternity, sorority, club, monastery, convent or institutional group.

FENCE. See wall.

FILLING STATION. See Station, Filling; Station, Service.

FRONTAGE. All the property abutting on one (1) side of a street between two (2) intersecting streets, measured along the street line. (See Yard, Front)

GARAGE, PRIVATE. A building used as an accessory to a main building permitted in any residence district, and providing for the storage of motor vehicles.

GARAGE, PUBLIC. Any building or premises, except those described as a private or storage garage, used for the storage or care of motor vehicles, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

GARAGE, STORAGE. Any building or premises, other than a private or public garage, used exclusively for the parking or storage of motor vehicles.

GOLF COURSE. An area of not less than sixty (60) acres for the playing of golf, with a minimum of nine (9) holes.

HARDSCAPE - Structural elements of a landscape plan, such as a wall, walk, patio, pool and fountain.

HOTEL, MOTEL. A building or a group of buildings in which accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from family dwellings, where rentals for periods of a week or longer and occupancy is generally residential rather than transient.

KITCHEN. A room or space set aside in a dwelling unit and used primarily in the cooking and serving of food.

LAND. Real property, including marsh, water and swamp.

LAND FILL. The placement of dirt, sand or other suitable clean fill material on the surface of a lot or parcel of land.

LINE, BUILDING RESTRICTION (BRL). A line offset a prescribed distance within a property line beyond which construction is not permitted unless authorized herein.

LINE, PROPERTY LOT (PL). A line defining boundaries of a lot or parcel of land as recorded by deed and survey.

LOT. A parcel or plot of ground which is or may be occupied by a building and accessory building or buildings, including the open space required under this Resolution. For the purpose of this Resolution, the word "lot" shall be taken to mean any number of contiguous lots or portions thereof, as shown on the map of record, upon which one or more main structures for single use are to be erected.

LOT, CORNER. A lot abutting upon two (2) or more streets at their intersections.

LOT DEPTH. The depth of a lot, for the purpose of this Resolution, is the distance measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the opposite main rear line of the lot.

LOT, INTERIOR. A lot other than a corner lot.

LOT OF RECORD. A lot which is part of a sub-division, the plat "or the legal description of property using metes and bounds" which has been recorded in the office of the Clerk of the Circuit Court of St. Johns County.

LOT, THRU. An interior lot having frontage on two streets.

MOTEL. See Hotel.

NON-CONFORMING USE. A building or land occupied by a use that does not conform with the regulations of the use district in which it is situated.

PARKING LOT. An area or plot of ground used for the storage or parking of motor vehicles.

PARKS AND PLAYGROUNDS. Areas dedicated to the public for recreation.

PLANNED SPECIAL DEVELOPMENT. A form of development characterized by a unified site design having common open space, coordinated landscaping, roads and walks and which may include a mix of building types and land uses, with densities calculated over the entire development.

RECREATIONAL VEHICLE. A vehicular portable structure built on a chassis with its own wheels, either self-propelled or towed by another vehicle, designed to be used as a temporary dwelling for travel, vacation, camping or recreational purposes and including travel trailers, camping trailers, pickup campers, converted buses, motor homes, tent trailers, boats and boat trailers and similar devices.

ROAD, ARTERIAL. State or County numbered road, such as State Road 1A and County roads 203, 210 and 210A.

ROAD, COLLECTOR. Through street connecting to an arterial road, such as LeMaster, San Juan and Rutile Drives.

SHOPPING CENTER. A group of retail stores or service establishments, or any other business planned to serve a community or neighborhood not necessarily owned by one party nor by a single land ownership, which are adjacent to and utilizing a common parking area or common parking areas.

SIGN. Any structure or device which is erected, constructed or maintained outside of enclosed buildings or structures for the purpose of display, information or advertisement. National or State flags shall not be construed as signs.

SIGN, AWNING. A sign painted, stamped, perforated, or stitched or otherwise applied on an awning.

SIGN, BANNER TYPE. Signs or displays comprised wholly or in part of banners or flags.

SIGN, CAMPAIGN. A sign erected to advocate the candidacy of individual(s) for elective office, an issue, cause or referendum.

SIGN, FACE AREA. The area enclosed by the perimeter of the sign, including framing or projections thereto, provided, however, that concerning painted wall signs or flat signs, when composed of letters only (whether script or printed letters) sign area is the area enclosing contiguous letters and words.

SIGN, GROUND. A sign supported by uprights, braces or footings placed in or upon the ground and not attached to any building.

SIGN, NON CONFORMING. An advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this regulation.

SIGN, POLE. A sign erected upon a pole or poles and which is wholly independent of any building for support. A free standing sign.

SIGN, ROOF. A sign painted upon or erected upon, or which extends above, the roof of the building to which it is attached.

SIGN, SNIPE. A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, walls or fences, or to other such objects.

SIGN, SPECTACULAR OR ANIMATED. Any sign which moves or has moving parts, or which has intermittent or varying lighting.

SIGN, WALL. A sign attached to, or painted on, the wall of any building when such sign projects not more than twelve (12) inches from the building.

STATION, FILLING. A building or lot where gasoline, oil and lubricants are supplied and dispensed to motor vehicles.

STATION, SERVICE. A filling station which also provides minor repairs and services.

STORY. Any portion of a building included between a floor and the finished ceiling next above it or the finished under surface of the roof directly over that particular floor. An attic is not considered a story.

STREET. A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley.

STREET LINE. The line between the street and abutting property; right-of-way line.

STRUCTURE. Anything constructed or erected, including fence or wall, the use of which requires more or less permanent location on the land or attachment to something having a permanent location on the land. See Building.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders, except for replacement.

SUB-DIVISION. A group of homes and/or lots in a community or neighborhood situated in a contiguous area identified by a recorded name.

USED CAR LOT. A lot used for the display and sales of used automobiles where no repair work is done except the necessary reconditioning of the cars to be displayed and sold on the premises.

USED CAR JUNK YARD. A lot used for the dismantling or wrecking of used automobiles or the storage, sale or dumping of dismantled or wrecked cars or their parts.

WALL. An upright structure of building material serving to enclose, divide or protect an area.

WALL (FENCE) HEIGHT. The maximum vertical distance from the established grade on the outer side of the wall to the top of the wall, including any capitals or cornices on the wall.

YARD. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by trees or shrubbery or as otherwise provided herein.

YARD, FRONT. A yard across the full width of the lot extending from the front building restriction line to the front property line.

YARD, REAR. A yard across the full width of the lot, extending from the rear building restriction line to the rear property line.

YARD, SIDE. A yard between the front and rear building restriction lines extending from the side building restriction line to the side property line.

YARD, UTILITY. An area walled off, fenced or otherwise screened from view so that objects therein are not visible from adjacent areas.

SECTION II

DISTRICTS AND BOUNDARIES

In order to regulate and restrict the height and size of buildings; to regulate and restrict the intensity of land use; to regulate the area of yards, courts and other space about buildings, to classify, regulate and restrict the location of commerce and industries and the location of buildings designed for specified industrial, commercial, residential and other uses, that portion of St. Johns County heretofore described as Ponte Vedra Zoning District is hereby divided into districts of which there shall be eight (8) as follows:

- R-1-A Single Family Residential District
- R-1-B Single Family Residential District
- R-1-C Single Family Residential District
- R-1-D Single Family Residential District
- R-2 Multiple Family Residential District
- R-2-A Multiple Family Residential District
- R-3 Commercial District
- R-4 Recreational District

The boundaries of the said districts are hereby established as shown on the maps of Zoning District Number 5 (See SECTION XIX) which are hereby adopted and made a part of this Resolution, said maps and all notations, references and other information shown thereon shall be as much a part of this Resolution as if the matters and information set forth thereon were fully described herein.

The boundaries of the various districts as shown upon the maps shall be determined by use of the scale shown on said maps, unless actual dimensions are noted. Scale and field measurements and map dimensions shall be figured from the center line of streets, highways and alleys, unless otherwise indicated. Where uncertainty exists, as to the exact location of said boundaries the following rules shall apply:

- (a) Where the district boundaries lie on or within streets, highways, roads or alleys, the district boundaries shall be the center line of such streets, highways, roads or alleys.
- (b) Where district boundary lines approximately bisect blocks, the boundaries are the median lines of such blocks, between the center lines of boundary streets.
- (c) Where district boundaries are approximately parallel to a street, highway, road or alley, the distance of such boundaries from the center line of such street, highway, road or alley shall be the median block line unless otherwise shown by dimension.
- (d) Where a district boundary line divides a lot or tract of land into two zone districts, the entire lot or tract shall be given the zone classification of the largest part.

(e) In case of final uncertainty the Board of County Commissioners on advice of the Ponte Vedra Zoning Board shall interpret the zoning map to fix the exact location of boundaries.

The use provisions in the various Zoning Districts are exclusive and any use not included under Uses Permitted shall be prohibited in such Districts.

SECTION III

R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS

A. USES PERMITTED: In these districts, a building or land shall be used only for the following purposes.

1. Single family dwellings.
2. Buildings accessory to such single family dwellings, including non-commercial boat docks.

B. REQUIREMENTS AND LIMITATIONS: The following requirements and limitations shall apply to any building or land in these districts.

1. Minimum Dimensions

District		R-1-A	R-1-B	R-1-C	R-1-D
Lot area	S.F.	22,500	17,000	7,200	7,200
Width at bldg. line	Ft.	150	100	60	60
Set back *1 *2 - Front	Ft.	40	40	25	25
*3 - Side	Ft.	10	10	7 1/2	7 1/2
*1 - Rear	Ft.	40	40	25	25
Bldg. area *4 - Total	S.F.	1,800	1,800	1,000	1,800
*5 - First Floor	S.F.	1,200	1,200	700	1,200

- *1 Ocean-front lots - See Section VII G
- *2 Attached structures - See Section VII J
- *3 Corner lots - See Section VII F
- *4 Exclusive of porches, verandas and garages.
- *5 For 1 1/2 and 2-story dwellings only

2. Maximum building height - 2 stories; 35 feet - See Section VII H

3. Accessory Structures. See Section VII K.
4. Maximum Lot Coverage. See Section VII L.
5. Parking Requirements. See Section VIII A.

6. Where a lot in a plat recorded prior to the date of the adoption of the original resolution (October 26, 1965) has an area less than the required minimum, said lot may be occupied by a single family dwelling provided however that the minimum front and side yard requirements set out herein from such dwellings are conformed with and the depth of the rear yard shall be at least twenty (20) feet for the R-1-A and B Districts and ten (10) feet for the R-1-C and D Districts. For the R-1-D District only, the minimum dwelling size shall be that amount equal to the minimum square footage shown above times the percentage that the actual lot size is to the minimum specified lot size. In no event, however, shall the minimum be less than that shown above for the R-1-C District.

7. The following objects may be allowed on building plots only if same are located within the dwelling or within a utility yard: Pens, houses for pets, above ground storage of construction materials, wood, coal, oil tanks, gas tanks, clothes racks, clothes lines, garbage and trash receptacles.

8. Except during the time necessary for pickup and delivery service, no commercial vehicle or recreational vehicle, shall be parked or allowed to occupy any land, unless same are enclosed in a garage, carport or other parking area fully screened from view from adjacent areas.

9. Applicable provisions of all other Sections of these Regulations shall apply.

SECTION IV

R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICTS

A. USES PERMITTED: In these districts, a building or land shall be used only for the following purposes.

1. R-2 District.

- a. Any use permitted in the R-1 Single Family Residential Districts.
- b. Multiple Family and Duplex Dwellings.
- c. Hotels and motels with their incidental businesses but excluding filling or service stations.
- d. Parks and playgrounds.
- e. Golf Courses.
- f. Public and parochial schools.
- g. Public buildings used exclusively by federal, state, county or city government for public purposes, except penal or correctional institutions.
- h. Churches and church educational buildings.
- i. Accessory Buildings and uses customarily incident to any of the foregoing.
- j. Non-commerical boat docks.

2. R-2-A District.

- a. Any use permitted in the R-1 Single Family Residential Districts.
- b. Multiple Family and Duplex Dwellings.
- c. Buildings accessory to such single and multiple family and duplex dwellings.

B. REQUIREMENTS AND LIMITATIONS. The following requirements and limitations shall apply to any building or land in these districts.

1. Minimum Dimensions

Permitted Uses		1 Fam	Duplex	Multi Fam	Other
Lot area	S.F.	17,000	17,000	*5 19,000	-
Width at bldg. line	Ft.	100	110	120	-
Set backs, *1,*2,*3 Front	Ft.	40	40	30	30
*4 Side	Ft.	10	10	10	10
*1 Rear	Ft.	40	40	30	30
Between Bldgs.	Ft.	-	-	20	20

- *1 Ocean front lots - See Sec VII G
- *2 Attached structures - See Sec VII J
- *3 Buffer areas. See Section VII E5
- *4 Corner Lots - See Section VII F
- *5 19,000 SF for 3 or 4 dwelling units; for each additional dwelling unit - 3,000 SF

2. The requirements and limitations stated in Section III B for the R-1-B Districts shall apply to single family dwellings.
3. Maximum length of building allowed parallel to and within 150 feet of the right-of-way of any public road or street - 300 feet.
4. Maximum building height, all uses - 2 stories; 35 feet. See Sec. VII H
5. Adequate on-site parking shall be provided for all uses. See Sec. VIII
6. Applicable provisions of all other Sections of these regulations shall apply.

SECTION V

R-3 COMMERCIAL DISTRICT

A. USES PERMITTED: In this district a building or land shall be used only for the following purposes.

1. Any use permitted in the R-2 Multiple Family Residential District.

2. Filling and service stations.

3. Restaurants without drive-in services.

4. Private Clubs

5. Office or professional establishments.

6. Marinas

7. Any other retail business or service except: cocktail lounges, bars and package stores not incidental to a hotel, restaurant or private club; amusement parks or individual amusement places incident to amusement parks; stables; stock yards; new automobile sales garages; used automobile sales garages or lots; major automobile repair garages; used car junk yards; tourist camps or cabin courts; guest houses; boarding trailers and fishing camps.

8. Accessory buildings and uses customarily incident to any of the foregoing uses.

B. REQUIREMENTS AND LIMITATIONS: The following requirements and limitations shall apply to any building or land in this district.

1. For Single Family dwellings and duplexes, the same as specified in Section IVB for the R-2 District.

2. For all other uses

a. Maximum building height allowed - 65 feet above mean sea level for land presently zoned R-3; 35 feet above finished grade for any land which may be rezoned R-3 in the future (see Section VII H).

b. Maximum length of building allowed parallel to and within 150 feet of the right-of-way of any public road or street - 300 feet.

c. Minimum dimensions

- (1) Lot area - 17,000 sq. ft.
- (2) Width at building line - 100 feet
- (3) Set backs - Front - 30 feet
 Side - 10 feet
 Rear - 10 feet
- (4) Distance between buildings - 20 feet

- d. Minimum lot area for multiple family dwellings of five (5) or more units - 20,000 sq. ft.

3. Buffer Areas, see Section VIIE.

4. On-site parking shall be provided for all uses. (See Section VIII)

5. Applicable provisions of all other Sections of these regulations shall apply.

SECTION VI

R-4 RECREATIONAL DISTRICT

A. USES PERMITTED: In this district a building or land shall be used only for the following purposes.

1. Golf Courses - See Section I, Definitions.

2. Parks and playgrounds.

3. Accessory building and uses customarily incident to the foregoing.

B. REQUIREMENTS AND LIMITATIONS: The following requirements and limitations shall apply to any building or land in this district.

1. Accessory structures may include bridges, storm shelters, rest stations, pump houses, playground equipment, picnic tables, maintenance equipment buildings, clubhouses, pro shops, lounges and restaurants. Restaurants and lounges shall be accessory only to private Golf Courses.

2. Structures shall not exceed two stories in height. See SECTION VII H.

3. All structures and utility yards shall be located a minimum of ten (10) feet from adjacent property lines on any side. All utility yards and refuse containers shall be concealed from public view by fencing or shrubbery. See Buffer Areas, Section VII E

4. Adequate on site parking spaces shall be provided for all uses. See Section VIII

5. Applicable provisions of all other Sections of these regulations shall apply.

SECTION VII

GENERAL PROVISIONS

A. **LIMITATIONS:** No building or structure shall be erected, reconstructed or structurally altered, nor shall any building, land or water be used for any purpose other than a use permitted in the District in which such building, land or water is located. No building or land shall be used so as to produce greater heights, smaller yards or less unoccupied area than prescribed for such building or land of the District in which it is located. No building shall be occupied by more families than prescribed for such building of the District in which it is located. No lot which is now or may be hereafter built upon as herein required, shall be so reduced in area that the yards and open spaces will be smaller than prescribed by these regulations, and no yard, court or open space provided about any building for the purpose of complying with the provisions hereof, shall be used as a yard, court or other open space for any other building.

B. **NON-CONFORMING USES:** Except as hereinafter provided, no existing structure or land shall be used, constructed, extended or enlarged except in conformity with the provisions of these regulations. Any non-conforming structure or use existing on the date that these regulations or subsequent revisions thereto become effective may be continued, including the maintenance, repair, parking and buffer requirements and reconstruction in the event of fire or natural catastrophe thereof, provided that the structure or land involved shall not be extended or enlarged, nor the use changed or modified. Exceptions to the latter are (i) internal improvements which do not change the use and (ii) external modifications or replacement the cumulative total of which does not expand the original ground coverage. Plans submitted for restoration of any non-conforming structures or uses shall include verification by the owner that such non-conforming structures or uses existed on the effective date of the regulations to which it is in nonconformity. No non-conforming use, if once changed to a use permitted in the district shall ever be changed back to a non-conforming use. A non-conforming use discontinued for 360 days shall not be restored. The gradual elimination of non-conformities is desirable and encouraged, especially where they adversely affect orderly development, nearby property values, safety and appearance of the community.

C. **DEED COVENANTS:** These regulations shall not interfere with nor abrogate nor annul any easements, covenants or other agreements between parties, provided however, that if these regulations impose a greater restriction upon the uses of buildings and land or require larger open space than is imposed or required by other rules or regulations or by easements, covenants or agreements, the provisions of these Regulations shall govern.

D. **DEVELOPMENT PLANS:**

1. **Subdivision Plats:** A residential subdivision plat is required for five (5) or more lots in accordance with St. Johns County Ordinance 84-60. In tracts of land hereinafter subdivided

into lots and streets, said lots shall conform to the lot area, width, and building height required in the District in which the tract or parcel of land is located. Street width from property line to property line must be at least 60 feet. All subdivision plats shall be reviewed by the Zoning Board before their presentation to the Board of County Commissioners.

2. Planned Special Developments:

a. Any land in the Ponte Vedra Zoning District (hereinafter referred to as the District) may be incorporated in a Planned Special Development (PSD), either wholly located within the District or joined with adjacent lands outside the District, for any use or combination of uses permitted in the R-1, R-2, R-3, or R-4 districts, upon enactment by the St. Johns County Board of County Commissioners of an ordinance establishing a PSD, including any special conditions related thereto, based upon findings that:

(1) The proposed PSD does not affect adversely the orderly development or use of the Ponte Vedra Zoning District as embodied in the Ponte Vedra Zoning District Regulations and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners.

(2) The proposed PSD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or development of adjacent properties or the general neighborhood.

(3) The proposed PSD will accomplish the Standards and Criteria of Section 8A-4 of the St. Johns County Zoning Ordinance for Districts A, B, C, D and E, as may be amended from time to time.

(4) The proposed PSD is consistent with all limitations on commercial development contained in the Comprehensive Plan.

b. Applications for rezoning to PSD shall be submitted and processed in accordance with Article 8-A of the St. Johns County Zoning Ordinance for Districts A, B, C, D and E, as may be amended from time to time. There is hereby adopted by reference Article 8-A of the said St. Johns County Zoning Ordinance, subject to the following provisions:

(1) All applications, plans, and changes including minor adjustments, shall be submitted for review and recommendation to the Ponte Vedra Zoning Board. Any function required to be performed by the St. Johns County Zoning Board under Article 8-A shall be performed by the Ponte Vedra Zoning Board. Recommendations by the Ponte Vedra Zoning Board shall be in accordance with the provisions of Subsection "a" above.

(2) There is excluded from the adoption by reference of said Article 8-A the following provisions; Sections 8A-1-2(b), 8A-2-3, and 8A-4-3.

D. (Continued)

(3) The number of access points connecting to any arterial road shall be limited to the minimum feasible.

(4) All Building Restriction Lines, loading docks and refuse areas or containers shall be set-back a minimum of 60 feet from the right-of-way of SR A-1-A and a minimum of 30 feet from the right-of-way of other arterial roads for:

(a) Hotels/Motels located on land not in an R-2 Zoning District on the effective date of these Regulations, and

(b) All R-3 Uses Permitted, except single and multiple family dwellings, located on land not in an R-3 Zoning District on the effective date of these Regulations.

(5) Buffer areas shall be provided at a minimum as required by Section VIIE of these Regulations.

(6) Maximum building heights shall be as prescribed by Section VIIH of these Regulations.

(7) Applicable provisions of all Sections of these Regulations shall apply, if not in conflict with this Subsection.

E. BUFFER AREAS. Buffer areas are landscaped strips along parcel boundaries which separate incompatible uses or serve as boundaries of parcels or uses and may serve as a protective or safety barrier. They shall be provided as follows:

1. Buffer areas required shall be included in plans submitted for review. They shall be located within the minimum set-back required and shall not be located in an existing or dedicated public or private street right-of-way. However, the continuation of buffer landscaping into the right-of-way, where feasible and permitted, is encouraged.

2. The design of buffer areas may utilize three features: (1) distance, (2) plant material and (3) structural elements, such as walls or berms. One or more of these features shall be required depending on adjacent existing or zoned uses. They shall be continuous except for driveway and walk entrances and of prescribed height except within sight triangles at street or road intersections. See Subsection F, Corner Lots.

3. Plant material used for buffers shall be natural or landscaped, in either case creating a minimum 60% visual screen at least (5) feet in height above development finished grade adjacent to the buffer, to be installed at the time of inspection and to be achieved within one (1) year of installation. The use of landscaped berms is encouraged. Walls shall be of appropriate design and no higher than six (6) feet above development finished grade, except as prescribed for single family and duplex residential use in Paragraph 4. Adequate distance shall be maintained between the structure and the exterior property line for plant material and access for its maintenance. The plant material may be natural or landscaped to create a softening effect on the structure. All elements of buffer areas shall be maintained in good condition.

4. For single-family and duplex residential use, a well maintained yard with the set-back required shall be considered adequate buffer area. The maximum height of fences and walls shall be as prescribed in Subsection M.

5. For uses other than single-family and duplex residential, a landscaped buffer shall be provided between street or road right-of-way lines and the development to soften the appearance of structures and parking spaces from the roads. The minimum buffer shall be ten (10) feet in depth. For uses adjacent to State Road 1A the minimum depth shall be twenty (20) feet. Where the required building set back distance is increased by ten (10) feet or more, the minimum height of the landscaped buffer may be reduced to three (3) feet and where increased by twenty (20) feet or more, well maintained landscaping alone may be considered adequate buffer.

6. Where a residential use abuts a nonresidential use, or where a single-family residential use abuts a multifamily residential use, there shall be provided in the nonresidential or

multi-family residential use along the abutting line a buffer area at least 10 feet in depth as prescribed in paragraphs 2 and 3.

7. Non-conforming uses - see Subsection B.

F. CORNER LOTS: Any corner lot shall have a side yard on the street side equal in width to the minimum front yard setback of any adjoining lot fronting on the side street except for previously platted lots in the R-1-C and D single family residential districts with widths sixty (60) feet or less, where the minimum side yard setback on the street side may be seven and one-half (7 1/2) feet. The minimum side setback of a corner lot, otherwise, shall not be in any case less than twenty (20) feet. For safety reasons, no structure or mature plantings exceeding two (2) feet in height above street grade shall be permitted within a sight triangle drawn from the intersection of the corner property lines to a point thirty-five (35) feet along arterial and collector roads and twenty-five (25) feet along all other roads or streets and with the two points connected. Permitted exceptions are: trees with lower canopy height at least six (6) feet above street grade and spaced so as not to substantially interrupt line of sight.

G. OCEAN-FRONT LOTS: For lots having a frontage on or facing the ocean, front and rear set backs shall be established as follows:

1. The ocean-side set back depth shall be measured from the property line parallel to and nearest the ocean using the minimum front set back required.
2. The street-side set back depth shall be measured from the street side property line using the minimum rear set back required.

For all other purposes the street-side is considered the front yard.

H. BUILDING AND LAND HEIGHTS:

1. Buildings: Except as otherwise provided in Section VB2 for the R-3 District, no building shall exceed two (2) stories in height, with a maximum building height of thirty-five (35) feet above the lowest point on the finished grade at the perimeter of the main structure. The first floor living area level must be at least eighteen (18) inches above the centerline of the street abutting the lot unless otherwise approved by the county engineering department. Towers, gables, spires and radio and television receiving or transmitting antennae or devices or structures of a similar nature which are attached to or detached from the main structure shall also have a maximum height of thirty-five (35) feet. See Subsection I, Antennae.

2. Land. Except as may be required by any governmental agency having jurisdiction thereof, the maximum heights shall be as prescribed below. Run-off water shall be contained on the lot or parcel of land unless drained off in a manner consistent with applicable county ordinances.

a. Land Fill. Except as provided in paragraphs H-1 above and H-2-b below no dirt, sand or other suitable clean material may be added to any lot which will raise the highest point of the surface of the ground in excess of one (1) foot above the centerline of the street abutting the lot.

b. Established (Finished) Grade. On lots where landfill is added in conformance with paragraph H-2-a above the maximum allowable height of the finished grade at any point on the perimeter of the main structure shall be two (2) feet above the centerline of the street abutting the lot.

I. ANTENNAE: All line-of-sight dish type and all satellite receiving or transmitting antennae, regardless of size, shape, configuration, height, or location within the Ponte Vedra Zoning District, are permitted only if such antennae are placed in locations where they cannot be viewed at eye level from adjoining property or public property. Eye level shall be construed to mean visible to a person six feet tall standing at ground level.

J. ATTACHED STRUCTURES: Structures such as garages, porches, verandas, balconies, bay windows, storage or equipment rooms or steps with a height of more than three (3) feet, shall be considered a part of the main building in determining the front, back and side walls of the main building to establish its setback lines. Roofs and eaves shall not extend beyond any building restriction line more than one-half the minimum side yard set-back required.

K. ACCESSORY STRUCTURES: Limitations on accessory structures vary according to their location on the building lot. See Section I, Definitions for Accessory Use or Building, Structure and Yard, Utility.

1. Structures such as detached garages, screened or covered swimming pool enclosures and similar incidental structures shall be located within building restriction lines and are subject to the same height limitations as the permitted structure.

2. Structures and equipment located between building restriction lines and adjacent property lines shall be no higher than three (3) feet above finished grade and shall be no closer than ten (10) feet (seven and one-half (7 1/2) feet for R-1-C and D Districts) from any property line except as follows:

a. Fences and Walls, as prescribed in Subsection M.

b. Location exceptions are (i) heat/air and pool equipment and enclosed trash receptacles, which may be located in side yards away from a street, no closer than one-half the minimum set-back required from the property line, and (ii) ground level surfacing, such as walks, driveways, parking areas, patios and pool decks, which may extend to property lines. See Subsection L, Maximum Lot Coverage.

c. Height exceptions are (i) flag poles and bird houses on poles, which shall have a maximum height of thirty-five (35) feet and (ii) children's swing and slide sets, pool slides and structures of a similar nature, which shall have a maximum height of nine (9) feet.

3. Construction of accessory structures shall not commence prior to the start of construction of the main building and such structures are not permitted on vacant lots or parcels of land.

L. MAXIMUM LOT COVERAGE: To reduce run-off and preserve open area, the coverage of any lot or plot of land by structures and impervious surfacing shall be no more than the following percentages of the gross lot or plot area for the uses shown.

Uses	Percentage
Single family and duplex residential	40
Multiple family residential	65
Commercial/Office Including gas stations, restaurants, hotels, motels, private clubs, marinas and retail uses.	80
Other uses permitted Including parks, playgrounds, golf courses, schools, public buildings and churches.	40
Mixed Uses	by proportion of use

In the event a landowner provides a buffer area along all road frontages as prescribed in paragraphs 1, 2 and 3 of Section VII E, the maximum coverage specified for each category of uses shown above may be increased by ten (10) percent.

M. FENCES AND WALLS: In all Districts, unless otherwise provided, fences or walls outside building restriction lines shall have a maximum height of four (4) feet except on rear lot lines which coincide with the right-of-way line of State Road A-1-A where the maximum height may be six (6) feet, and in the R1C and R1D Zoning Districts where the maximum height may be six (6) feet between the rear set-back line and the rear property line. The height shall be measured from the established grade on the exterior side of the fence or wall. They are permitted anywhere on the lot except as prohibited on corner lots, Subsection F.

N. LAGOON BULKHEADS: The height of bulkheads shall be established so as to insure compatibility of finished ground elevations with and to avoid increasing run-off onto adjacent property.

O. SWIMMING POOLS: Shall be enclosed by a screened enclosure or by a fence or wall four (4) feet in height. Gates shall be self-closing and latching with latches on the pool side of the gates. Location and height limitations are as prescribed in Subsection K.

P. PROHIBITED USES: The following shall not be permitted within the Ponte Vedra Zoning District:

1. Leasing or renting for compensation of individual room or rooms within any single family dwelling unit.

2. Houseboats fastened to a dock or anchored to land or remaining in any waterway.

3. House trailers or permanent tents, or ocean fishing piers placed on any yard, lot or other parcel of land.

4. Construction offices or storage trailers on any yard, lot or parcel of land except during active construction work.

5. Debris and unusable or excess building material or soil on building sites or unsightly conditions in public view during periods of reduced or suspended construction activity. Hazardous material must be removed and unsanitary conditions eliminated during periods of reduced or suspended construction activity.

6. Horses, ponies, cattle, swine, sheep, goats, poultry, wild animals or reptiles whether kept, raised or maintained.

7. Refuse containers and trash not concealed from view of any person upon any street or public sidewalk, except on day of pickup.

8. Sources of excessive noise as regulated by St. Johns County Ordinance 88-37 as may be amended from time to time, fumes, odors, dust, dirt or vibrations.

9. Uses not included under Uses Permitted in the various Zoning Districts.

SECTION VIII

OFF STREET PARKING AND LOADING

A. LOCATION OF FACILITIES

1. Permanent off-street parking and loading areas required for specific uses may be provided in a parking garage or improved parking area and shall normally be located on the same lot or parcel of land as the use served or within a mixed-use complex under single owner management. Street rights-of-way may not be used to meet the minimum off-street parking requirements.

2. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

3. Remote off-street parking and loading areas may be established within four hundred feet of the lot or parcel of land as the use served when practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve. Permanent easements shall be secured and legally recorded for all such areas. The request for approval of remote off-site parking or loading facilities shall be handled as an exception or variance subject to approval of the Ponte Vedra Board of Adjustment.

4. Temporary off-street parking and loading areas shall be provided by the owner for seasonal and other peak demands exceeding the capacity of on-site and remote parking provided, as determined by his use experience.

B. DESIGN STANDARDS

1. Drainage. Off-street parking and loading area; entrances and exits (including area necessary for access and maneuvering) shall be drained to prevent damage to abutting property and/or public street and alleys and surfaced with erosion-resistant material in accordance with County specifications.

2. Separation from Walkway and Streets. Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, or curbing or other approved protective device. (See Section VIIE, Buffer Areas)

3. Entrances and Exits. Location and design of entrances and exits shall be in accordance with County specifications. Landscaping, curbing or other barrier may be provided along lot boundaries to control entrance and exit of vehicles or pedestrians. Landscaping, walls or other barriers shall not obstruct the view of the driver of a vehicle exiting onto any street.

4. Access Drives.

a. For the safety of vehicles and pedestrians, access to parking and loading areas shall be designed so as not to obstruct free flow of traffic, with adequate provision for stacking where required and for eliminating the necessity of standing or backing into the street.

b. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to street areas shall not exceed a maximum width of twelve (12) feet for a one-way drive and twenty-four (24) feet for a two-way drive at the property line and extending at least to the full depth of any buffer area required. (See Section VII E) The design, number and placement of such drives are subject to approval of the County Engineer.

5. Interior Drives. Minimum width of interior drives shall be related to the angle of parking stalls and use of one-way or two-way traffic as follows:

PARKING ANGLE (degrees)	One-Way (feet)	Two-Way (feet)
Parallel	10	20
30	11	22
45	12	22
60	18	24
90	24	24

6. Size of Parking and Loading Spaces.

a. The size of parking space for one vehicle shall consist of a rectangular area having dimensions of not less than ten (10) feet by twenty (20) feet, plus adequate area for ingress and egress.

b. As a guideline, parking lots shall be broken down into sections of not more than fifty (50) spaces, separated from other sections by landscaped dividing strips or berms.

c. Minimum dimensions for each loading berth shall be 12 feet by 40 feet. Additional length may be required if deemed necessary for a given expected type of vehicle usage. An overhead clearance of 14 feet from pavement grade shall be required.

7. Marking of Parking Spaces. Parking spaces in lots of more than ten spaces shall be marked, by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot.

8. Lighting. Adequate lighting shall be provided if off-street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property.

9. Screening. Wherever off-street vehicular use areas are located closer than forty (40) feet to a lot zoned residential and when such parking spaces are not entirely screened visually from such a lot by an intervening building or structure, there shall be provided along the lot line a continuous screen with a minimum height of five (5) feet. Such screen shall consist of a solid wall, fence or compact permanent shrubbery. (See Section VIIE, Buffer Areas)

C. OFF STREET PARKING - MINIMUM REQUIREMENTS

USE	SPACES REQUIRED
Auditorium, Theatre, Church, Gymnasium & Stadium	One (1) space per four (4) seats and for each 25 square feet of space available for temporary seating or standing.
Automobile Service Station	Three (3) spaces per service bay.
Automobile Filling Station	One (1) space per pump.
Auto Wash, Drive-in	Three (3) spaces per wash unit.
Bank and Financial Institution	See sales and service establishments.
Barber Shop, Beauty Parlor	One (1) space per one hundred (100) sq. ft. of gross floor area.
Child Care Center	One (1) space per three hundred (300) feet of gross area.
Clubs, Public or Private	One (1) space per two hundred fifty (250) square feet of gross floor area including all swimming pool areas, but excluding areas occupied by associated uses such as golf courses, tennis courts and retail shops, plus 75% of the spaces required for the associated uses.
Conference Center/Meeting Room	One (1) space per two hundred (200) square feet of gross floor area.
Fire Stations	One (1) space per employee on the maximum shift and one (1) space per three (3) volunteer personnel normally on call, plus one space per three hundred (300) square feet of gross office area.

Golf Course/ Tennis Courts	Four (4) spaces per hole or court, plus 50% of the requirements for any associated uses, except in developments which have otherwise adequate provisions for parking.
Hotel, Motel	One (1) space per room to be rented and per two (2) employees, plus 75% of the spaces required for associated uses such as restaurant, lounge, meeting rooms and retail shops.
Parks, Recreation and Athletic Facilities	One (1) space per five (5) persons that the facilities are designed to accommodate plus one (1) space per 200 sq. ft. of gross floor area within enclosed buildings used in a manner not susceptible to such calculations. See Subsection A2.
Library, Museum or Similar Structure	One (1) space per 300 square feet of area within enclosed buildings.
Medical, Dental or Veterinarian Office	One (1) space per two hundred (200) sq. ft. of gross floor area.
Nursing Home and Similar Uses	One (1) space per two (2) patient beds and for each additional room.
Office and Professional Building (Free Standing)	One (1) space per three hundred (300) sq. ft. of gross floor area.
Public Buildings	One (1) space per vehicle owned and operated by the public agency and per employee, plus one space per 250 square feet of gross floor area.
Residential	
Single-family	Two spaces per unit
Multi-family	1 bedroom - 1.5 spaces per unit 2 bedrooms - 1.75 spaces per unit 3 bedrooms or more - 2 spaces per unit
Restaurants and Bars (Free Standing)	One (1) space per one hundred (100) sq. ft. of gross floor area.
Retail Store (Free Standing)	See Sales and Service Establishments

Sales and service establishments not listed elsewhere, which deal with customers on the premises	One (1) space per three hundred (300) sq. ft. of floor area available to customers.
Schools	One (1) space per six (6) auditorium or gymnasium seats, or
Junior High and Lower	Two (2) spaces per classroom, lab or workshop.
Senior High and Vocational	Four (4) spaces per classroom, lab or workshop.
Shopping Center	One (1) space per two hundred (200) sq. ft. of gross floor area.
Other Uses	For specific uses not scheduled above, the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed use or an appropriate standard from an accepted reference manual may be proposed.

D. OFF STREET PARKING - GENERAL PROVISIONS.

General provisions of this section shall apply to all new buildings or structures and to alterations or additions to existing buildings.

1. Parking space requirements for a use not specifically listed in these Regulations shall be determined by the County Zoning Official, on advice of the Ponte Vedra Zoning Board, based on required parking for uses with similar demand.

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

3. Up to fifteen-percent (15%) of the required parking spaces in any lot may be designed and designated as compact spaces. Such spaces shall be prominently marked and posted.

4. In the case of multiple uses, the required parking shall be the sum of the separate requirements of the individual uses.

5. Whenever a building or structure is enlarged so that the available parking space is less than the minimum required by these Regulations, such additional parking shall be provided accordingly.

6. Whenever a change of use occurs, not involving structural enlargement, so that the available parking space is less than the minimum required by these Regulations, additional parking spaces shall be provided so as to comply with such requirements; except that, when

the additional parking requirement amounts to less than twenty-five percent (25%) of the parking required for the previous use, the additional spaces need not be provided.

7. Parking spaces required by these Regulations shall not be altered or utilized so as to prevent their use for parking purposes.

8. Joint Use: No parking spaces provided to meet the requirements of these Regulations for one building or use shall be included as part of the spaces required for another building or use, unless the County Zoning Official determines on advice of the Ponte Vedra Zoning Board that the uses are of such a nature that the periods of use of parking facilities will not conflict. See paragraph A1, this section.

E. NON CONFORMING DEVELOPMENTS - SEE SECTION VIIB

SECTION IX

SIGNS

Signs shall be permitted in the various zoning districts only in accordance with the following:

A. NUMBER AND SIZE OF SIGNS PERMITTED IN ALL R-1 SINGLE FAMILY RESIDENTIAL DISTRICTS

1. Signs pertaining to the sale, lease or rental of property or buildings shall be subject to the following conditions and restrictions:

a. Only one (1) sign shall be permitted on any one lot or parcel of land in addition to any exempt signs covered in this regulation.

b. The face surface of such sign shall not be larger than eighty (80) square inches.

c. The sign shall be constructed only of metal, plastic, wood or pressed wood and shall be fastened to a supporting member constructed of angle iron not exceeding one (1) inch by one (1) inch.

d. The supporting member shall be driven into the ground to provide that the top of the face of such sign shall not be more than four (4) feet above the finished grade of the ground.

e. All such signs shall be lettered professionally.

f. Such sign shall be so erected or placed that its center line is parallel or perpendicular to the front property line.

g. Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and back of the sign.

h. Where such sign is suspended from an arm of the support, such arm shall not exceed a length of twenty (20) inches.

i. Such sign shall be kept in good repair and shall not be illuminated, animated, or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices.

j. Any such sign shall be removed within five (5) days from the date a binding agreement is entered into for the sale, lease or rental of the property or immediately upon the removal of the property from the market, whichever occurs first.

2. Signs identifying owners name and/or house number shall be the same as above as to size, and may be illuminated.

3. Prohibited Signs:

a. Signs attached to or placed on a vehicle (including trailers) that are parked on public or private property.

b. Commercial advertising signs pertaining to products or services rendered.

c. Signs listed in Subsection E.

B. NUMBER AND SIZE OF SIGNS PERMITTED IN THE R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICTS

1. Single and Two Family Dwellings - same requirements as for R-1 Districts.

2. All other uses:

a. Shall be limited to one (1) wall sign in painted or molded letters. The face area of such a sign shall not exceed twenty-four (24) square feet.

b. One (1) ground sign, in addition to a wall sign, may be installed in painted or molded letters and shall be onsite. The total ground sign face area shall not exceed thirty-two (32) square feet. Such sign may be double faced.

c. In construing the provisions of this section, signs erected within or upon doors containing letters not exceeding six (6) inches in height shall not be counted in computing the number of signs.

d. Real Estate for Sale, Lease or Rental signs may be installed in addition to the above limits provided the face area of the sign shall not be greater than eighty (80) square inches and limited to one sign per building, apartment or condominium unit or vacant lot and subject to the same conditions and restrictions as outlined for single-family residential districts.

C. NUMBER AND SIZE OF SIGNS PERMITTED IN R-3 COMMERCIAL DISTRICT AND R-4 RECREATIONAL DISTRICT.

1. For all uses permitted in the R-2 Districts, the same regulations as in the R-2 Districts shall apply (R-3 District only.)

2. All other uses:

a. Shall be limited to one (1) wall sign upon the front elevation of the building. When such building abuts both on front

and side streets, one (1) wall sign may also be located upon the side street elevation of the building. The total wall sign area for each building establishment shall not exceed twenty-four (24) square feet per face.

b. Where a building is divided vertically into units for several businesses, on the ground floor only, one wall sign as specified above is authorized for each such unit and where one business requires more than one unit, the wall sign area authorized is twenty-four (24) square feet times the number of unit fronts occupied. In addition, each business located therein may have one double-faced hanging sign under covered walkways with maximum dimensions two (2) feet vertical by four (4) feet horizontal.

c. One (1) awning sign may be substituted, on the front elevation of the building, for a wall sign.

d. In construing the provisions of this section, signs erected within or upon show windows, display windows or doors containing letters not exceeding six (6) inches in height shall not be counted in computing the number of wall or hanging signs.

e. One (1) ground sign of the following maximum sizes, in addition to wall signs, may be installed when used in connection with a business conducted on the premises, and shall be on-site. Said sign may be double-faced and shall not create a traffic hazard or endanger the public safety.

(1) For uses occupying five (5) acres or less, the total ground sign face area shall not exceed thirty-two (32) square feet per sign face. For uses occupying more than two (2) acres, one such sign is authorized for each street frontage.

(2) For shopping/office centers occupying more than five (5) acres, the total area per face may not exceed eighty (80) square feet, and one such sign is authorized for each street frontage.

f. For office and professional buildings with multiple tenants, one (1) directory sign containing the names of individuals, organizations or businesses occupying the building not exceeding fifteen (15) square feet per face area.

3. Real Estate for Sale, Lease or Rental Signs may be installed in addition to the above limits provided the face surface of the sign shall not be greater than one (1) square foot and limited to one (1) sign per store or office building.

D. EXEMPTED SIGNS. The following signs shall be exempt from the provisions of this section:

1. Official county or state information signs designed and installed by the county or state.

2. Official traffic signs and sign structures, provisional warning signs and sign structures, when erected or required to be erected by a legally-constituted governing body.

3. Campaign signs for candidates of public office with the provision no candidate signs or placards shall be permitted to be erected or placed on vacant lots, utility poles, trees, etc.

a. Posting of such signs shall be authorized by the owner of the property on which the sign is posted.

b. Signs shall be erected a maximum of fourteen (14) days prior to election day and removed the day following said election.

c. Such signs shall not exceed twelve (12) square feet in area.

4. One (1) on-site "Garage Sale" sign to be installed on a temporary basis not exceeding forty-eight (48) hours in duration and not to exceed one (1) square foot in size.

5. One (1) on site sign identifying a sub-division of homes with the name only of the sub-division not to exceed eighty (80) square feet of face area.

6. When construction or modification of a building commences, one (1) sign denoting the owner's name or general contractor's name and street number may be erected on the street side of the property, but shall be a temporary sign only to identify the job site and shall be removed when the building has been completed. Such sign shall not exceed one (1) square foot of face area.

7. Warning signs stating pesticide has been sprayed on lawns or gases have been used to fumigate buildings. Said signs to be temporary and removed once the danger period of inhalation has passed. The exterminator's trade name, address and phone number may be shown on these warning signs.

8. Signs prohibiting trespassing on property. Such signs shall not exceed one (1) square foot of face area.

E. PROHIBITED SIGNS: Applicable to all Zoning Districts.

1. Roof, snipe, banner-type, spectacular, portable, animated and pole signs and standard highway billboards.

2. Off-site signs other than exempted signs.

3. Signs projecting beyond the property line over any public street, right-of-way, walk or alley or signs within five (5) feet of any property line, except mail boxes and exempt signs.

4. Signs painted on the roof of any building or structure.
5. Sub-contractor signs at construction sites.
6. Statues, flags, banners, pennants, and inflatables used for advertising purposes.
7. For sale signs attached to, in or placed on a vehicle (including trailer and recreation vehicles) that are parked on public or private property.

F. REMOVAL OF NON-CONFORMING SIGNS: Applicable to all Zoning Districts.

All non-conforming signs and sign structures in legal existence prior to the effective date of this section shall be removed by the owner of said sign or by the owner of the property where the sign is located within two (2) years following the effective date of the Regulations to which it is in non-conformity. The Code Enforcement Officer, or other authorized official, of St. Johns County may cause to be removed any sign not conforming with the provisions of these sign regulations.

SECTION X

REVIEW OF PLANS

A. PERMIT AND REVIEW REQUIREMENTS:

St. Johns County building permits shall be required for all structures, bulkheads, docks and walls or fences in excess of four (4) feet in height. Written approval prior to commencement of construction will be required for paving and other impervious surfaces in compliance with County Ordinance 86-4 or subsequent amendments. Prior to any building permit being issued the plans submitted shall be reviewed for conformance with the Ponte Vedra Zoning District Regulations, including plans prepared in conformance with the State of Florida requirements for construction on or east of the Coastal Construction Control Line. Compliance with Deed Restrictions, where applicable, shall be the responsibility of the property owner.

B. PLAN REVIEW ADVISOR:

The County Commission may in its discretion designate a resident of the Ponte Vedra Zoning District who is familiar with the Ponte Vedra Zoning District Regulations to act as Plan Review Advisor to assist the St. Johns County Building Department by making a preliminary review of construction plans for conformance with the Ponte Vedra Zoning District Regulations. An Assistant Plan Review Advisor may be designated who may perform all the functions of the Plan Review Advisor in the event of his unavailability. The Plan Review Advisor and the Assistant Plan Review Advisor may be members of the Ponte Vedra Zoning Board. The duration of service of the Plan Review Advisor and Assistant Plan Review Advisor shall be at the pleasure of the County Commission.

C. REVIEW PROCEDURES:

Plans submitted for review shall include a site plan giving the location and description of the parcel(s) of land and showing all property lines, building restriction lines, Coastal Construction Control Line where applicable, buffer areas and location, use and dimensions of all structures to be constructed or planned to be constructed in the future, including accessory structures, hardscape, paving, docks, bulkheads, walls and fences. For those structures for which building permits are being requested, plans shall include elevation drawings, floor plans and first floor elevation, existing and finished grade elevations at building perimeters and centerline elevation of the abutting streets. Plans shall be accompanied by calculations of parking and loading requirements, the square foot areas of the lot, structures and paving and percentage of lot coverage. Where applicable, submissions shall also include identification of features required by the State of Florida relative to Coastal Control Line Construction and verification that non-conforming uses and structures to be restored existed on the effective date of the Regulations to which the use or structure is not in conformity.

They shall be submitted and reviewed in accordance with the following procedures:

1. Two complete sets of these plans shall be submitted to the St. Johns County Building Department. Simultaneously, two complete sets of plans shall be submitted to the Plan Review Advisor.

2. The Plan Review Advisor shall respond within ten (10) days, excluding Saturday, Sunday and holidays, from date of receipt of the plans, by (i) returning to the St. Johns County Building Department one copy of the plans signed by the Plan Review Advisor, indicating by remarks or notations on the plans, the conformity and any non-conformities, of the plans with the Ponte Vedra Zoning District Regulations, or (ii) requesting further information if the plans are incomplete or illegible.

3. The St. Johns County Planning and Zoning Department shall not issue a zoning clearance nor shall the St. Johns County Building Department issue a building permit, without having first received the preliminary review remarks of the Plan Review Advisor. However, in the event the Plan Review Advisor does not timely furnish the preliminary review remarks, then the Building Department may issue a permit without delay if the Planning and Zoning Department finds the plans to be in conformity with the Ponte Vedra Zoning District Regulations, and the Building Department determines that the plans meet all other applicable building ordinances, regulations and rules.

SECTION XI

ADMINISTRATIVE AND LEGAL

A. EFFECTIVE DATE: These Zoning Regulations, authorized by Chapter 65-2171, Laws of Florida, Acts of 1965, hereinafter referred to as The Act, shall take effect immediately 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.

B. PONTE VEDRA ZONING BOARD - ADMINISTRATION.

1. In order to avail itself of the powers conferred by The Acts, the Board of County Commissioners of St. Johns County shall appoint a board to be comprised of five members to be known as the Ponte Vedra Zoning Board (PVZB). These regulations shall be administered in conformance with The Act and any subsequent amendments thereto.

2. Members of the PVZB shall be qualified electors residing in said district and shall serve without compensation and at the pleasure of the Board of County Commissioners. Appointments of board members shall be for four year terms with total service limited to three such terms.

3. Vacancies in the PVZB will be advertised. Applications shall be provided to the County Commissioners, who in turn will provide copies to the PVZB and the Ponte Vedra Community Association (PVCA). Recommendations for such appointments will then be forwarded to the County Commissioners by the PVCA with the concurrence of the Chairman of the PVZB.

4. Any PVZB member failing to attend two of any three successive meetings without cause and without approval of the Chairman of the PVZB shall be recommended to the County Commissioners for dismissal from such board.

5. The PVZB shall hold regular monthly meetings and special meetings as needed. The time and place of said regular meetings shall be on file in the office of the Board of County Commissioners of St. Johns County, Florida. All meetings of the PVZB shall be open to the public. The said board shall keep minutes of its proceedings, and other official actions, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, all of which shall be maintained and preserved as a permanent record. The affirmative vote of at least three (3) members on the Board shall be required for the passage of any motion.

C. BOARD OF ADJUSTMENT: The Board of Adjustment shall have the powers and perform the duties set forth in Chapter 65-2171, Laws of Florida, Acts of 1965, as amended by Chapter 72-677, Laws of Florida.

D. INTERPRETATION: In interpreting and applying the provisions of this Resolution, the minimum requirements for the promotion of the public health, safety, morals and general welfare of the community shall be met.

E. AMENDMENTS

Any party or parties proposing or recommending a change in the Ponte Vedra Zoning District regulations or district boundaries shall deposit with the Clerk of the Circuit Court of St. Johns County, a reasonable fee established by Resolution of the Board of County Commissioners. Any proposal for change shall be submitted to the Ponte Vedra Zoning Board prior to submitting same to the St. Johns Board of County Commissioners.

F. VIOLATIONS, ENFORCEMENTS AND PENALTIES

1. The violation of any of the provisions of the Ponte Vedra Zoning Regulations, or any restrictions and limitations promulgated under the authority of any zoning regulations, as now existing or hereafter amended, shall be prosecuted in the same manner as misdemeanors are prosecuted. Any person, firm or corporation shall, upon conviction of violation thereof, be punished by a fine not to exceed \$500.00 or by imprisonment in the county jail not to exceed sixty (60) days, or by both such fine and imprisonment. Each day that an offense or violation of any regulation, restriction or limitation continues shall be deemed a separate offense.

2. In addition, the violation of any provisions of the Ponte Vedra Zoning Regulations, or any restrictions and limitations promulgated under the authority of any zoning regulations, as now existing or hereafter amended, may be restricted by injunction, including a mandatory injunction, and otherwise abated in any manner provided by law. Such a suit or action may be instituted and maintained by the St. Johns County Board of County Commissioners, or by any person, firm, corporation, association or other group or body affected by the violation of any such regulations, restrictions or limitations.

3. In addition, the violation of any provisions of the Ponte Vedra Zoning Regulations, or any restrictions and limitations promulgated under the authority of any zoning regulations, as now existing or hereafter amended, may be enforced by the St. Johns County Code Enforcement Board in accordance with Chapter 162, Florida Statutes, known as the Local Government Code Enforcement Boards Act.

G. MAPS: The boundaries of the Ponte Vedra Zoning District are shown on Maps entitled "St. Johns County Zoning Map, Zoning District No. 5" consisting of two separate index pages and thirteen separate maps numbered 1 through 13. These Maps together with all the notations, references and other information shown thereon, are made a part of these Regulations, the originals of which maps are properly attested and are on file with the Clerk of

the Circuit Court, in and for St. Johns County, Florida, and are made a part hereof by reference.

H. VALIDITY:

1. Should any section, clause or provision of this Resolution and any subsequent revisions thereto be declared by the court of competent jurisdiction to be invalid, the same shall not affect the validity of the Resolution as a whole or any part thereof other than the part so declared to be invalid.

2. Zoning Resolution for an original zoning district of St. Johns County, Florida, designated Zoning District Number 5 adopted by the Board of County Commissioners, St. Johns County, Florida, November 24, 1964, and any other resolutions or parts of resolutions in conflict herewith or inconsistent with the provisions of this Resolution are hereby repealed.

I. REZONING LAND

1. Limitations

a. Whenever the Board of County Commissioners has, by Ordinance or Resolution, changed the zoning classification of land, neither the Ponte Vedra Zoning Board nor the Board of County Commissioners shall then consider any applications for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such Ordinance or Resolution.

b. Whenever the Board of County Commissioners has denied an application for the rezoning of land, no further application shall be filed for the same rezoning category of any part, or all of the same land for a period of one (1) year from the date of such action. In the event that two or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning category of any part or all of the same land for a period of two (2) years from the date of such action denying the last application filed.

c. The time limits of this subsection may be waived by the affirmative vote of the majority of the Board of County Commissioners when such action is deemed necessary to prevent injustice or to facilitate proper development of the County.

2. Governmental Use

a. A rezoning of land to another zoning classification wherein governmental uses are allowed may contain language indicating that the rezoning is for the express purpose of permitting thereon public buildings to be used by Federal, State, or Municipal government for public purposes and a rezoning containing such language shall be subject to automatic reversion to the original zoning classification in the event the governmental usage of the property does not occur, or after commencement and usage is abandoned or terminated.

b. St. Johns County shall be exempt from any requirements to rezone land now or hereafter owned by St. Johns County to the applicable zoning classification permitting thereon public buildings. This exemption shall apply to any public building used by St. Johns County including but not limited to, libraries, schools, fire stations, law enforcement, parks, playgrounds, utilities, and administrative offices. Penal or correctional institutions are not permitted.

c. Any public buildings, whether used by Federal State, County, or Municipal government, shall comply with all set back, height, and other building restrictions applicable to such buildings, and further shall provide for adequate on site parking to accommodate the public usage of the building, and conditions to insure all of the foregoing may be imposed in any rezoning.

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

ANN JACKSON

who on oath says that she is

ACCOUNTING CLERK

of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida; that

the attached copy of advertisement, being a _____

NOTICE OF INTENT

in the matter of _____

RE: RESOLUTION #90

in the _____ Court,

was published in said newspaper in the issues of _____

AUGUST 7, 1990

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me _____
this 8th day of AUGUST

A.D. 1990

Zoe Anna Johns
(SEAL) _____ Notary Public
8/22/93

\$117.93

COPY OF A

NOTICE OF INTENT TO CONSIDER ENACTMENT OF RESOLUTION

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON TUESDAY, SEPTEMBER 25, 1990, AT 2:30 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE PASSAGE OF THE FOLLOWING RESOLUTION:

RESOLUTION NO. 90:
A RESOLUTION AMENDING THE ZONING RESOLUTION FOR THE PONTE VEDRA ZONING DISTRICT; THIS RESOLUTION CHANGES THE REGULATIONS GOVERNING LANDS USAGE IN THE MANNER HEREAFTER DESCRIBED: ADDS A NEW ZONING CLASSIFICATION CALLED THE "R-2-A MULTIPLE FAMILY DWELLING DISTRICT" WHICH ALLOWS USES PERMITTED IN THE R-1 DISTRICT, AND MULTIPLE FAMILY AND DUPLEX DWELLINGS, AND ESTABLISHES IN R-2-A LOT AREA, WIDTH, SET BACK, MAXIMUM DENSITY, MINIMUM BUILDING SIZE, PARKING, AND OTHER REQUIREMENTS; DELETES NURSERIES AND PROFESSIONAL OFFICES AS PERMITTED USES IN THE R-2 DISTRICT; CHANGES THE MINIMUM LOT AREA REQUIREMENTS FOR MORE THAN FOUR MULTIPLE FAMILY UNITS IN THE R-2 DISTRICT; SETS A MAXIMUM LENGTH ON BUILDINGS IN THE R-2 DISTRICT; REQUIRES A 20 FOOT OPEN SPACE BETWEEN BUILDINGS IN THE R-2 DISTRICT; ADDS PRIVATE CLUBS, AND OFFICE OR PROFESSIONAL ESTABLISHMENTS AS PERMITTED USES IN THE R-3 DISTRICT; DELETES DRIVE-IN RESTAURANTS AS A PERMITTED USE IN THE R-3 DISTRICT; ADDS SERVICE BUSINESSES AS A PERMITTED USE WITH CERTAIN LIMITATIONS IN THE R-3 DISTRICT; ADDS PARKS AND PLAYGROUNDS AS A PERMITTED USE IN THE R-3 DISTRICT; PROVIDES RESTAURANTS AND LOUNGES SHALL BE ACCESSORY ONLY TO PRIVATE GOLF COURSES IN THE R-4 DISTRICT; ADDS A 35 FEET BUILDING HEIGHT LIMITATION TO BUILDINGS IN THE R-1 AND R-2 DISTRICTS; ADDS A 35 FOOT BUILDING HEIGHT LIMITATION FOR ANY LAND ZONED R-3 AFTER THE ADOPTION OF THIS RESOLUTION, WHILE LEAVING UNCHANGED THE 45 FOOT BUILDING HEIGHT LIMITATION FOR LAND ZONED R-3 PRIOR TO THE ADOPTION OF THIS RESOLUTION; SETS A MAXIMUM LENGTH ON BUILDINGS IN THE R-3 DISTRICT; CHANGES MINIMUM LOT AREA REQUIREMENTS IN THE R-3 DISTRICT REQUIRES A 20 FOOT OPEN SPACE BETWEEN BUILDINGS IN THE R-3 DISTRICT; MAKES THE ADDITIONS AND CHANGES HEREAFTER STATED TO BE APPLICABLE IN ALL DISTRICTS (R-1, R-2, R-3 AND R-4); CHANGES REGULATIONS AS TO NON-CONFORMING USES; PROVIDES SUBDIVISION PLATS ARE REQUIRED FOR 5 OR MORE LOTS IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE 84-60; ADDS A NEW ZONING CLASSIFICATION CALLED THE "PLANNED SPECIAL DEVELOPMENT" IN WHICH ANY USE PERMITTED IN R-1, R-2, R-3 OR R-4 MAY BE ALLOWED AND SETS REQUIREMENTS AND REGULATIONS FOR PLANNED SPECIAL DEVELOPMENTS IN ACCORDANCE WITH SECTION 8-A OF THE ST. JOHNS COUNTY ZONING ORDINANCE; REQUIRES BUFFER AREAS CONTAINING LANDSCAPING, BEAMS OR WALLS, WITHIN THE MINIMUM SETBACK AREA; PROVIDES REQUIREMENTS FOR HEIGHT, DENSITY, WIDTH AND LENGTH OF LANDSCAPING AND WALLS IN BUFFER AREAS; PROVIDES THAT FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL USE A WELLED MAINTAINED YARD WITH THE SETBACK YARD REQUIRED SHALL BE CONSIDERED A BUFFER AREA; PROVIDES BUFFER AREA REQUIREMENTS FOR NON RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES; PROVIDES SPECIAL YARD REQUIREMENTS FOR CORNER LOTS; PROVIDES NO BUILDING SHALL EXCEED 3 STORIES OR 35 FEET ABOVE FINISHED GRADE; SPECIFIES ADDITIONAL STRUCTURES SUBJECT TO THE 35 FEET HEIGHT LIMIT; DELETES SPECIAL PROVISION FOR WAIVER OF YARD AND OPEN SPACE REQUIREMENTS BY BOARD OF AD-

REGULATIONS ON SETBACK, HEIGHT AND CONSTRUCTION OF ACCESSORY STRUCTURES INCLUDING BUT NOT LIMITED TO DETACHED GARAGES, SWIMMING POOL ENCLOSURES, AND MECHANICAL AND RECREATIONAL EQUIPMENT; PROVIDES HEIGHT LIMITS ON STRUCTURES, FENCES, WALLS, AND LAGOON BULKHEADS; ADDS MAXIMUM LOT COVER- AGE REQUIREMENTS FOR ALL USES, STRUCTURES AND IMPERVIOUS SURFACES; REQUIRES SWIMMING POOLS TO BE ENCLOSED WITH SPECIFIC REQUIREMENTS FOR FENCE AND GATE; PROHIBITS LEASING OR RENTING OF INDIVIDUAL ROOM OR ROOMS WITHIN A SINGLE FAMILY DWELLING UNIT; PROHIBITS CONSTRUCTION OFFICES AND STORAGE TRAILERS EXCEPT DURING ACTIVE CONSTRUCTION WORK; PROHIBITS DEBRIS OR EXCESS BUILDING MATERIAL ON BUILDING SITES; PROHIBITS HORSES, PONIES, CATTLE, SWINE, SHEEP, GOATS, POULTRY, WILD ANIMALS OR REPTILES, WHETHER KEPT, RAISED OR MAINTAINED; PROHIBITS REUSE CONTAINERS AND TRASH NOT CONCEALED FROM PUBLIC VIEW, EXCEPT ON DAY OF PICK UP; PROHIBITS SOURCES OF EXCESSIVE NOISE AS REGULATED BY ST. JOHNS COUNTY ORDINANCE 88-7; PUMES, ODORS, DUST, DIRT OR VIBRATIONS; CHANGES THE MINIMUM SQUARE FOOTAGE REQUIREMENTS FOR A DWELLING; ADDS TO AND CHANGES OFF-STREET PARKING REQUIREMENTS AND STANDARDS APPLICABLE TO ALL USES; ADDS OFF-STREET LOADING REQUIREMENTS; CHANGES REGULATIONS ON NUMBER AND SIZE OF SIGNS IN R-3 AND R-4 DISTRICTS; REQUIRES ANY SUBDIVISION SIGN TO BE ON-SITE; PROVIDES FOR A SET-BACK REQUIREMENT FOR SIGNS; PROHIBITS SUBCONTRACTOR SIGNS AT CONSTRUCTION SITES; PROHIBITS STATUES, FLAGS, BANNERS, PENNANTS, AND INFLATABLES USED FOR ADVERTISING PURPOSES; PROHIBITS "FOR SALE" SIGNS ON PARKED VEHICLES; REQUIRES A BUILDING PERMIT FOR ALL STRUCTURES, BULKHEADS, DOCKS, PAVING, AND WALLS OR FENCES IN EXCESS OF 4 FEET IN HEIGHT; PROVIDES FOR REVIEW OF BUILDING PLANS BY A PLAN REVIEW ADVISER PRIOR TO ISSUANCE OF BUILDING PERMITS; PROVIDES REQUIREMENTS TO BE AND REMAIN A MEMBER OF THE PONTE VEDRA ZONING BOARD; PROVIDES FOR VOTING REQUIREMENTS FOR SAID BOARD; DELETES HOME OCCUPATIONS AS A USE; AMENDS SETBACK REQUIREMENTS ON OCEAN FRONT LOTS; REGULATES USE AND HEIGHT OF HILL DIRT AND OTHER MATERIALS; CHANGES DEFINITIONS OF ACCESSORY USE, "ACCESSORY BUILDING," "BUILDING HEIGHT," "DWELLING," "FACE AREA OF A SIGN," "ROOF SIGN," "SNIPER SIGN," "REAR SIGN," "STORY FRONT YARD," "REAR YARD," "SIDE YARD," "STRUCTURE," "STRUCTURAL ALTERATIONS," AND OTHER TERMS; ADDS DEFINITIONS FOR "ATTIC," "BUILDING FRONT," "CLUB," "DOCK," "DWELLING," ESTABLISHED GRASS, "SOFT COURSES," "LANDSCAPE," "TERRACE," "BUILDING RESTRICTION LINE," "PROPERTY LOT LINE," "PARTIAL PLAYGROUNDS," "WELL," "WALL HEIGHT," AND OTHER VARIOUS TERMS; PROVIDES A PENALTY FOR VIOLATION; PROVIDES FOR ENFORCEMENT OF REGULATIONS; MAKES EDITORIAL CHANGES; AND PROVIDES AN EFFECTIVE DATE.

The proposed Resolution is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Administration Building, Lewis Speedway, and may be examined by parties interested prior to said public hearing.

All parties having any interest in said Resolution will be afforded an opportunity to be heard at the public hearing.

If a person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing or hearing, he will need to file in the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
Earl "Bud" McKay, Jr. Clerk
By Connie E. McDaniel, Deputy Clerk
L289 August 7, 1990