

ORDINANCE No. 234

CC
COPY

AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE LAND DEVELOPMENT REGULATION CODE OF THE CITY OF PORT ST. JOE (ORDINANCE #228); PROVIDING FOR SETBACK LINES FOR ACCESSORY BUILDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CERTAIN ACTIVITIES WITHIN RESIDENTIAL AND INDUSTRIAL DISTRICTS; PROVIDING FOR A CHANGE OF ZONING FOR CERTAIN AREAS OF THE CITY; PROVIDING FOR PARKING LOTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE;

Be it enacted by the People of the City of Port St. Joe, Florida.

Section 1.

Section 3.03 (8), of the Code of Ordinance which reads:

Accessory buildings and uses incidental to each single family dwelling and where not usually operated commercially, including private garages for the accommodation of automobiles, stables, or sheds for the housing of domestic animals, children's playhouses, greenhouses, tool sheds, workshops, servant's quarters. Accessory buildings, detached carports and garages shall not be less than five feet from the property line. Accessory living quarters shall be located not less than sixty feet from the front lot line and not less than twenty-five feet from any other street line and fifteen feet from the rear lot line and not less than fifteen feet from the side lines.

SHALL BE AMENDED TO READ,

Accessory buildings and uses incidental to each single family dwelling, where not used or operated commercially, including private garages for the accommodation of automobiles, sheds for the housing of pets, children's playhouses, greenhouses, tool sheds, workshops, and servant's quarters shall be permitted in this district. Side lot set back lines which apply to the primary residential structure on any lot shall apply to such accessory buildings. Rear set back lines shall be five feet where an alley is adjacent to the property and ten feet where there is no alley.

AND SHALL BE RENUMBERED as Section 3.02 (4).

Section 2.

Section 3.02 is hereby amended to add paragraph (5) which shall read as follows:

Nothing contained herein shall prohibit the operation of a business or occupation in any City zoning district which:

- A. Does not have any advertisement of any kind located anywhere on the property.
- B. Does not have customers or suppliers calling at the location of the business.
- C. Does not have more than one employee not residing on the premises or employs only members of the immediately family residing on the premises.
- D. Conducts its operation primarily by computer, telephone, or similar facilities.

Section 3.

The following definition is hereby added to Section 3.00:

Any occupation with which there is kept no stock in trade nor commodities sold upon the premises, no person employed other than a member of the immediate family residing upon the premises, and no mechanical equipment except such as is necessary for the particular occupation authorized; limited however, to such equipment the operation of which does not create any noises or sound that will affect the occupants of the adjoining property and in connection of which there is no sign or display that will indicate from the exterior that the building is being utilized in whole and in part for any purpose other than that of a dwelling.

Section 4.

Section 3.04(2)(i) which reads:

Home occupation shall not be allowed in R-2A District except as specifically set forth herein.

is hereby amended to read:

Home occupations shall be allowed in District R-2B.

Section 5.

The following paragraph shall be added to Section 3.06:

Parking lots, whether or not owned by the City shall be allowed within any commercial district within the City.

Section 6.

The following paragraph shall be added to Section 3.10(1):

c. Marina and Related Facilities

Section 7.

The zoning map of the City of Port St. Joe incorporated by reference into the Land Development Regulations of the City is hereby amended to show that Lots 1-10 inclusive Block 46 and Lots 1-8 inclusive Block 51 are removed from the C-1 zone and added to the R-1 zone.

Section 8.

If any Section, subsection, sentence, clause, or provision in this ordinance is held invalid, the remainder shall not be affected by such invalidity.

Section 9.

This ordinance shall be effective in the City of Port St. Joe, Florida as provided by law.

First Reading: August 20, 1996

Second Reading: September 3, 1996


THIS ORDINANCE ADOPTED the 3rd day of September, 1996.

BOARD OF CITY COMMISSIONERS
CITY OF PORT ST. JOE, FLORIDA



Frank Pate, Jr.
Mayor-Commissioner

ATTEST:


City Clerk