

Town of Atlantic Beach Unified Development Ordinance

ERRATA Sheet 10.3.17

The following table sets out recommended amendments to the Adoption Draft of the Unified Development Ordinance. These changes have been discussed during the public hearing held by the Planning Board on October 3, 2017. Page numbers are taken from the redlined version of the Adoption Draft of the UDO.

#	UDO Section #/ Name	Page #	Current Language	Proposed Language																																																
1	18.3.4.C.2.	3-21	The current dimensional standards do not carry forward all of the multi-family development provisions from the current UDO. This item proposes to add the density standard for multifamily developments of more than four units for the Mixed-Use High Intensity zoning district.	<table border="1"> <tr> <td>A</td> <td>Minimum Lot Area - Per Single-Family Unit (square feet)</td> <td>5,000</td> </tr> <tr> <td></td> <td>Maximum Residential Density – Single-Family Development (units/acre)</td> <td>8</td> </tr> <tr> <td>B</td> <td>Minimum Lot Area - Per Multi-Family Unit <u>(in developments with four or less units)</u> (square feet)</td> <td>3,600</td> </tr> <tr> <td></td> <td>Maximum Residential Density – Multi-Family Development <u>(in developments with four or less units)</u> (units/acre)</td> <td>12</td> </tr> <tr> <td>C</td> <td><u>Minimum Lot Area – Per Multi-Family Unit (in developments with five or more units) (square feet)</u></td> <td><u>2,000</u></td> </tr> <tr> <td></td> <td><u>Maximum Residential Density – Multi-Family Development (in developments with five or more units)</u></td> <td><u>21</u></td> </tr> <tr> <td>D</td> <td>Minimum Lot Area – All Other Uses (square feet)</td> <td>10,000</td> </tr> <tr> <td>D E</td> <td>Minimum Lot Width (feet)</td> <td>50</td> </tr> <tr> <td>E F</td> <td>Minimum Street Frontage (linear feet)</td> <td>25 [2]</td> </tr> <tr> <td>F G</td> <td>Minimum Lot Depth (feet)</td> <td>100</td> </tr> <tr> <td>G H</td> <td>Minimum Street Setback (feet)</td> <td>25 [3]</td> </tr> <tr> <td>H I</td> <td>Minimum Side Setback (feet)</td> <td>10 [4] [8]</td> </tr> <tr> <td>I J</td> <td>Minimum Rear Setback (feet)</td> <td>20 [3] [5] [8]</td> </tr> <tr> <td>J K</td> <td>Minimum Spacing Between Buildings in the same Development (feet)</td> <td>15</td> </tr> <tr> <td>K L</td> <td>Maximum Height (feet)</td> <td>55 [6]</td> </tr> <tr> <td>L M</td> <td>Maximum Impervious Surface Coverage (% of lot area) [7]</td> <td>40</td> </tr> </table>	A	Minimum Lot Area - Per Single-Family Unit (square feet)	5,000		Maximum Residential Density – Single-Family Development (units/acre)	8	B	Minimum Lot Area - Per Multi-Family Unit <u>(in developments with four or less units)</u> (square feet)	3,600		Maximum Residential Density – Multi-Family Development <u>(in developments with four or less units)</u> (units/acre)	12	C	<u>Minimum Lot Area – Per Multi-Family Unit (in developments with five or more units) (square feet)</u>	<u>2,000</u>		<u>Maximum Residential Density – Multi-Family Development (in developments with five or more units)</u>	<u>21</u>	D	Minimum Lot Area – All Other Uses (square feet)	10,000	D E	Minimum Lot Width (feet)	50	E F	Minimum Street Frontage (linear feet)	25 [2]	F G	Minimum Lot Depth (feet)	100	G H	Minimum Street Setback (feet)	25 [3]	H I	Minimum Side Setback (feet)	10 [4] [8]	I J	Minimum Rear Setback (feet)	20 [3] [5] [8]	J K	Minimum Spacing Between Buildings in the same Development (feet)	15	K L	Maximum Height (feet)	55 [6]	L M	Maximum Impervious Surface Coverage (% of lot area) [7]	40
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#	UDO Section #/ Name	Page #	Current Language	Proposed Language																																																
2	18.3.5.D.2.	3-43	The current dimensional standards do not carry forward all of the multi-family development provisions from the current UDO. This item proposes to add the density standard for multifamily developments of more than four units for the Commercial Corridor zoning district.	A	Minimum Lot Area - Per Single-Family Unit (square feet)	6,000																																														
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				F G	Minimum Lot Depth (feet)	100																																														
				G H	Minimum Street Setback (feet)	10																																														
				H I	Minimum Side Setback from Residential (feet)	10 [4]																																														
				H J	Minimum Side Setback from Nonresidential or Mixed-Use (feet)	0 [4]																																														
				I K	Minimum Rear Setback (feet)	0																																														
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3	18.4.1.G.	4-3	The Planning Board unanimously agreed to remove the Bar, Nightclub, or Tavern use type from the MHI district.	<table border="1"> <thead> <tr> <th rowspan="3">USE CATEGORY</th> <th rowspan="3">USE TYPE</th> <th colspan="9">ZONING DISTRICT</th> <th rowspan="3">ADDITIONAL STANDARDS</th> </tr> <tr> <th colspan="5">RESIDENTIAL</th> <th colspan="2">MIXED USE</th> <th colspan="2">COMMERCIAL</th> </tr> <tr> <th>RSC</th> <th>RSW</th> <th>RSN</th> <th>RSM</th> <th>RSD</th> <th>RMF</th> <th>MUN</th> <th>MHI</th> <th>CIR</th> <th>CPY</th> <th>COR</th> </tr> </thead> <tbody> <tr> <td>Bar</td> <td>Bar, Nightclub, or Tavern</td> <td>.</td> <td>.</td> <td>.</td> <td>.</td> <td>.</td> <td>.</td> <td>.</td> <td>.</td> <td>P</td> <td>P</td> <td>P</td> <td>18.4.7.C.4</td> </tr> </tbody> </table>			USE CATEGORY	USE TYPE	ZONING DISTRICT									ADDITIONAL STANDARDS	RESIDENTIAL					MIXED USE		COMMERCIAL		RSC	RSW	RSN	RSM	RSD	RMF	MUN	MHI	CIR	CPY	COR	Bar	Bar, Nightclub, or Tavern	P	P	P	18.4.7.C.4
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4	18.4.7.C.4.g.	4-30	The Planning Board unanimously agreed to remove the Bar, Nightclub, or Tavern use type from the MHI district. This includes removing the use-specific standards for a special use permit for that use type within that district.	<p>a. Within the MHI district, a special use permit for Tavern, Bar, and Night Club is required pursuant to the following additional requirements:</p> <p>i. Taverns, bars, and night clubs shall not be located upon property with an existing residential use, or abutting a property with an existing residential use or residentially-zoned property.</p> <p>ii. Taverns, bars, and nightclubs shall not be located upon property that is within 250 linear feet of property with an existing residential use or residentially-zoned property.</p>

End of Table

