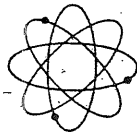


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ZONING REGULATIONS
FOR
CHARLOTTE COUNTY, FLA.

Adopted September, 1962



*Charlotte County
Planning and Zoning Board*

OSCAR HETTEMA, Director
CRAIG PAYNE, Chairman
ROY HOGAN, Vice-Chairman
JOHN BASS
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CHARLOTTE COUNTY PLANNING AND ZONING BOARD

Room 308 - County Building, Punta Gorda, Florida

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY

BY THE PRESIDENT OF THE BOARD OF TRUSTEES
AND THE FACULTY OF THE UNIVERSITY OF CHICAGO
IN SENATE ASSEMBLED
AT CHICAGO, ILLINOIS
ON FEBRUARY 22, 1956
RESOLVED THAT THE UNIVERSITY OF CHICAGO
DO GRANT TO THE NATIONAL ACADEMY OF SCIENCES
A FELLOWSHIP IN CHEMISTRY FOR THE YEAR 1956
TO DR. J. H. GOLDSTEIN

WITNESSED AND APPROVED
AT CHICAGO, ILLINOIS



IN WITNESS WHEREOF
I HAVE HEREUNTO SET MY HAND AND SEAL

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS

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RESOLUTION

WHEREAS, HOUSE BILL NO. 2466 was enacted by the 1961 Florida Legislature and ratified by referendum of the voters of Charlotte County; and,

WHEREAS, said House Bill authorizes, empowers and directs the Board of County Commissioners of Charlotte County to adopt zoning regulations within the county and outside the boundaries of incorporated municipalities; and,

WHEREAS, the Charlotte County Zoning Board, duly appointed and constituted pursuant to the said House Bill, has heretofore conducted a public hearing after public notice and submitted its report to the Board of County Commissioners, providing therein a comprehensive zoning plan for said county; and,

WHEREAS, this Board, pursuant to notice, has likewise conducted a public hearing upon said zoning board report and recommendations; and,

WHEREAS, statutory requirements preliminary to the adoption of zoning regulations for Charlotte County have been complied with in all respects;

NOW, THEREFORE;

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA:

1. That the following Zoning Regulations be and they are hereby adopted:

Chapter I
INTRODUCTION

1. 1 General Statement of Purpose

It is the intent and purpose of these Zoning Regulations to promote the safety, health, prosperity and general welfare of the citizens of Charlotte County, Florida, by creating in said County a more favorable and wholesome environment in which to work, play, rear children, and enjoy the blessings of life and liberty.

The boundaries of the districts throughout the County and the regulations set forth hereinafter are part of a comprehensive plan designed to encourage the most appropriate uses of land; to provide adequate systems for transportation, and increase the safety thereof; to avoid overcrowding of land and undue concentrations of population; to enhance property values; to conserve natural resources; to prevent air, water and soil pollution; to reserve areas for recreation, schools, parks, playgrounds and other public usage; and to promote the general economic stability of the county.

1. 2 Effective Date

This resolution, together with the Official Zoning Maps which are incorporated herein by reference, shall be the Zoning Regulations for Charlotte County, and as such, shall take effect on the 25th day of September, 1962, on motion by H. S. O'Neil, seconded by H. H. Ainger, and passed.

1. 3 Severability

Should any paragraph, sub-paragraph, section, subsection, sentence or word in this Resolution be held by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions hereof, and the portions of this resolution not invalidated shall remain in full force and effect as though the language invalidated had never been incorporated herein.

1. 4 Zoning Maps

The Official Zoning Map(s) shall consist of one overall map of the County, hereinafter referred to as the "Index Map", together with supplementary "Area" maps of such number, size, shape and scale as deemed necessary to show in sufficient detail and clearly define the various zones or districts within the County.

The territory covered by the various Area maps shall be indicated on, and appropriately cross-indexed with the Index map in such a manner as to provide easy reference to the zoning districts established throughout the County. Additional Area maps may be officially adopted from time to time, as growth or development dictate, for the purpose of amending existing Area maps, or to alter, clarify or enlarge upon the delineation of zoning districts within sections not previously covered by Area maps.

The Official Zoning Map(s), including Index map and all Area maps, shall be identified by the signature of the Chairman of the Board of County Commissioners and attested by the County Clerk. Said Official Zoning Maps, together with all explanatory matter thereon, are hereby adopted by reference and declared to be a part of this Resolution to the same extent as if herein reproduced in full.

The original Official Zoning Maps, properly certified, shall be maintained in the office of the County Clerk, and shall be the final authority as to the current zoning status of all land and water areas, buildings, and other structures within the County. No changes of any nature shall be made in the Official Zoning Maps except in conformity with the provisions for amendment set forth in Chapter X, hereinafter.

1. 5 Zoning Districts

The various zones or districts delineated and set forth on the Official Zoning Maps are based upon land use classifications, and are designated as follows:

R-1	Residential	-- Single-family
R-2	Residential	-- Two-family
R-3	Residential	-- Multi-family
MH	Mobile Homes	-- House Trailers
AC	Agriculture	-- Crops
AL	Agriculture	-- Livestock
C-1	Commercial	-- Neighborhood Retail
C-2	Commercial	-- Restricted Business
C-3	Commercial	-- General Business
IL	Industrial	-- Light
IH	Industrial	-- Heavy
IM	Industrial	-- Marine
P	Public Land	-- Schools, Parks, etc.
UC	Unclassified	-- Undeveloped land, pending further study.

The requirements and restrictions applying only to specific districts, as well as the general provisions applying to all districts alike are set forth in detail under various headings hereinafter.

1. 6 District Boundaries

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Maps, said boundaries shall be interpreted as follows:

1. Boundaries indicated as approximately following the center lines of streets, highways, alleys or other public thoroughfares shall be construed to follow such center lines.
2. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
3. Boundaries indicated as approximately following platted lot lines, city limits, County lines, township, range or section lines shall be construed to be following said lines.
4. Boundaries indicated as approximately following shore lines shall be construed to extend to the center lines of streams, creeks, rivers, canals, lakes or other bodies of water not over 600 feet in width, or to the bulkhead lines of bodies of water in excess of 600 feet wide; in event of change in shore lines, district boundaries shall be construed as moving with the actual shore in the same relation as above stated.
5. Boundaries indicated as parallel to or extensions of features covered under rules 1 through 4 above shall be so construed. Distances not specifically indicated shall be determined by the scale of the map.
6. In the event district boundaries indicated on the Official Zoning Maps cut through platted lots at other than property lines, the entire lot so cut shall be construed to be wholly within the district in which the larger portion falls.
7. Interpretations for district boundaries not covered by rules 1 through 6 above shall be determined by the Zoning Director, with the right of appeal to the Zoning Board.

1. 7 Definitions

For the purposes of this Resolution, certain terms or words used herein shall be interpreted as hereinafter defined.

When not inconsistent with the context, words in the present tense include the future tense; words in the singular number include the plural, and vice versa.

The word "shall" is always mandatory, not merely directory.

The word "may" is permissive.

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The words "used" or "occupied" include the words arranged, designed, or intended to be used or occupied.

Accessory Use or Accessory Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use or structure, and which is not an integral part of the main structure.

Alley: A narrow vehicular thoroughfare dedicated or used for public access to the service entrance(s) of building(s), which is not customarily used for general vehicular traffic circulation, and not otherwise officially designated as a street.

Alter or Alteration: Any change in the size, shape, design or interior arrangement of a building; or any change in structural, electrical, plumbing, heating and/or air conditioning systems of a building. (This does not include normal maintenance or repairs which do not change the building as described above).

Apartment: A dwelling unit in a multiple dwelling; a separate housekeeping unit including at least a bath, kitchen and living room, plus one or more separate bed rooms.

Apartment, Efficiency: Similar to apartment above, except that sleeping accommodations, kitchenette and living room are combined.

Apartment Building: A building which contains three (3) or more apartments or efficiency apartments.

Apartment Hotel: An apartment building designed and operated similar to a hotel, having public dining facilities for occupants; may also have central maid and room service.

Arterial: An adjective applied to the noun "street", "highway" or other public thoroughfare to denote it as a part of a main vehicular traffic circulation system serving through traffic, rather than merely traffic to and from properties abutting thereon.

Bar: (Includes "saloon" or "tavern"). Any building, or part of a building where malt, vinous or other alcoholic beverages are sold to the public for consumption on the premises.

Boarding House: See "Inn".

Building: A structure either temporary or permanent, having walls and roof to provide shelter for persons, animals or property of any kind. This includes mobile homes. See also "structure".

Building Height: The vertical distance measured from the average elevation of the ground surface abutting the building to its uppermost part, excluding chimneys, antennas, flagpoles or steeples.

Building Line: The extreme over-all dimensions of a building as projected vertically to the ground surface, including roof overhangs, canopies and other projections. In determining set back requirements for one- and two-family dwellings, however, roof overhangs or awnings projecting three feet or less shall not constitute the building line. Canopies or marquees may project beyond the front building line set back in Commercial Districts, but in no case shall they extend closer than one foot to the property line.

Building Site: The lot or parcel of land upon which a building has been or is proposed to be erected. A building site must provide at least the minimum width and area set forth for the particular zone or district in which it is located, except as hereinafter provided for existing lots of record.

Business: Any legal gainful occupation or profession. Also the place in which such occupation or profession is carried on.

Center-Line: A line bisecting, or lying everywhere equidistant from the extreme boundaries of a subject. When the subject is a street, highway or other thoroughfare, the boundaries shall be construed to be the right-of-way lines; when the subject is a body of water, the boundaries shall be construed to be the shorelines thereof.

Convalescent Home: See "Nursing Home".

District: A zone, the boundaries of which are established on the Official Zoning Maps, based upon the classification of land uses permitted therein. Each type of district has special requirements and restrictions applying particularly therein, as set forth hereinafter.

Drive-In: A business establishment catering primarily to patrons who remain occupants of an automobile or other vehicle while receiving the service, refreshments or entertainment provided therein. Examples: Drive-in Theater, drive-in restaurant, drive-in bank tellers.

Dwelling: A building or portion thereof designed exclusively for residential occupancy, and providing separate housekeeping facilities for each family therein.

Dwellings may be classified as single-family, two-family, or multiple-family (three or more), depending upon the design and/or occupancy therein.

Dwelling-Unit: A building or portion thereof designed for residential occupancy by one family, with complete housekeeping facilities for their exclusive use.

Family: One person, or a group of two or more persons inter-related by bonds of blood, marriage or legal adoption, occupying a single housekeeping unit and using common cooking facilities. The persons thus constituting a family may also include gratuitous guests and domestic servants.

Filling Station: See "Service Station".

Garage: A structure or portion thereof designed or used primarily for the sheltered storage of one or more automobiles, but in which no mechanical work is performed for hire.

Garage, Mechanical: A structure or portion thereof designed or used for the maintenance, repair or refinishing of automotive vehicles, excluding heavy machinery work.

Gas Station: See "Service Station".

Height of Building: See "Building Height".

Highway: A street or other public thoroughfare serving as a major vehicular through traffic route, and so designated.

Hotel: A building or portion thereof in which sleeping accommodations are offered to the public, with no private cooking facilities. Meals, if provided, are prepared in a central kitchen, but may be served either in a public dining room or in the guests' rooms.

Inn: A building or portion thereof in which sleeping accommodations and meals are offered to the public, but guest rooms contain no cooking facilities.

Lodge or Lodging House: See "Inn".

Lot: A parcel or tract of land shown on a recorded plat or described in a recorded deed.

Lot Frontage: That portion of a lot abutting the right-of-way of a street or other public thoroughfare. For the purpose of determining set back requirements, lots having frontage on two or more streets shall provide front yard set backs on each such street.

Lot Lines: (a) "Front" lot line shall be that property line which is common with the right-of-way of the street. In lots having frontage on two or more streets, the front lot line shall be considered to be that facing the major entrance of the principal building which has been or is proposed to be erected thereon.

(b) "Rear" lot line shall be that property line most nearly opposite the front lot line, and generally running approximately parallel thereto.

(c) "Side" lot lines shall be any property lines other than the front or rear lines.

Lot Measurements: (a) "Width" of a lot shall be construed to be the average or mean distance between side lot lines. At no point, however, shall the distance between side lot lines be less than two-thirds of the minimum width set forth hereinafter. Except in the case of square or odd-shaped lots, the width shall be generally considered to run across the narrow dimension.

(b) "Depth" of a lot shall be construed to be the average or mean distance between the front and rear lot lines.

(c) "Area" of a lot shall be that area contained within the lot lines.

Lot Types: (a) "Corner" lots are those having continuous street frontage on two or more adjacent sides.

(b) "Through" lots are those having street frontage on two opposite, rather than adjacent, sides.

(c) "Double frontage" lots are those having street frontage on two or more sides, and include both corner and through lots.

(d) "Interior" lots are those having street frontage on only one side.

(e) In considering lot types, frontage on an alley is not considered street frontage.

Mobile Home: A vehicle, or trailer designated to be towed upon the public streets, which is adapted to human habitation as a dwelling unit.

Motel (Also "Motor Hotel"): A building or buildings designed and operated to offer sleeping accommodations to the public, with access to the individual units from the exterior, and providing off-street parking for guests near their quarters. Public dining facilities may also be provided, but not private or individual cooking facilities within the units.

Motel, Apartment: A motel in which some or all of the guest units are equipped as efficiency apartments.

Nursery: Land, including structures thereon, used for the purpose of growing for sale, or selling, various ornamental plants, grasses, shrubs, flowers or landscaping accessories such as statuary, fertilizer, tools, and similar commodities.

Nursery School: A private day school providing care and instruction for children of pre-school age.

Nursing Home: A building or portion thereof providing facilities and personnel for the lodging and care of persons who are aged, chronically ill, infirm, convalescing or incurable, but not including the care or treatment of the mentally ill. This definition excludes hospitals, clinics, sanitariums, sanitoriums or other similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Occupy: See "Use".

Package Store: A place where alcoholic beverages are sold in containers for consumption off the premises.

Parking: Space or spaces provided for the temporary placement of motor vehicles while their operators are engaged in other activities, including the traffic circulation lanes necessary for ingress and egress to a public street or thoroughfare. See general provisions in Chapter II, and specific requirements in the various Districts.

Premises: Any lot, parcel, plot or tract of land, together with any buildings or structures thereon.

Remodel: See "Alteration".

Repair: The normal care and restoration of defective parts of a building or structure to maintain a desired condition, but not the enlargement, alteration or remodeling of same.

Restaurant: A building or portion thereof in which food is prepared and served to the public for consumption on the premises. This definition includes cafe, cafeteria, tea room, coffee shop and other establishments performing the same function, but does not include those drive-in establishments providing curb service.

Restaurant, Drive-In: A restaurant providing service to patrons who remain in automobiles or other vehicles.

Rooming House: A building or portion thereof offering sleeping accommodations or lodging to the public. Guests may also be served meals in a "family style", but guest rooms do not provide private cooking facilities.

Saloon: See "Bar".

Service Station: A building or structure, together with specialized equipment, used for fueling, lubricating, cleaning and routine care and maintenance of motor vehicles and usually offering for sale and installation automotive accessories such as tires, tubes, batteries and other minor parts. This definition specifically excludes and prohibits mechanical, electrical, upholstery or body repairs, and commercial storage of vehicles, which functions are classified as Auto Repair Shop or Mechanical Garage.

Setback: The minimum required distance between property line and building line, to provide open and unobstructed yards surrounding any building or structure.

Special Approval: The affirmative consent of the Zoning Board in certain matters of discretion, where specific provision is made therefor, and under the conditions herein set forth.

Street: Any dedicated public thoroughfare used for vehicular traffic and not designated as an alley or highway.

Structural: Any supporting element of a building or structure.

Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences, signs, radio and television towers, and stadiums.

Subdivision: The division of land or water into platted lots, wherein streets are provided.

Tavern: See "Bar".

Tourist Cottage: A single-family dwelling used as a part of a Tourist Park.

Tourist Park: A lot or parcel upon which three or more tourist cottages are offered as living accommodations to the public.

Trailer, House: See "Mobile Home".

Trailer, Sport: A trailer designed to be towed upon the public streets, and which is so constructed as to provide shelter for sleeping, but which does not provide the facilities required for a dwelling unit.

Use: The purpose for which any lot or parcel of land, or structure thereon, is designed, arranged, altered, occupied or utilized.

Where a lot or structure involves two or more separate and distinct uses, the classification shall be based upon the lowest or least desirable use involved.

Variance: The reduction or relaxation of the terms of restrictions or requirements in regard to lot width or area, or building height, size or setback granted by the Board of Adjustment; provided such action is not contrary to the public interest, and where, due to conditions peculiar to a given property, the strict enforcement of the terms would result in obvious and undue hardship. See Chapter X for the conditions

set forth regarding variance.

Note: No variance can grant a land-use which is otherwise prohibited.

Yard: A required open space unoccupied and unobstructed by any structure or portion thereof, except that trees, shrubs, walls and fences are permitted subject to restrictions hereinafter set forth.

Chapter II

GENERAL REGULATIONS

Applying to All Districts

2. 1 Application of Use Restrictions

Requirements or restrictions set forth regarding the use of land shall apply equally to the following:

- (a) Water surface and land under water.
- (b) Buildings or structures on the land or water.
- (c) Air space above the land or water to the same height as any structure, or portion thereof, rises above the land or water.
- (d) New land or waterways created by developments within riparian rights out to and including established bulkhead lines.

Nothing herein contained, however, is intended to restrict the normal uses of air space or navigable waters as routes of transportation.

2. 2 Non-conforming Uses

Where, at the effective date of adoption or amendment of this Resolution, any lawful use of land and/or structures exists which is no longer permissible under the terms of this Resolution as adopted or amended, such use may be continued subject to the following limitations:

- (a) No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Resolution.
- (b) If any such non-conforming use ceases for a period of one hundred twenty (120) days, or should the premises be sold or conveyed to a new owner, subsequent use must conform to the regulations set forth for the district in which it is located; provided, however, special exceptions may be granted by the Zoning Board when title to property passes by devise or bequest or under laws of descent and distribution.
- (c) Should any structure involved in a non-conforming use be destroyed by any means to an extent of 50% or more of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the regulations set forth for that district.
- (d) Where non-conforming use status applies to land and structure, destruction or removal of the structure shall eliminate the non-conforming status of the land.
- (e) Whenever any structure is moved for any reason for any distance, the structure and both the land from which and to which it is moved shall be required to conform to the regulations of the districts wherein located.
- (f) All non-conforming uses shall be subject to reasonable amortization periods, as set forth hereinafter, at conclusion of which periods they shall be required to conform to the regulations then existing in the district wherein located.

2. 3 Amortization of Non-Conforming Uses

It is the intent of this Resolution to avoid undue hardship by permitting non-conforming uses to continue for a reasonable period of time equitably to amortize the investment in land and improvements thereon; but not to allow non-conforming uses to persist indefinitely at the expense of the general welfare and surrounding property values.

In order to establish a fair basis for amortizing non-conforming uses the following schedule shall be the maximum time limit, from date of adoption or amendment of this Resolution, for non-conforming uses to cease, move, convert or otherwise to conform to the regulations then existing in the district wherein they are located.

AMORTIZATION SCHEDULE

- (a) Unimproved Property -- No time period.
- (b) Semi-Improved Property -- One year.
This includes lots or parcels on which the principal structure is temporary or portable (such as mobile homes, trailers, sheds, etc.) or land that has been fenced.
- (c) Prefabricated Structures -- Two years.
This includes any structure which is designed and/or constructed in such a manner as to permit it to be disassembled and re-assembled on a new foundation elsewhere without loss in function or utility.
- (d) Frame Structures -- Four years.
- (e) Masonry Structures -- Six years.
This includes any structure in which 50% or more of the exterior walls are of masonry construction.

EXTENSION OF AMORTIZATION PERIOD

The time limits set forth in the above Amortization Schedule may be extended for individual cases by the Board of Adjustment, provided all of the following conditions are found to exist:

- 1. The established time limit would result in a demonstrable and undue hardship.
- 2. The structure(s) cannot be reasonably moved or transported in any usual manner to another location.
- 3. The structure(s) cannot be reasonably altered or converted to a permitted use.
- 4. A lesser extension of the time limit would not be deemed reasonable.

No extension of time limit may be granted to exceed a total amortization period of thirty years from date of erection of the structure involved.

2. 4 Non-Conforming Lots of Record

Any lots or parcels of land legally recorded prior to the effective date of adoption or amendment of this Resolution which do not contain the required area or width, or both, to qualify as a building site may be used for any purpose permitted in the district in which they are located, subject to the following limitations:

- (a) A single non-conforming lot must be in separate ownership and not contiguous to other lots in the same ownership.
- (b) Where two or more lots or combinations of lots and portions of lots are contiguous and in the same ownership, the lands involved shall be considered to be an undivided parcel for the purposes of this Resolution; no portion of said parcel shall be used which does not contain the minimum area and width to qualify as a building site in the district wherein located, nor shall any division of the parcel be made which leaves remaining any lot with area or width below that required for a building site.
- (c) Nothing herein contained is intended to require or imply that non-conforming lots be re-platted to conform. However, it is the intent hereof that where parcels are of sufficient size to provide one or more lots meeting the minimum area and width requirements for a building site, that no non-conforming portions be separated therefrom.
- (d) In the event that a sufficient and demonstrable hardship arises out of the provisions of this section, variance of area, width and/or yard requirements may be granted by the Board of Adjustment.

2. 5 Application of Setback Requirements

All buildings and structures hereinafter constructed, altered, re-constructed or moved shall comply with setback requirements set forth for the district wherein located. The setback distances shall be measured from the property line to the nearest building line. The following general rules shall apply to interpretation of these requirements:

- (a) Double frontage lots (including corner and through lots) shall provide "front" setback along all sides having street frontage, and "side" setback along all other property lines.
- (b) Where sixty percent (60%) of the properties fronting on the same street within the same block have been developed with front setbacks less than that required by this Resolution, then the front setback of other properties so fronting in the same block may be reduced to the average of the front setbacks established therein, except where the common frontage is on a street or highway designated as an arterial thoroughfare.
- (c) Any property fronting on any street or highway designated as an arterial thoroughfare shall provide a minimum front setback of thirty-five (35) feet from the right-of-way of said arterial thoroughfare, notwithstanding other provisions herein contained.
- (d) Where two or more lots are used for a building site they shall be considered an undivided parcel, and interior lot lines are ignored.

2. 6 Designation of Arterial Thoroughfares

The following roads, streets and/or highways are hereby designated as Arterial Thoroughfares:

- (a) U. S. Highway 41, throughout its length within Charlotte County.
- (b) U. S. Highway 17, throughout its length within Charlotte County.
- (c) State Highways 771, 775 and 776 throughout their lengths within Charlotte County.
- (d) County Road known as "Burnt Store Road", from its intersection with U. S. 41 to the county line where it joins Secondary State Highway 765.
- (e) Taylor Road from Cooper Street to U. S. 41.
- (f) Harbor View Road from U. S. 41 to Harbour Heights.
- (g) Kings Highway throughout its length in Charlotte County.
- (h) State Road 31.
- (i) State Road 74.

2. 7 Air, Water and Soil Pollution

- (a) Any use of land or water or structures thereon is strictly prohibited which use produces excessive amounts of smoke, fumes, odors, acid wastes or other nuisances that may pollute the air, water, or soil, or which adversely affect the health, safety or well-being of occupants of surrounding property.
- (b) Manufacturing, fabricating or processing industries shall provide adequate control devices or systems for any activities on their premises which tend to produce such nuisances; this shall include abatement filters for smoke or fumes, pretreatment of wastes, or such other precautions necessary to eliminate hazards or nuisance therefrom.
- (c) No pit privies, except for temporary use, shall be permitted in any district.

2. 8 Classification of Multiple Uses

Where any land or structure thereon is used for two or more separate and unrelated purposes, the classification of the entire premises shall be construed to be the lowest or least desirable use involved.

2. 9 Off Street Parking

In order to minimize traffic congestion and promote public safety, the following requirements for off street parking shall apply:

1. Off street parking is required for every building erected after passage of this Resolution, and shall be required whenever existing buildings are altered, enlarged, or their use changed.
2. Discontinuance of required off street parking is prohibited unless adequate alternative parking is provided.
3. Off street parking shall be located upon the same premises as the building for which it is intended to serve, or immediately adjacent thereto, unless special approval is granted.
4. Combined or collective parking facilities are permitted, but the total number of spaces shall not be less than the sum of those required by the separate uses thus served.
5. Plans for off street parking must accompany each application for zoning permit. Minimum stall space is nine feet wide by eighteen feet long (9'-0" x 18'-0"), plus adequate passage to and from a public street. Surfaces shall be hard and dustless material, and designed for proper drainage, pedestrian safety, and precluding excessive glare.
6. The minimum required spaces are set forth in each district regulation for various building uses. For uses not specifically mentioned, the Zoning Director shall interpret the requirements as the same as that of uses most similar to the one sought.
7. Special approval must be obtained to provide less than the minimum parking requirements.
8. All commercial and industrial establishments shall provide for adequate loading zones for commercial vehicles required during public business hours. Such loading zones shall be in addition to parking requirements, and shall not conflict with traffic or parking facilities.
9. Entrances and exits for parking areas shall be adequate for the volume of traffic to be expected; they shall provide ingress and egress to abutting public streets, and such entrances and exits shall not be located within twenty-five feet (25') of any intersection.

Except for single- and two-family residential uses, parking facilities shall provide turning area to prevent the necessity of backing into streets.

On-street parking requirements shall be provided exclusive of the use of areas contained within any right-of-way.

Service Station Regulations

- (a) Location: Service station sites shall not be located within 750 feet of any other site on the same side of same right-of-way occupied by a service station, or site for which a valid permit has been issued for construction of a service station. No service station shall hereafter be located within 500 feet of the nearest site of any church, park, playground, hospital, public school, public library, private school, theatre, auditorium, stadium, arena, or public assembly hall.
- (b) Minimum Lot Size: Service station sites shall not be less than 150 feet wide by 100 feet deep.
- (c) Prohibited Services: Normal automotive maintenance may be performed within any service station; however, no body or fender repair or major mechanical work may be performed unless mechanical garage use is permitted within the district in which it is located. All repairs, new and used materials, and waste materials shall be confined within a building.
- (d) Set Backs: Fuel pumps, air and water dispensing equipment islands shall be set back a minimum of 25 feet from any right-of-way line. Side and rear building set backs shall conform to the requirements within the district wherein located.
- (e) Permitted Signs:
- (1) Signs which are an integral part of fuel pumps or other dispensing or servicing equipment are permitted.
 - (2) Not more than two (2) signs not to exceed sixty-four square feet in area each, may be suspended from or attached to not more than two poles per sign, said poles or posts to be embedded in the ground, and provided that the lowest part of said signs shall be not less than 12 feet above the ground, and also provided that said signs shall advertise only the products or services sold on the premises.
 - (3) One sign attached to the building not to exceed sixty-four square feet, advertising only the products or services sold on the premises, and/or the name of the establishment.
 - (4) No portion of any sign erected pursuant to this section shall be closer than five (5) feet to any property line.
- (f) Protective Screening: There shall be a solid wall or fence of good quality and design on all property lines other than street lines of a site to be occupied by service station which abuts any district other than Commercial or Industrial. Said wall or fence shall be not less than four feet high.
- (g) Minimum Building Area: Service station buildings shall contain not less than 1,200 square feet enclosed area.
- (h) Minimum Driveways: State Road Department requirements concerning minimum driveways shall prevail throughout any district wherein service stations are permitted. No driveway shall exceed 60 feet in width at roadway, nor more than 54 feet in width at property lines. No more than two driveways are permitted along any right-of-way line. Driveways must have a minimum 20 foot wide strip between driveways, or 25 feet between driveway and any street intersection.

Chapter III

RESIDENTIAL DISTRICTS

3.1 General Intent

Residential districts are intended to provide protected homesites, and classifications are based upon population density (number of families per lot). Single family is designated R-1, duplex or two-family is designated R-2, and multi-family (three or more) is designated R-3. These classifications are further divided as to the minimum enclosed living area per family dwelling unit. Mobile home dwellings are classified as MH, and are restricted to areas specifically designated therefor.

3.2 R-1 -- SINGLE-FAMILY RESIDENTIAL APPROVED PRINCIPAL USES

1. Permanent single-family dwellings.
2. Non-profit parks and playgrounds.
3. Non-profit educational, recreational and social centers.
4. Public Library, art gallery or museum.
5. Existing residential uses.

APPROVED ACCESSORY USES

1. Private garage, storage room.
2. Greenhouse not for commercial use.
3. Doll house, tree house, or similar structure for use of children residing on the premises.
4. Hobby or crafts shop not for commercial use, and not producing a nuisance.
5. Private swimming pool if completely surrounded by screen or protective fence. at least 4'-0" high.
6. Music or art studio not for commercial use.

USES PERMITTED UPON SPECIAL APPROVAL

1. Churches and Church Schools providing a minimum of three (3) acres in building site.
2. Neighborhood shopping centers.
3. Bona fide servants quarters.

USES PROHIBITED

1. Mobile homes and mobile home parks.
2. All other uses.

MINIMUM BUILDING AREA

1. Minimum 600 square feet enclosed living area per family dwelling unit.

MINIMUM BUILDING SITE

1. Minimum lot area: 7,500 square feet.
2. Minimum average lot width: 60 feet.
3. Minimum front lot width: 40 feet.

MINIMUM YARDS

1. Front setback: 25 feet (35 feet on arterial thoroughfares).
2. Rear setback: 25 feet for principal structures.
10 feet for accessory structures.
3. Side setback: 7 1/2 feet for single-story structure.
12 feet for two-story structure.

MAXIMUM BUILDING HEIGHT

1. Two-stories or 35 feet.

MINIMUM OFF-STREET PARKING

1. Residential: one space per family dwelling unit.
2. Churches: one space for every four seats (or fraction thereof) in sanctuary or auditorium.
3. Public Buildings: one space for every 200 square feet (or fraction thereof) of building floor area.
4. Commercial Buildings: one space for every 100 square feet (or fraction thereof) of building floor area.

SIGN RESTRICTIONS

No signs are permitted except those listed as "exempt" signs under Chapter II.

3. 3 R-2 -- DUPLEX OR TWO-FAMILY RESIDENTIAL

APPROVED PRINCIPAL USES

1. All approved principal uses listed under R-1 District.
2. Permanent Duplex or two-family dwellings.

APPROVED ACCESSORY USES

1. Same as R-1 District.

USES PERMITTED UPON SPECIAL APPROVAL

1. Same as R-1 District.
2. Mobile Home Parks.

USES PROHIBITED

1. Individual mobile homes.
2. All other uses.

MINIMUM BUILDING AREA

1. Minimum 500 square feet enclosed living area per family dwelling unit.

MINIMUM BUILDING SITE

1. Same as R-1 District, except for Mobile Homes.

MINIMUM YARDS

1. Same as R-1 District, except for Mobile Homes.

MAXIMUM BUILDING HEIGHT

1. Same as R-1 District.

MINIMUM OFF-STREET PARKING

1. Same as R-1 District.

SIGN RESTRICTIONS

1. Same as R-1 District

3. 4 -- MULTIPLE-FAMILY RESIDENTIAL

APPROVED PRINCIPAL USES

1. All approved principal uses listed under R-1 and R-2 Districts.
2. Permanent multiple-family dwellings: apartments, rooming houses, boarding houses, guest homes, lodges and inns.

APPROVED ACCESSORY USES

1. Same as R-1 and R-2 Districts.
2. Multiple car garages for apartments.

USES PERMITTED UPON SPECIAL APPROVAL

1. Same as R-1 and R-2 Districts.
2. Approved Home Occupations.
3. Professional Offices.
4. Nursery schools.
5. Hospitals, nursing homes, clinics, funeral homes.
6. Other similar activities which are no more obnoxious or detrimental than those above enumerated.

USES PROHIBITED

1. Individual mobile homes.
2. All other uses.

MINIMUM BUILDING AREA

1. Same as R-1 and R-2 Districts, except that minimum enclosed living area per family dwelling unit in multiple dwellings may be reduced to 400 square feet.

MINIMUM BUILDING SITE

Same as R-1 and R-2 Districts, except that for multiple family dwellings the building site shall have the following minimum requirements:

1. Minimum lot area: 10,000 square feet.
2. Minimum average lot width: 100 feet.
3. Minimum front lot width: 70 feet.

MINIMUM YARDS

1. Front setback: 25 feet (35 feet on arterial thoroughfares).
2. Rear setback: 25 feet for principal structure.
10 feet for accessory structures.
3. Side setback: 7 1/2 feet for single-story structures.
12 feet for two-story structures.
15 feet for three-story structures, plus one additional foot per story above three stories.

MAXIMUM BUILDING HEIGHT

Same as R-1 and R-2 Districts, except that multiple-family building height restrictions are those set forth in the Charlotte County Building Code for the particular type of construction used.

MINIMUM OFF-STREET PARKING

Same as R-1 and R-2 Districts.

SIGN RESTRICTIONS

1. No Class "B" signs permitted.
2. One secondary Class "A" sign permitted for each street frontage for apartment buildings, or other uses permitted by special approval.

3. 5 MH -- MOBILE HOME PARKS

Classification MH is a district intended to provide special residential accommodations for occupants of mobile home trailers, whether the individual lots are sold, leased, rented or otherwise conveyed either temporarily or permanently.

APPROVED PRINCIPAL USES

1. Parking, occupancy or storage of mobile home trailers.
2. Bath, toilet and laundry facilities for trailer occupants.
3. Office and living accommodations for the park manager and his immediate family.
4. Lounge, storage and other non-objectionable service and/or recreational facilities for trailer occupants.

APPROVED ACCESSORY USES

1. Temporary additions adjacent and attached to mobile homes. Construction of said additions shall be subject to approval by the Building Official, and the size of additions shall not exceed the length, width or height of the mobile home to which it is attached.

USES PERMITTED UPON SPECIAL APPROVAL

1. Sale of tobacco, sundries, pre-packaged foods and non-alcoholic beverages for the convenience of trailer occupants.
2. Commercial activities permitted in C-1 Districts, but only when Mobile Home Parks are located in Districts permitting said commercial activities.

USES PROHIBITED

1. All other uses.

MINIMUM BUILDING AREA

1. Minimum enclosed living area per family dwelling unit or mobile home: 300 square feet.

MINIMUM BUILDING SITE

1. The minimum site for a Mobile Home Park shall be not less than two acres, nor provide less than ten trailer spaces.
2. Minimum space for each mobile home trailer shall be not less than:
Area: 3,000 square feet
Width: 40 feet.
3. No more than 12 mobile home spaces per acre.

MINIMUM YARDS

1. Front setback: 10 feet.
2. Rear setback: 5 feet.
3. Side setback: 5 feet.
4. Minimum clearance between detached structures: 10 feet.
5. No mobile home shall be permitted within twenty-five (25) feet of exterior boundaries of mobile home park.

MAXIMUM BUILDING HEIGHT

1. Two-stories, or 35 feet.

MINIMUM OFF-STREET PARKING

1. Mobile homes: one space per mobile home or dwelling unit.
2. Office: one space for every 10 mobile homes in park, plus one space for park manager.
3. Commercial activities: one space for every 100 square feet (or fraction thereof) in building floor area.

SIGN RESTRICTIONS

1. "One class "A" sign permitted for each major entrance to mobile home park; however, said sign may be two signs connected back to back or in a V-shape.
2. No class "B" signs permitted.

SPECIAL REQUIREMENTS

1. Prior to the construction of new mobile home parks, or the alteration or extension of existing parks, complete plans and specifications shall be submitted to, and be approved by, the Zoning Director and the State Board of Health.
2. Adequate anchorage of mobile homes shall be provided against uplift by windstorm. While it is not intended that unsightly cables or other anchors be maintained in place, approved anchorage facilities must be available at all times, and shall be utilized whenever conditions warrant. Said anchorage requirements shall apply equally to temporary additions to mobile homes, unless such additions are removed whenever wind conditions warrant.

Chapter IV

AGRICULTURAL DISTRICTS

4. 1 General Intent

Agricultural Districts are intended to conserve land areas for the cultivation of crops, the raising of livestock, and other agricultural activities which are necessary and/or desirable for the promotion of health, safety and welfare of the entire community. These districts are divided into classifications based upon their compatibility with other land uses, their basic land area requirements, and the maintenance of land values.

4. 2 AGRICULTURE AC -- CROP CULTIVATION

Classification AC is a district intended to provide areas for the cultivation of vegetables, grains, fruits and other food crops having definite commercial value. It is intended to permit any cultivation, harvesting, sale and reasonable processing of crops, so long as the sale or processing does not involve industrial or essentially commercial aspects.

APPROVED PRINCIPAL USES

1. Cultivation of any food or commercial crops, except narcotics.
2. Harvesting, processing and sale of crops grown on premises.
3. Any residential use incidental to the agricultural use, including duplex or multi-family dwellings for farm labor, but not including mobile home parks.
4. Any principal uses permitted in R-1 or R-2 Districts.

APPROVED ACCESSORY USES

1. Storage barns for crops and equipment.
2. Work shops for the maintenance of farm equipment.
3. Raising of livestock for personal use, but not to include commercial numbers.
4. Offices for the transaction of business incidental to the agricultural use.
5. Any accessory uses permitted in R-1 or R-2 Districts.

USES PERMITTED UPON SPECIAL APPROVAL

1. Schools, Churches, and Church Schools.
2. Special processing of crops grown upon premises, but not commercial or industrial processing of crops grown by others.
3. Temporary mobile homes for migratory farm labor.

USES PROHIBITED

1. Any commercial enterprise which is not directly connected with the agricultural use, including collection or sale of crops grown by others.
2. Any industrial use or activity, such as commercial packing, canning, saw-milling, ginning of cotton, distilling of turpentine or other crop spirits, etc.
3. Manufacturing, fabricating or commercial processing.

MINIMUM BUILDING AREA

1. Minimum enclosed living area per family dwelling unit: 600 square feet.

MINIMUM BUILDING SITE

1. Minimum Lot Area: 7,500 square feet.
2. Minimum Average Lot width: 60 feet.
3. Minimum Front Lot width: 40 feet.

MINIMUM YARDS

1. Front Setback: 25 feet (35 feet on arterial thoroughfares).
2. Rear Setback: 25 feet for principal structures.
10 feet for accessory structures.
3. Side Setback: 7 1/2 feet for single-story structure.
12 feet for two-story structure.

MAXIMUM BUILDING HEIGHT

1. Two-stories or 35 feet.

MINIMUM OFF-STREET PARKING

1. Residential: one space per family dwelling unit.
2. Agriculture: one space for each vehicle used, plus loading and turning areas.

SIGN RESTRICTIONS

1. One class "A" sign is permitted at the main entrance to any parcel used for agricultural purposes.
2. Class "B" signs permitted, subject to spacing requirements set forth in Chapter VIII.

3 AGRICULTURE AL -- LIVESTOCK RAISING

Classification AL is a district intended to provide areas for the breeding and/or raising of live animals and fowl for commercial purposes. This includes food animals, dairy herds and dairy products, poultry and poultry products, fur-bearing animals, sporting animals, and similar activities.

APPROVED PRINCIPAL USES

1. Raising of cattle, sheep, pigs, hogs or other food animals.
2. Raising of sheep, or other fur-bearing animals for wool, hides, or other commercial purposes.
3. Breeding or training of sport animals or fowl, such as horses, dogs, cocks, etc.
4. Raising of poultry for food or poultry products.
5. Raising of dairy herds, and production and processing of dairy products.
6. Commercial breeding, training or boarding of animals.
7. Any use permitted in classification AC Districts.
8. Riding stables.
9. Any principal uses permitted in R-1 or R-2 Districts.

APPROVED ACCESSORY USES

1. Barns or other structures for sheltering animals or farm equipment.
2. Structures to house permitted processing activities.
3. Any accessory uses permitted in R-1 or R-2 Districts.

USES PERMITTED UPON SPECIAL APPROVAL

1. Special processing of animal or fowl products raised upon the premises, but not commercial or industrial processes for those grown by others.
2. Temporary mobile homes for migratory farm labor.

USES PROHIBITED

1. Any commercial enterprise which is not directly connected with the agricultural use, including collection or sale of animals, fowl or products grown by others.
2. Any industrial activity, such as tanning of a leather, processing of wool, slaughter house or meat curing, etc.
3. Manufacturing, fabricating or commercial processing.

MINIMUM BUILDING AREA

Same as AC District.

MINIMUM BUILDING SITE

Same as AC District.

MINIMUM YARDS

Same as AC District.

MAXIMUM BUILDING HEIGHT

Same as AC District.

MINIMUM OFF-STREET PARKING

Same as AC District.

SIGN RESTRICTIONS

Same as AC District.

Chapter V

COMMERCIAL DISTRICTS

5. 1 General Intent

Commercial Districts are intended to provide areas for sale of commodities and/or services. These districts are divided into classifications based upon the general nature of the business or profession, the relative compatibility, the needs of patrons, and the overall effect upon community health, safety and welfare.

5. 2 COMMERCIAL -- C-1

Classification C-1 is a highly restricted commercial district intended to provide retail sales and personal services primarily catering to neighborhood shopping needs.

APPROVED PRINCIPAL USES

1. Retail sales, excluding sale of live animals.
2. Professional and business offices.
3. Barber shops, beauty parlors, and other personal service uses.
4. Banks, trusts, savings and finance institutions.
5. Restaurants, cafes, cafeterias, coffee shops and tea rooms.
6. Repair shops whose services are incidental to retail sales.
7. Bars, cocktail lounges and package liquor sales, but excluding dancing and/or entertainment.
8. Studios: photography, art, music, dancing and crafts.
9. Laundry and dry cleaning pick-up station only, but including automatic washing, drying, or dry cleaning machines for public use.
10. Government buildings and offices.
11. Indoor motion picture theatres.
12. Shopping centers which include permitted uses.
13. Other similar uses which are not more obnoxious or detrimental than those above enumerated.

USES PERMITTED UPON SPECIAL APPROVAL

1. Service stations, but excluding automotive repair.
2. Taxi stands, and other transportation stations.
3. Specialty repair shops: watch and clock, shoe, radio and television, etc., which are not noise or odor producing.
4. Residential uses.

USES PROHIBITED

1. Manufacturing, fabricating or processing activities.
2. Automobile sales, or automotive repair.
3. Wholesale and warehouse establishments.
4. Mobile home parks or trailer sales.
5. Hotels or motels

6. Businesses using outdoor display of merchandise.
7. Retail sales involving bulk storage yards, such as lumber.
8. Sales from stands, wagons or trucks.
9. Sale or storage of second hand auto parts.
10. Veterinary Clinics.
11. Other equally obnoxious or detrimental business enterprise.

MINIMUM BUILDING AREA

1. 500 square feet.

MINIMUM BUILDING SITE

1. Minimum Lot area: 5,000 square feet.
2. Minimum Lot width: 50 feet.

MINIMUM YARDS

1. Front Setback: 25 feet (35 feet on arterial thoroughfares).
2. Rear Setback: 10 feet.
3. Side Setback: 5 feet.

MAXIMUM BUILDING HEIGHT

Three stories or 45 feet.

MINIMUM OFF-STREET PARKING

1. Retail stores and personal service shops: one space for every 100 square feet of floor area or fraction thereof.
2. Business and professional offices: one space for every 200 square feet of floor area, or fraction thereof.
3. Restaurants and bars: one space for every four seats for customer service, or fraction thereof.
4. Auditoriums & Theatres: one space for every four seats, or fraction thereof.

SIGN RESTRICTIONS

1. No Class "B" signs permitted.
2. For each lot or parcel under separate ownership one class "A" sign permitted for each street frontage, plus one secondary class "A" sign for each separate business enterprise on that lot or parcel.

5. 3 COMMERCIAL C-2

Classification C-2 is a restricted commercial district intended to provide retail sales and services of a more general nature and widespread patronage, catering largely to vehicular traffic, or essentially requiring greater land areas for their operations.

APPROVED PRINCIPAL USES

1. Any use permitted in C-1 District.
2. Automobile sales and service, including used car lots, but not including major body repair.
3. Light repair shops not incidental to retail sales.
4. Mobile home sales.
5. Drive-in food and refreshment establishments.
6. Auction sales, except live animals.
7. Pet animal sales.
8. Veterinary offices and clinics.
9. Retail sales using outdoor displays.
10. Hotels, motels & apartments.
11. Marinas, boat sales, and marine motor repair.

USES PERMITTED UPON SPECIAL APPROVAL

1. Out-door motion picture theatres.
2. Mobile home parks.
3. Other similar enterprises which are not more obnoxious or detrimental than those enumerated.
4. Residential Uses.

USES PROHIBITED

1. Manufacturing, fabricating, or processing.
2. Wholesale and warehouse establishments.
3. Sale or storage of second hand auto parts.
4. Major auto body repair, and auto painting.
5. Retail sales involving bulk storage, such as lumber.
6. Other equally obnoxious or detrimental activities.

MINIMUM BUILDING AREA

1. 500 square feet.

MINIMUM BUILDING SITE

1. Minimum Lot area: 7,500 square feet.
2. Minimum Lot width: 75 feet.

MINIMUM YARDS

1. Front setback: 25 feet (35 feet on arterial thoroughfares).
2. Rear setback: 10 feet.
3. Side setback: 5 feet.

MAXIMUM BUILDING HEIGHT

As set forth in Charlotte County Building Code for the particular occupancy and type of construction used.

MINIMUM OFF-STREET PARKING

1. Same as C-1 District.
2. Drive-in restaurants or refreshment stands: one space for every 100 square feet of floor area, or fraction thereof.
3. Auto sales, boat sales, etc.: one space for every 300 square feet of floor area, or fraction thereof.

SIGN RESTRICTIONS

1. No class "B" signs.
2. One class "A" sign for each street frontage for each separate business enterprise.

5. 4 COMMERCIAL C-3

Classification C-3 is a general commercial district intended to provide areas for activities which are less compatible with C-1 and C-2 Districts, but more restrictive than Industrial classifications.

APPROVED PRINCIPAL USES

1. Any uses permitted in C-1 and C-2 Districts.
2. Wholesale establishments, except explosive or highly inflammable materials.
3. Retail sales involving bulk storage yards, such as lumber.
4. Major auto repair and auto painting, including light welding.
5. Light fabricating incidental to retail sales, such as sheet metal or ornamental iron.
6. Plant nurseries.
7. Feed, seed and fertilizer sales.
8. Animal boarding kennels.
9. Laundry and dry cleaning plants, and retail dyeing.
10. Fruit processing and jelly manufacturing.
11. Research and testing laboratories.

USES PERMITTED UPON SPECIAL APPROVAL

1. Warehousing facilities for non-explosive materials.
2. Machine shops for machine repair, but not manufacturing.
3. Residential Uses.

USES PROHIBITED

1. Manufacturing, fabricating or processing not incidental to retail sales.
2. Sale or storage of second hand auto parts.

MINIMUM BUILDING AREA

1. 500 square feet.

MINIMUM BUILDING SITE

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 100 feet.

MINIMUM YARDS

1. Front Setback: 25 feet (35 feet on arterial thoroughfares).
2. Rear Setback: 10 feet.
3. Side Setback: 5 feet.

MAXIMUM BUILDING HEIGHT

As set forth in Charlotte County Building Code for the particular occupancy and type of construction used.

MINIMUM OFF-STREET PARKING

1. Same as C-1 and C-2 Districts.
2. Wholesale and warehousing: one space for every 400 square feet of floor area, or fraction thereof.

SIGN RESTRICTIONS

1. Same as C-2 District.

Chapter VI

INDUSTRIAL DISTRICTS

6. 1 General Intent

Industrial Districts are intended to provide areas for manufacturing, fabricating or processing materials and/or products primarily for wholesale distribution. These districts are divided into classifications based upon the nature of the activities, the needs as to land areas, utilities and transportation, and their effect upon the surrounding community in regard to health, safety and general welfare.

6. 2 LIGHT INDUSTRY -- IL

Classification IL is an industrial district intended to provide areas for light manufacturing, fabricating or processing activities which may be incompatible with general business areas, but which do not produce noise, odor, or hazardous fumes in any detrimental degree.

APPROVED PRINCIPAL USES

1. Wholesale, warehousing and commercial storage facilities.
2. Light manufacturing, fabricating or processing.
3. Any use permitted in C-1, C-2 or C-3 Districts.

USES PERMITTED UPON SPECIAL APPROVAL

1. Sale and storage of second hand auto parts, provided a solid screen wall surrounds the entire sales and storage area. Said screen wall shall be a minimum of eight feet (8'-0") in height, and constructed of masonry or other non-inflammable material as may be approved by the Zoning Director.
2. Residential Uses.

USES PROHIBITED

1. Any activity which is obnoxious or detrimental to surrounding property.

MINIMUM BUILDING AREA

1. 1,000 square feet.

MINIMUM BUILDING SITE

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 100 feet.

MINIMUM YARDS

1. Front setback: 35 feet.
2. Rear setback: 25 feet.
3. Side setback: 15 feet.

MAXIMUM BUILDING HEIGHT

As set forth in the Charlotte County Building Code for the particular type of occupancy and construction used.

MINIMUM OFF-STREET PARKING

1. For industrial uses: one space for every 400 square feet of floor area, or fraction thereof; or one space for every three employees, whichever is greater.

SIGN RESTRICTIONS

1. One class "A" sign per plant entrance, provided that two such signs may be placed back-to-back or connected in a V-shape; plus one secondary class "A" sign per principal structure.
2. Class "B" signs must conform to spacing requirements set forth in Chapter VIII.

6. 3 HEAVY INDUSTRY -- IH

Classification IH is an industrial district intended to provide areas for heavy manufacturing, fabricating or processing activities which are incompatible with other land use districts, but are not detrimental to general community health, safety and welfare.

APPROVED PRINCIPAL USES

1. Any use permitted in IL District.

USES PERMITTED UPON SPECIAL APPROVAL

1. Heavy manufacturing, fabricating or processing, provided that such activities adequately control odors, fumes, vapors, etc., so that they do not become obnoxious or detrimental to health, safety or welfare of surrounding property.
2. Residential Uses.

USES PROHIBITED

1. Any activity which produces uncontrolled noxious odors, fumes, noise, or other factors which are detrimental to community health, safety or welfare.

MINIMUM BUILDING AREA

1. 1,000 square feet.

MINIMUM BUILDING SITE

1. Minimum lot area: 20,000 square feet.
2. Minimum lot width: 100 feet.

MINIMUM YARDS

1. Front setback: 35 feet.
2. Rear setback: 25 feet.
3. Side setback: 15 feet.

MAXIMUM BUILDING HEIGHT

As set forth in Charlotte County Building Code for the particular occupancy and construction used.

MINIMUM OFF-STREET PARKING

Same as IL District.

SIGN RESTRICTIONS

Same as IL District.

6. 4 MARINE INDUSTRY -- IM

Classification IM is an industrial district intended to provide areas for marine industries and other allied activities which depend upon proximity to open water, or which require vast salt water supply for production.

USES PERMITTED UPON SPECIAL APPROVAL

1. Boat sales, service or repair.
2. Boat and ship building, and related manufacturing.
3. Seafood processing, or seafood production.
4. Water-borne freight or passenger service, including offices, warehouses, storage, etc., incidental thereto.
5. Base operations for marine salvage.
6. Commercial activities necessary for, or beneficial to, IM.
7. Other similar activities which are not detrimental to surrounding property.
8. Residential Uses.

USES PROHIBITED

1. Any use which is obnoxious or detrimental to surrounding property, or the community welfare.
2. Industries which do not require proximity to open water, or which are not allied closely thereto.

MINIMUM BUILDING AREA

1. 1,000 square feet.

MINIMUM BUILDING SITE

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 100 feet.

MINIMUM YARDS

1. Front setback: 35 feet.
2. Rear setback: 25 feet.
3. Side setback: 15 feet.

MAXIMUM BUILDING HEIGHT

As set forth in Charlotte County Building Code for the particular occupancy and construction used.

MINIMUM OFF-STREET PARKING

Same as IL and IH Districts.

SIGN RESTRICTIONS

Same as IL and IH Districts.

Chapter VII

PUBLIC LAND & UNCLASSIFIED DISTRICTS

7. 1 Public Land

Public land is that land owned by Municipal, County, State or Federal Governments, or their agencies. Nothing in this resolution is intended to prohibit, restrict or hinder these governments or agencies from free use of such public owned properties.

Areas designated as Public (P) on the zoning maps include schools, parks, playgrounds, recreation areas, game preserves, and other government owned land dedicated to public use. Not all government owned property is shown or indicated.

7. 2 Unclassified Districts

Areas zoned as Unclassified (UC) are those which are at present essentially undeveloped: these areas are not classified pending further development within surrounding districts. Therefore, ANY DEVELOPMENT OR CONSTRUCTION WITHIN AN UNCLASSIFIED DISTRICT REQUIRES SPECIAL APPROVAL.

Chapter VIII

SIGNS

8. 1 Definition

For the purpose of this resolution, and whenever used hereinafter, the term "sign" shall include any outdoor advertising display using letters, words, figures, picture, design, or combination thereof, to attract the attention of the public to any place, subject, person, firm, corporation, or any merchandise whatsoever, whether such display be attached in any manner upon or to a building or structure, or affixed to the ground by footing, post, framework, wall, or other supporting device.

8. 2 Classifications

(a) Class A signs include all signs advertising any product for sale, service to be rendered, or admission to the grounds or a performance on the premises where the sign is located.

(b) Class B signs include all signs advertising any product for sale, service to be rendered, or admission to the grounds or a performance at a location other than on the premises where the sign is located.

8. 3 Permits Required

Prior to the erection, construction, installation, or alteration of any sign within the unincorporated areas of Charlotte County a permit therefor shall be secured from the Zoning Director, unless such sign is specifically exempted hereinafter.

8. 4 Exempt Signs

The following signs shall be exempt from the above permit requirement, and also from any permit or inspection fees; however, all other provisions of these regulations shall apply.

- (a) Professional name plates not exceeding 2 square feet in area.
- (b) Bulletin boards or directories for public, charitable or religious institutions located on the premises of said institutions, and not exceeding 12 square feet in area.
- (c) Signs denoting the architect, engineer, contractor, subcontractors, and suppliers of materials and/or equipment on the premises of work under construction, provided that individual signs shall not exceed 4 square feet in area, or a single sign listing all names not to exceed 32 square feet in area.
- (d) One sign, not exceeding 4 square feet in area, per parcel of property which is for sale, rent or lease.
- (e) Dedicatory tablets or memorial plaques setting forth the name or erection date of a building, commemorating a person or persons, etc.; providing that such signs are cast in metal, engraved in stone or concrete, or otherwise suitably inscribed in or on a monumental material.
- (f) Occupational signs, not exceeding 2 square feet in area, listing the name, location and business of an occupant within the building.
- (g) Non-structural Class A signs consisting of letters, numerals or ornamentation painted or applied to awnings, canopies, windows, doors, or show windows, provided that no business shall have more than 10 square feet total sign area.
- (h) Identification signs at the entrance to residences, estates, ranches, etc., which do not exceed 2 square feet in area.
- (i) Non-advertising directional signs or symbols (such as "entrance", "exit", "slow", "no-trespassing", etc.) pertaining to private property, none to exceed 4 square feet in area.
- (j) Traffic or other directional signs erected by municipal, county, state or federal authorities. Also non-advertising signs by private contractors or public carriers established for public warning purposes, such as "danger - high voltage", "railroad crossing", etc., whether such signs be temporary in nature or permanent warnings.
- (k) Street identification signs, and entrance sign giving name of a subdivision. The latter shall be located at the main entrance, shall not exceed 75 square feet in area, and shall contain no other advertising.

- (1) Temporary signs advertising activities of educational, religious, charitable or other non-profit institutions may be permitted if not in violation with other sections of these regulations.

8. 5 Applications for Permit

All applications for sign permits shall set forth a complete description of the proposed sign, including its size and type, exact location on the property, as well as drawings, and/or specifications for the construction.

Each application for sign permit shall have attached thereto the written consent of the Owner of the property upon which the sign is to be erected, or the building to which the sign is to be attached.

8. 6 Temporary Signs

Permits may be issued for temporary signs not fully conforming to the requirements set forth for permanent signs, providing that the Zoning Director may require such reasonable conditions and time limits as to protect the public safety, health and general welfare.

Applicants for temporary sign permits shall pay the same permit fee as for standard signs (unless specifically exempted), but no inspection fee is required. The time limit for temporary signs shall not exceed one year.

8. 7 Prohibited Signs

(a) No sign shall be erected or maintained which produces a traffic hazard, such as blind corners at intersections; glare from sign lighting; words, symbols or lights which might be confused with traffic directions.

(b) No sign shall be erected or maintained so as to prevent free ingress and egress from any door, window, fire escape or other entrance or exit to any building, nor shall any sign be attached to a standpipe or fire escape.

(c) No sign shall be permitted which involves a public nuisance, such as obscene, indecent or immoral displays, glare or noise on adjacent property, or other reasonably objectionable features.

(d) Any sign now or hereafter existing which no longer advertises a bona fide business or product shall be removed, painted out or altered within 30 days after becoming obsolete.

8. 8 Maintenance of Signs

(a) All signs for which a permit is required, together with all their supports, braces, guys and anchors, shall be kept in repair and unless of galvanized or non-corroding metal, shall be painted at least once every two years. Reverse side of signs, where exposed, shall be painted and maintained.

(b) The base of all signs shall be kept free of trash, debris and unsightly vegetation.

(c) Where any structural element of a sign is damaged, worn, corroded or otherwise substantially weakened, it shall be promptly repaired.

8. 9 Removal or Alteration of Signs

The Zoning Director may require the removal or alteration of any signs when any one of the following conditions exist.

(a) Any sign which is prohibited by this regulation, or any sign erected for which a required permit has not been issued, must be removed or altered as directed within 30 days after notification.

(b) Any sign which is improperly maintained, or any sign for which a required annual inspection fee has not been paid, must be removed or altered as directed within 30 days after notification.

(c) Any sign which, in the opinion of the Director or his agent, is structurally unsafe, or which presents a hazardous condition shall be removed or altered as directed within 10 days after notification. The Director may, when such conditions are deemed to be an emergency, have such hazardous signs removed immediately, if the owner or lessor is not available for immediate notification.

Upon written notice by registered mail or personal delivery, the property owner where the improper sign is located shall take action as directed. Upon failure to act when so notified, the Director may have the sign removed or altered, the entire expense of such removal or alteration to be charged to the property owner.

8. 10 Permit & Inspection Fees

Fees for required permits and annual inspections shall be as follows:

(a) Permit Fees: (for erection or alteration only) \$5.00 minimum per sign, plus 3¢ per square foot of area in excess of 100 square feet.

(b) Annual Inspection Fee (starting first year after erection) \$5.00 per sign when such sign requires permit fee.

8. 11 Restrictions

(a) No Class A or Class B signs (except those listed under Section 8. 4, Exemptions) shall be permitted in any R-1 or R-2 Residential Districts; and no Class B sign shall be permitted in any R-3 Residential District.

- (b) For each lot or parcel of land in districts permitting Class A signs, one (1) Class A sign shall be allowed for each street on which the lot or parcel fronts, plus one secondary Class A sign per street frontage for each separate business enterprise on that lot or parcel.
- (c) No Class B signs shall be closer than 500 feet to another Class B sign fronting along the same side of same right-of-way, except that two (2) Class B signs may be connected back to back, or connected in a "Y" having an included angle no greater than 90 degrees. No Class B sign shall be closer than 2,000 feet along the same right-of-way to another Class B sign advertising the same product or service.

8. 12 Heights and Setbacks

- (a) No private sign shall be erected, altered or maintained over or upon any public property or any officially adopted right-of-way.
- (b) No signs over walkways or driveways shall have any portion thereof less than 8 feet above the surface of pedestrian walkways, nor less than 10 feet above the surface of vehicular driveways or parking.
- (c) No roof sign shall be erected, altered or maintained having any portion thereof within 5 feet of side or rear wall lines, nor shall it extend more than 20 feet above roof level at any point.
- (d) No ground sign shall have a total height at any point greater than 30 feet above the average ground level at its base.
- (e) All signs within 50 feet of any street intersection shall be placed behind the building setback line, or the bottom of the sign shall be 10 feet or higher or the top shall be 30 inches or less above the street crown at the intersection.
- (f) No setback is required for Exempt or Class A signs. Class B signs shall not have any portion thereof nearer than 15 feet along any right-of-way.
- (g) No sign of any type or classification (including Exempt signs) shall be erected, altered or maintained in such a location or position that it obscures another sign in the same vicinity, or blocks light, ventilation, or worthwhile view from adjacent property; nor shall any sign present an unsightly or reasonably objectionable unfinished side facing toward adjacent property.

8. 13 Size Limitations

- (a) Class A signs shall not exceed 300 square feet in area.
- (b) Secondary Class A signs shall not exceed 50 square feet in area.
- (c) Class B signs shall not exceed 500 square feet in area.
- (d) Special approval may be granted by the Charlotte County Zoning Board for Class A or Class B signs to exceed the above areas provided that such signs are applied upon or attached to a building wall with no portion of the sign projecting more than 12 inches from the wall line.

8. 14 Nonconforming Signs

- (a) Existing signs which do not comply with these regulations, or signs which may because of changes in zoning or these regulations fail to comply, shall be termed "non-conforming" signs. Where Class B signs do not conform to spacing requirements, the sign or signs last constructed shall be the nonconforming sign(s).
- (b) Nonconforming signs shall be removed or altered to comply within two (2) years from the date on which they became Nonconforming.
- (c) Nonconforming signs are not exempt from annual inspection fees unless they are specifically exempt under Section 8. 4.

Chapter IX

ADMINISTRATION & ENFORCEMENT

9. 1 Zoning Board

The Charlotte County Zoning Board shall serve in an advisory capacity to the Board of County Commissioners in all matters relating to zoning, building, planning and future development. Said Zoning Board shall frequently review the zoning and building regulations, and shall from time to time recommend to the County Commission such amendments as it may deem appropriate. The Zoning Board shall also make, or cause to be made, such other studies and investigations relative to zoning, building and/or planning of future development as may be beneficial to community progress, or which may be requested by the County Commission.

The Zoning Board shall consist of five members appointed by the Board of County Commissioners, one member being appointed from each County Commissioner district. Members shall serve for terms of two (2) years, but shall be subject to removal at any time by majority vote of the County Commission. Zoning Board members shall serve without compensation, but shall be reimbursed for actual expenses incurred in performance of their duties not to exceed allowances therefor as prescribed by state law.

The Zoning Board shall elect from among its members a chairman, vice chairman, and such other officers as it may deem necessary or desirable. The Zoning Director shall serve as secretary to the Zoning Board, but shall not be a voting member of said Board. The Board shall formulate its own rules and establish its own procedures in the performance of its duties.

The Zoning Board shall hold regular meetings at least once in each calendar month. Special meetings may be called by the chairman, secretary or by any two members. All meetings shall be open to the public, and accurate records shall be kept of all actions taken.

8. 2 Planning Commission

The Zoning Board shall be the County planning commission. In this capacity the Board shall prepare and present for adoption by the Board of County Commissioners a comprehensive plan or plans for the future development, government and progress of Charlotte County, and shall recommend from time to time revisions of said plan or plans as conditions may warrant.

At least thirty days prior to adoption of each annual budget by the Board of County Commissioners the Zoning Board (functioning as a planning commission) shall prepare and submit to the County Commission a report of its recommended capital improvements for the next five year period. Said reports shall include detailed explanation of the nature of the improvements, estimated costs thereof, and a priority schedule for their accomplishment.

9. 3 Zoning Director

The Director of Planning and Zoning, hereinafter called the Director, shall be the executive officer charged with the administration and enforcement of all zoning regulations, as well as building, electrical and plumbing codes established within the unincorporated areas of Charlotte County. The Director shall be appointed by the Board of County Commissioners upon the recommendation of the Zoning Board, and the Director shall hold office at the pleasure of the County Commission.

The duties of the Director shall include the following:

- (a) To attend all meetings of the Zoning Board, Planning Commission and Board of Adjustment, and to act as secretary thereof.
- (b) To administer and enforce the zoning regulations.
- (c) To administer and enforce the building, electrical and plumbing codes.
- (d) To receive and review all plans and specifications for proposed structures to ensure compliance with zoning and code requirements; and to have responsible charge of periodic inspections of structures under construction to assure compliance with approved plans and specifications therefor.
- (e) To issue or deny permits and certificates of occupancy as set forth herein, as well as those prescribed by the various codes established.
- (f) To receive petitions for zoning amendments, requests for special approvals, petitions for variances or appeals from administrative rulings.
- (g) To issue public notices as required by the Zoning Board and Board of Adjustment.
- (h) To receive fees for permits, prepare budgets for operations of the Building and Zoning Department and to hire personnel necessary for the expeditious performance of the duties assigned to this office, subject to approval by the Board of County Commissioners.
- (i) To perform such other duties as may be established by the Zoning Board, the Board of Adjustment or the Board of County Commissioners.

9. 4 Special Approval

(a) Special approval is required for any land use that would not be appropriate generally or without restriction throughout any given Zone or District but which, if controlled as to number, location, area, special requirements or relation to the neighborhood, would promote the public health, safety, convenience, economy or general welfare. Such use may be granted "special approval" by affirmative vote of a majority of the members of the Zoning Board where specific provision for such action is set forth within the regulations of the particular district wherein it is located.

(b) Requests for special approval shall be submitted in writing to the Director, setting forth in detail the proposed use, and such other information as the Director may deem pertinent. If the request is in order, the Director shall establish a date for hearing thereon.

(c) The Zoning Board may grant or deny the special approval as requested, or it may grant the special approval subject to reasonable conditions which it deems are necessary for the general welfare and public interest.

9. 5 Permits

The Director shall deny issuance of any permits for the construction, alteration, or expansion of any structure that does not fully conform to the requirements set forth in this Resolution.

9. 6 Certificates of Occupancy

Whenever the principal use of an existing structure or land parcel is to be changed the owner, agent, lessee or intended occupant thereof shall apply to the Director for a "Certificate of Occupancy" stating that the new use is approved within the District wherein it is located.

The Director shall issue such Certificate of Occupancy only when the new use conforms to the requirements set forth herein, and no construction permits are necessary.

9. 7 Fees

Fees are hereby established in the amounts, and for the purposes set forth in the following:

- (a) Zoning Fee \$2.00
To cover cost of reviewing plans for new construction, additions & alterations for compliance with zoning regulations.
- (b) Certificate of Occupancy \$2.00
To cover cost of investigation of land use change for conformity with zoning regulations.
- (c) Request for Special Approval -- \$5.00
- (d) Request for Re-zoning --\$25.00

9. 8 Violations

Whenever violations of this Resolution are observed by or reported to the Director, he shall promptly investigate. If such violation exists, the Director shall immediately notify the offending party in writing. If written notification fails to result in satisfactory conformity within a reasonable time the Director shall request legal counsel to petition the Courts for an injunction to require such satisfactory conformity, or in the alternative violators of this resolution may be charged with a misdemeanor, as set forth in Section 12 of House Bill 2466, as enacted by the 1961 Florida Legislature.

Chapter X

APPEALS & AMENDMENTS

10. 1 General Intent

It is intended herein to establish procedures whereby aggrieved parties may appeal for relief from undue hardship imposed by strict and literal enforcement of the requirements or restrictions of this resolution, and to provide for amendments that may hereafter be required to maintain the usefulness of these regulations in promoting the public interest.

10. 2 Board of Adjustment

The Zoning Board shall serve as the Board of Adjustment, and, when acting in the latter capacity, shall have the following duties:

- (a) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, determination or action of the administrative official or his staff in the enforcement of this resolution.
- (b) To hear and decide petitions for variance from the strict and literal enforcement of the provisions of this resolution, subject to the conditions herein-after set forth.

Meetings of the Board of Adjustment shall be held at the call of the chairman or, in his absence, by the vice chairman or by the secretary. All meetings shall be open to the public, and accurate minutes shall be recorded, including the testimony of witnesses and the vote of each member on each question.

The Board of Adjustment shall file with the Board of County Commissioners a full report of all proceedings held before it on each appeal, and of its decision or action taken thereon, within fifteen (15) days after its decision or action, excluding Saturdays, Sundays and holidays.

The Board of Adjustment shall adopt rules of procedure and regulations for the prompt and orderly transaction of its business. The chairman or, in his absence, the vice chairman shall have the power to administer oaths and to compel the attendance of witnesses.

10. 3 Appeals from Administrative Rulings

Any person or persons claiming to be aggrieved on account of any ruling by an official charged with enforcing this resolution may appeal in writing to the official involved and to the chairman of the Board of Adjustment. Any such appeal must be filed within thirty (30) days after the act or decision from which the appeal is made, and must specify the grounds thereof.

Upon receipt of a written appeal, the Board of Adjustment shall determine the date, time and place for the hearing thereof, and shall give public notice as well as written notice to all parties in interest. The official charged with error shall forthwith transmit to the Board of Adjustment all papers or other records upon which the action or decision appealed from was taken. Upon the hearing of appeal, any party in interest may appear in person or by agent or attorney.

An appeal from administrative ruling shall stay all proceedings concerning the matter appealed from unless such stay shall be deemed to imperil life or property.

After hearing an appeal the Board of Adjustment may affirm or reverse, wholly or partly, or may modify any decision or action of the official from whose decision the appeal has been taken, or it may make such decision or take such action as the official should have made or taken. To that end the Board shall have the powers of the official from whose decision the appeal is taken. Any action by the Board of Adjustment shall require the concurring vote of a majority of its members.

10. 4 Application for Variance

Any owner, agent, lessee or occupant of land or structure may appeal in writing to the Board of Adjustment for variance from the requirements or restrictions of this Resolution; except that no appeal for use variance may be considered. Appeals shall be submitted through the Director, stating specific variances requested.

Upon receipt of application for variance the Board of Adjustment shall fix the date, time and place for the hearing thereof, and give public notice as well as written notice to parties in interest. The Director shall investigate the conditions pertaining to the particular variance requested, and shall submit a written report at the hearing giving the facts involved. The parties in interest may appear at the hearing in person, or by agent or attorney.

After hearing the application for variance, together with such other reports or testimony deemed pertinent, the Board of Adjustment may deny the appeal or grant such variances from the terms of this resolution as may meet the conditions hereinafter set forth. Action by the Board of Adjustment shall require the concurring vote of a majority of its members, and a variance can be granted only if all of the following conditions are found to exist:

- (a) Unique and peculiar conditions or circumstances apply to the property in question which do not apply to other properties in the same district.
- (b) The strict and literal enforcement of the terms of this resolution would result in demonstrable and undue hardship, or deprive the petitioner of rights commonly enjoyed by other property owners in the same district.
- (c) The granting of the variance would not confer upon the petitioner any special privilege that is denied by this resolution to other properties in the same district.
- (d) The variance, if granted, would not be injurious to surrounding property nor contrary to the public interest.
- (e) The variance requested does not involve any use which is not permissible in the district wherein the property is located.

10. 5 Public Notice of Hearings

Public notice of all hearings shall be given in the manner required by House Bill 2466 (1961 Florida Legislature).

The Director shall cause to be published all public notices for hearings by the Zoning Board and the Board of Adjustment, and proofs of publication of such notices shall be filed with the record of each hearing.

10. 6 Appeals from Board of Adjustment

Appeals from decisions of the Board of Adjustment may be taken to the Board of County Commissioners only in accordance with the provisions of House Bill 2466 (1961 Florida Legislature).

10. 7 Appeals From Board of County Commissioners

There shall be no right to apply to the court for relief from any decision or action unless all administrative steps provided in House Bill 2466 (1961 Florida Legislature) have been taken in regard to appeal and review. Relief through the courts shall be had only from decisions, regulations, restrictions and resolutions of the Board of County Commissioners.

10. 8 Amendments

This Resolution may be amended by concurring vote of a majority of the members of the Board of County Commissioners; provided however, that such Board shall have given public notice as prescribed in House Bill 2466 (1961 Florida Legislature), and held a public hearing on the portions to be amended.

Amendments may be made by the Board of County Commissioners: (1) on their own initiative; (2) upon recommendation by the Zoning Board, after said Zoning Board has held its own public hearing thereon; (3) upon petition by any citizen or other property owner, provided that such petition shall first have been considered by the Zoning Board in a public hearing prior to submission to the County Commission.

TABLE II

MINIMUM OFF STREET PARKING REQUIREMENTS	
Land Use	Off Street Parking Spaces Required
Residential	
R-1, R-2, R-3, M H	One space per family dwelling unit.
M H Park Office	One space for every 10 mobile homesites, or fraction thereof, plus one space for park manager.
Agricultural	
AC, AL	One space per family dwelling unit, plus one space for each farm vehicle plus loading and turning areas.
Restaurants, Bars, Theaters & Auditoriums Churches	One space for every four seats (or fraction thereof) in auditorium or customer service area.
Retail Stores, Drive-In Restaurant	One space for every 100 square feet (or fraction thereof) of building floor area.
Offices, Public Buildings	One space for every 200 square feet (or fraction thereof) of building floor area.
Auto Sales, Boat Sales Open Displays	One space for every 300 square feet (or fraction thereof) of building floor area.
Wholesale and Warehousing	One space for every 400 square feet (or fraction thereof) of building floor area.
Industrial	One space for every 400 square feet (or fraction thereof) of building floor area or one space for every three employees (or fraction thereof) whichever is greater.

This document is a copy of the original document and is not a certified copy. It is subject to change without notice.

TABLE I

Classification	Minimum Enclosed Area (Sq. Ft.)	MAX. HT. (Ft.)	MAX. NO. STORIES IN HT.	MINIMUM LOT SIZE			MINIMUM SET BACK (FT.)				SIGNS Permitted	
				Total AREA (Sq. Ft.)	Average WIDTH (Ft.)	Front WIDTH (Ft.)	FRONT FRONT	Principal Use		Accessory Use		
								REAR	REAR	1 story SIDE		2 story SIDE
RESIDENTIAL												
R-1	600 per dwelling unit	35	2	7,500	60	40	25	25	10	7½	12	Exempt
R-2	500 "	35	2	7,500	60	40	25	25	10	7½	12	Exempt
R-3	400 "	①	①	10,000	100	70	25	25	10	7½	12	15 ①
MH	300 "	35	2	3,000 ①	40		10 ①	5 ①	5 ①	5 ①		A
AGRICULTURE												
AC	600 per dwelling unit	35	2	7,500	60	40	25	25	10	7½	12	A & B
AL	600 "	35	2	7,500	60	40	25	25	10	7½	12	A & B
COMMERCIAL												
C-1	500	45	3	5,000	50	50	25	10	10	5 ④		A
C-2	500	①	①	7,500	75	75	25	10	10	5		A
C-3	500	①	①	10,000	100	100	25	10	10	5		A
INDUSTRIAL												
IL	1000	①	①	10,000	100	100	35	25	25	15		A & B
IH	1000	①	①	20,000	100	100	35	25	25	15		A & B
IM	1000	①	①	10,000	100	100	35	25	25	15		A & B

Notes: 1. Depends upon type of construction and occupancy

2. No more than 12 mobile homes per acre

3. No mobile homes permitted within 25 ft. of exterior boundary of MH Park

4. Minimum set back 35 ft. along all arterial thoroughfares - all districts

5. For over three stories, set back is 15 ft. plus 1 ft. per story over three

SIGNS

Exempt - Exempt signs permitted in all districts

-A - Secondary Class A sign - 50 sq. ft. max.

A - Class A sign - 300 sq. ft. max. - on site

B - Class B sign - 500 sq. ft. max. - off site

