



ZONING CODE REWRITE PROJECT SUMMARY OF REVISIONS

Article VI - Use Regulations

1. The Existing code sections regulating use standards (Articles VI, VII, VIII, IX and X) have been reorganized and collapsed into one article with subsections (Article VI).
2. The Regulations and standards addressed within various zoning districts have been revised to include subsections addressing district purpose, permitted district uses and dimensional district standards. Other standards addressing landscaping, lighting, parking, etc. have been relocated to the Articles containing this subject matter.
 - *For Example:* If a zoning district contained regulations governing landscaping, those regulations were removed from the district regulations and replaced under the Landscaping Article.
3. The Master Business Listing has been revised to update the nomenclature of outdated terms and uses. In addition, new uses that have emerged since last major update have been incorporated into the Master Business Listing.
4. The two existing master business listings have been combined into one new master business Listing for ease of use. Currently, there is a master business listing for commercial zoning districts located within the Gateway District and another master business listing for commercial uses located outside of the Gateway District.
5. The two existing Supplemental Use Regulations sections have been combined into one new Supplemental Use Regulations section. Currently, there is a Supplemental Use Regulations section for commercial uses located within the Gateway District and another Supplemental Use Regulations section for commercial uses located outside of the Gateway District.
6. Master Business Listing has been reformatted and reorganized into category of uses.
7. Supplemental Use regulation section (now known as Specific Use Regulations Section) has been reformatted and reorganized into category of uses, mirroring the Master Business Listing.

8. SPI-2 Special Public Interest Overlay District (Gateway Area) has been revised to remove the zoning sub-districts (e.g. AM, HCS, PO, HC, FCC, AC). These sub-districts now comprise separate and distinct commercial zoning districts.

9. The SPI-2 Special Public Interest Overlay District (Gateway Area) has been revised to remove the “Plantation Tropical Architectural Design Guidelines.”

10. A new utilities district has been created. The utilities district has been created for the City owned and Public Utility facilities (e.g. FPL, AT&T, etc.)

- City’s current utility facilities and public utilities are zoned Community Facilities.

11. A new dimensional standards table has been created and incorporated into each zoning district regulations. Heretofore, the dimensional standards were not in a table format. The tables have been added for ease of use.

Article XI - Development Standards of General Applicability

1. This is a new section that has been added to the Code. This section will house standards that will be applied throughout the City that are not generally district specific.

- For example: outdoor lighting standards, accessory use standards, urban design standards, driveway standards, surface water management standards, and architectural design guidelines.

Article XII - Non-Conforming uses and Structures

1. This section provides standards for regulation of legally non-conforming uses, structures and lots.