

**Text Amendment  
to  
Chapter 22,  
Article III,  
Section 22-22:  
Allowed Uses**



# Text Amendment (Use Table)

## Section 22-22. – Allowed Uses

- *Clarify Use Table with two (2) sections:*

(e) Planned Development Zone (PD) and Planned Unit Redevelopment Zone (PUR). Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(f) Edgartown Settlement (ES) Zoning District. Permitted, conditional, and accessory uses shall be allowed in the ES District consistent with Section 22-28.1 of this chapter.

- **44** *instances where commercial/industrial uses are will now be allowed by right (in lieu of needing a CU or being prohibited altogether).*
- **14** *instances where commercial/industrial uses will now be allowed with a CU (in lieu of being prohibited altogether).*

# Recommendations

On February 12, 2019, the Planning Board recommended APPROVAL of the proposed Text Amendment.

Staff recommends that City Commission APPROVE the proposed Text Amendment to Section 22-22, Allowed Uses.

**Text Amendment  
to  
Chapter 22,  
Article III,  
Section 22-22:  
Allowed Uses**



# Text Amendment (Use Table)

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
<b>Religious Institution</b>	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
<b>Social Service Institution</b> (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
<b>Utilities</b>																							
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
<b>COMMERCIAL</b>																							
<b>Eating and Drinking Establishments</b>																							
-Brew Pub	-	-	-	-	-	-	-	-	C	P	G	P	P	P	P	C	C	C	-	-	-	-	-
-Coffee Shop	-	-	-	-	-	-	C	-	C	G	P	P	P	P	C	C	C	-	-	-	-	-	-
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	G	G	P	P	P	C	C	C	-	-	-	-	-	-
-Neighborhood Café	-	-	-	-	-	-	-	-	C	G	G	P	P	P	C	C	C	-	-	-	-	-	-
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	C	C	C	-	-	-	-	-	-
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	C	C	C	-	C	-	-	-	C
-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	C	C	C	-	-	-	-	-	-

# Text Amendment (Use Table)

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	C P	I1	I2	I3	OS1	OS2	A1	A2
-Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
<b>Office</b>																							
-Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
-Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
-Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
-Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	<u>C</u> <u>P</u>	P	-	C	-	-	-	-	-
<b>Overnight Accommodations</b>																							
-Bed & Breakfast	-	-	-	-	-	-	C	C	C	<u>C</u> <u>P</u>	P	P	P	P	-	-	-	-	-	-	-	-	-
-Dwelling Rental	-	C	C	C	C	C	C	C	C	-	-	-	P	P	-	-	-	-	-	-	-	-	-
-Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
<b>Parking, Commercial</b>							C	-	C	-	<u>C</u>	P	C	C	-	C	-	C	-	-	-	-	-
<b>Retail Sales &amp; Service, Sales-Oriented (except as noted below)</b>										<u>C</u>	-	<u>P</u>	P	P	<u>C</u>	C	-	-	-	-	-	-	-
-Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
-Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	<u>C</u>	<u>C</u>	P	P	P	-	C	C	-	-	-	-	-	-
-Grocery or Liquor Store	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-	-
-Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
<b>Retail Sales &amp; Service, Personal-Service Oriented (except as noted below)</b>										<u>C</u>	<u>C</u>	P	P	P	-	C	-	-	-	-	-	-	-
-Art Studio	-	-	-	-	-	-	-	-	-	<u>P</u>	<u>P</u>	P	P	P	-	C	-	-	-	-	-	-	-
-Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	<u>P</u>	<u>C</u>	-	P	-	C	-	-	-	-	-	-	-
-Animal Grooming Services	-	-	-	-	-	-	-	-	-	<u>P</u>	-	P	P	P	-	C	-	-	-	-	-	-	-

# Text Amendment (Use Table)

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
-Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
-Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	C	-	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	P	-	-	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
<b>INDUSTRIAL</b>																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	C	P	P	-	P	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
-Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	P	P	-	P	-	-	-	-



**Text Amendment  
to  
Chapter 22,  
Article III,  
Section 22-22:  
Allowed Uses**



**Text Amendment  
to  
Chapter 22,  
Article X,  
Section 22-143:  
PUBLIC HEARINGS  
(Required Signage)**



# Text Amendment (Signage)

## Section 22-143. – Public hearings.

- *Strike through all of existing text...replace with:*

(c) Notice by signs. After an application has been filed for an amendment of the zoning atlas or an application for conditional use, the applicant shall post a sign or signs on the property concerned at least five (5) days prior to the planning board meeting thereon. The sign or signs shall not be less than 18 x 24 inches in size as provided by the Planning Department; and located where, in the judgment of the Planning Department, the sign or signs would be in proximity to the subject property and in the most conspicuous place to the passing public. The sign or signs shall be posted not less than ten (10) days prior to the public hearing.

# Text Amendment (Signage)



# Text Amendment (Signage)

## REZONING

An application has been received  
for this property.

For more information:  
**(772) 467-3737**



# Text Amendment (Signage)

## CONDITIONAL USE

An application has been received  
for this property.

For more information:  
**(772) 467-3737**



# Recommendations

On February 12, 2019, the Planning Board recommended APPROVAL of the proposed Text Amendment.

Staff recommends that City Commission APPROVE the proposed Text Amendment to Section 22-143, Public Hearings.

**Text Amendment  
to  
Chapter 22,  
Article X,  
Section 22-143: PUBLIC HEARINGS  
(Required Signage)**



**Text Amendment  
to  
Chapter 22,  
Article III,  
Section 22-58:  
Major & Minor Site Plan  
Applications**



# Proposed Amendment

- **Increases the threshold for administrative review of commercial/industrial site plans from 4,000 sq. ft. to 50,000 sq. ft. & of multi-family site plans from 20 units to 50 units.**
- **Clarifies submittal requirements for Major or Minor Site Plan applications and their Board review processes.**
- **New thresholds proposed by Development Review Task Force in June of 2018 as part of an evaluation of City's regulatory/permitting process.**
- **Technical Review Committee reviewed the amendment on January 17, 2019.**

# Text Amendment (Site Plans)

## **Section 22-58. – ~~Site plan review.~~ Major and minor site plan applications**

- *Strike through all of existing text.*

### a) MAJOR SITE PLANS

#### 1) Thresholds:

- i. Residential project  $\geq 50$  dwelling units, or
- ii. Non-residential or mixed-use project  $\geq 50,000$  sq. ft. in area

#### 2) Pre-application conference required

#### 3) Submittal requirements:

- i. Application
- ii. Vicinity map
- iii. Site plan

#### 4) Technical Review Committee

#### 5) Planning Board

#### 6) City Commission

#### 7) City Commission public hearing

# Text Amendment (Site Plans)

## **Section 22-58. – ~~Site plan review.~~ Major and minor site plan applications**

### b) MINOR SITE PLANS

#### 1) Thresholds:

- i. Residential project between 2 and 49 units, or
- ii. Non-residential or mixed-use project less than 50,000 sq. ft. in area

#### 2) Pre-application conference required

#### 3) Submittal requirements:

- i. Application
- ii. Vicinity map
- iii. Site plan

#### 4) Technical Review Committee

#### 5) Action on Minor Site Plan

- i. In compliance: APPROVED
- ii. Not in compliance: 180 DAYS TO RECTIFY

# 10 Year Site Plan Study

## Square Footage Thresholds

## Number of Site Plans

<b>≤ 3,999 Square Feet</b>	<b>6</b>
<b>4,000 Square Fee – 9,999 Square Feet</b>	<b>21</b>
<b>10,000 Square Fee – 14,999 Square Feet</b>	<b>5</b>
<b>15,000 Square Fee – 19,999 Square Feet</b>	<b>2</b>
<b>20,000 Square Fee – 49,999 Square Feet</b>	<b>8</b>
<b>≥ 50,000 Square Feet</b>	<b>4</b>

<b><u>Required Public Hearings</u></b>			
<b>2016</b>	<b>Wawa</b>	<b>6,119 Sq. Ft.</b>	<b>CC</b>
<b>2017</b>	<b>Aldi</b>	<b>19,787 Sq. Ft.</b>	<b>CC</b>
<b>2017</b>	<b>Volkswagen</b>	<b>7,686 Sq. Ft.</b>	<b>CC</b>
<b>2017</b>	<b>Chik-Fil-A</b>	<b>4,989 Sq. Ft.</b>	<b>CC</b>
<b>2018</b>	<b>Bev Smith Toyota</b>	<b>62,823 Sq. Ft.</b>	<b>CC</b>
<b>2018</b>	<b>Crabby's</b>	<b>7,035 Sq. Ft.</b>	<b>CC</b>
<b>2018</b>	<b>Camping World</b>	<b>32,785 Sq. Ft.</b>	<b>CC</b>
<b>2018</b>	<b>Gander Outdoors</b>	<b>47,456 Sq. Ft.</b>	<b>CC</b>
<b>2018</b>	<b>Publix</b>	<b>46,013 Sq. Ft.</b>	<b>CC</b>

<b><u>No Required Public Hearings</u></b>			
<b>2018</b>	<b>Starbucks</b>	<b>2,200 Sq. Ft.</b>	<b>ADMIN</b>
<b>2019</b>	<b>Dairy Queen</b>	<b>3,288 Sq. Ft.</b>	<b>ADMIN</b>
<b>2019</b>	<b>7-Eleven</b>	<b>3,000 Sq. Ft.</b>	<b>ADMIN</b>

# Recommendations

On February 12, 2019, the Planning Board recommended DENIAL of the proposed Text Amendment, 5-1.

Staff recommends that City Commission APPROVE a Text Amendment to Section 22-58, Major & Minor Site Plan Applications.

*\*Per Section 22-128(4), the proposed amendment "...shall not become effective except by a four-fifths vote by the City Commission.*

**Text Amendment  
to  
Chapter 22,  
Article III,  
Section 22-58:  
Major & Minor Site Plan Applications**

