

4.0 SPECIAL DISTRICTS

Table 4A – Special Districts: The metrics for each column of this table represents each Special District as they currently exist, or as permitted. Special Districts that do not have provisions within this code shall be governed by the standards of the pre-existing zoning.

	SD-BB	SD-IM	SD-MU	SD-AO	SD-HH	SD-HB	SD-BE
	Big Box	Industrial Marine	Mixed Use	Auto Oriented	High Hazard	Harbor	Beach
BUILDING FUNCTION							
Residential	Prohibited	Prohibited	Open	PCA	Prohibited	Prohibited	Prohibited
Lodging	Prohibited	Prohibited	Open	Prohibited	Prohibited	Prohibited	Prohibited
Office	Permitted	Permitted	Open	Permitted	Permitted	Permitted	Prohibited
Retail	Permitted	Permitted	Open	Permitted	Permitted	Permitted	Prohibited
BUILDING HEIGHT (maximum)							
Principal	N/A	3 stories	3 stories	2 stories	2 stories	3 stories	N/A
Outbuilding	N/A	2 stories	2 stories	2 stories	2 stories	2 stories	N/A
LOT REQUIREMENTS							
Lot Width (minimum)	50 ft.	50 ft.	18 ft.	40 ft.	50 ft.	18 ft.	N/A
Lot Coverage (maximum)	90%	40%	70%	60%	60%	90%	N/A
SETBACKS - PRINCIPAL BUILDING (minimum)							
Front Setback	20 ft.	40 ft.	20 ft.	20 ft.	20 ft.	5 ft.	N/A
Side Setback	20 ft.	20 ft.	10 ft.	12 ft.	12 ft.	5 ft.	N/A
Rear Setback	20 ft.	30 ft.	5 ft.	12 ft.	12 ft.	5 ft.	N/A
BLOCK SIZE							
Block Perimeter	45,000 ft	6,000 ft.	2,400 ft.	3,000 ft.	3,000 ft.	N/A	N/A
BUILDING HEIGHT (maximum)							
Principal Building	N/A	3 stories	3 stories	3 stories	3 stories	2 stories	2 stories
Outbuilding	N/A	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
BASE RESIDENTIAL DENSITY							
By Right Limit	20 EHU/ac	15 EHU/ac	18 EHU/ac	12 EHU/ac	12 EHU/ac	18 EHU/ac	Prohibited
Absolute Limit	24 EHU/ac	15 EHU/ac	30 EHU/ac	12 EHU/ac	12 EHU/ac	PCA	Prohibited
Other Functions	100%	N/A	N/A	N/A	N/A	100%	Prohibited
PUBLIC FRONTAGES							
Avenue	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Boulevard	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Commercial Street	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Drive	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Highway	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Road	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Street	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
PRIVATE FRONTAGES							
Common Yard	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited
Porch & Fence	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Stoop	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Shopfront	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Gallery	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
Arcade	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Prohibited