

ORDINANCE NO. 20

AN ORDINANCE AMENDING ORDINANCE NO. 1 OF THE VILLAGE OF GOLF ENTITLED "AN ORDINANCE TO PROMOTE THE GENERAL WELFARE OF THE INHABITANTS OF THE VILLAGE OF GOLF, FLORIDA; TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS, AND STRUCTURES FOR RESIDENCE OR OTHER PURPOSES; TO REGULATE AND RESTRICT THE ERECTION, CONSTRUCTION, RECONSTRUCTION OR ALTERATION OF BUILDINGS; TO REGULATE AND RESTRICT THE HEIGHT, NUMBER OF STORIES AND SIZE OF ALL BUILDINGS AND STRUCTURES AND THE SIZE OF ALL YARDS AND OTHER OPEN SPACES SURROUNDING BUILDINGS; TO REGULATE AND RESTRICT THE DENSITY OF POPULATION; TO DIVIDE THE TOWN INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE BEST SUITED TO CARRY OUT THESE REGULATIONS AND AMENDMENTS; TO PROVIDE FOR ITS ENFORCEMENT; PROVIDING FOR SPECIAL EXCEPTIONS IN EVENT OF HARDSHIP, AND PROVIDING PENALTIES FOR THE VIOLATION HEREOF" BY ADDING THERETO FURTHER RESTRICTIONS CONCERNING THE COTTAGE-HOTEL-APARTMENT DISTRICT B; AND PROVIDING FOR A LIMITED COMMERCIAL DISTRICT, LCD.

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF THAT:

Section 1. Section IV of Ordinance No. 1 is hereby amended by adding thereto Paragraph F as follows:

F. Effective January 1, 1973 no cottage may be constructed containing more than three living units. This provision shall not be construed to prohibit repair or reconstruction of existing cottages containing more than three units.

Section 2. Ordinance No. 1 of the Village of Golf is hereby amended by adding thereto a Section XII as follows:

SECTION XII

LIMITED COMMERCIAL DISTRICT, LCD

A. Purpose of District

The purpose of this district is to encourage the development of an intensive retail Limited Commercial District, LCD, providing for the sale of a wide range of goods and services, at the same time, however, protecting nearby residential properties from any possible adverse effects of commercial activity. It is expected that most commercial uses will occur as compact planned shopping center.

B. Uses permitted

Within any LCD, Limited Commercial District, no building, structure, land or water shall be used except for one or more of the following uses and then only after finding that such proposed use is consistent with the general zoning plan and the public interest:

1. Personal service establishments such as barber shops, beauty parlors, medical and dental clinics, restaurants,

drive-in restaurants, retail stores, banks, professional and other offices, parking garages and lots, laundry pick up stations, shoe repair, tailoring, watch and clock repairs, locksmith.

2. Theatres, except drive-in theatres.

3. Hotels and motels when located on sites having a lot area of at least twenty thousand (20,000) square feet, an average lot frontage at the base building line of at least one hundred (100) feet and a minimum lot area per sleeping unit of one thousand (1,000) square feet.

4. Gasoline service stations providing no major repairs.

5. Shops or limited service establishments consistent with the general zoning plan for this district as outlined in Paragraph A above, such as television and appliance sales and repairs, pet shops, bicycle repair shops, drug stores, laundromats, dental, beauty and barber supply houses, cutlery sharpening and office supplies, provided that all activity be conducted entirely within an enclosed building.

6. Dry cleaning shops intended to serve the "walk-in public" and using modern automatic dry cleaning systems with a completely enclosed process and with solvent and vapor recovery units designed to prevent the emission of objectionable odors and effluents, provided that the cleaning solvents be a nonflammable agent and have the endorsement of the Board of Fire Underwriters.

C. Building Height Regulations

No building or structure may be erected, constructed, converted, established, altered or enlarged to a height exceeding fifty (50) feet.

D. Front, Side and Rear Yard Regulations

1. Front Yards: Front yards as required for commercial buildings shall measure not less than thirty (30) feet from the ultimate right of way line to the building.

2. Side Yards: No side yard shall be required for commercial buildings except on a street side yard in which case Section D-1 above shall apply.

3. Rear Yard: In LCD, Limited Commercial Districts, there shall be a rear yard provided of not less than five (5) feet where an alley exists and fifteen (15) feet where no alley exists, provided that the minimum alley width is not less than ten (10) feet.

E. Offstreet Parking and Loading Regulations

1. No building or structure shall be erected without Village Council approval of adequate loading and parking areas to serve said building or structure.

F. This zoning classification is restricted to that portion of the Village located on the north side of the County right of way for the extension of

S. W. 15th Street to Military Trail not to exceed 25 acres.

PASSED on first reading this 12th day of December

1972 .

PASSED AND ADOPTED on second and final reading this 2nd day
of January , 1973 .

Carlton Blunt

Mayor

John D. McReynolds

Village Clerk