

**ORDINANCE NO. 509**

**AN ORDINANCE AMENDING ORDINANCE 242, AMENDING ARTICLE II, USES ALLOWED IN LAND USE DISTRICTS, PARAGRAPH 2.02.04, TABLE OF DENSITY AND DWELLING UNIT TYPES FOR RESIDENTIAL USE, PAGE 20, PARAGRAPH 2.02.05, ALLOWABLE INTENSITIES WITHIN EACH LAND USE DISTRICT., PAGE 22, PARAGRAPH 3.01.03, BUILDING SETBACK REQUIREMENTS, PAGE 57, AND PARAGRAPH 3.01.03 SUBPARAGRAPH B. 3, MINIMUM SETBACKS BETWEEN BUILDINGS, PAGE 57A; REPEALING ALL ORDINANCES, OR SECTIONS OF ORDINANCES, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council has determined that it is in the best interests of the people of the City of Mexico Beach that this ordinance be enacted, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF MEXICO BEACH, FLORIDA:

Section 1. 2.02.04, Table of Density and Dwelling Unit Types for Residential Use, Page 20 is amended as follows, added:

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	Gross Density	S-F	M-F	MH
Land Use Districts				
Professional Service and Office	8DU/1AC	A	A	P
Personal Service Businesses	8DU/1AC	A	A	P

Section 2. 2.02.05 Allowable Intensities Within Each Land Use District, Page 22, is amended as follows, added:

- H. Professional Service and Office (PSO)  
No more than 32 feet in height not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent.
  
- I. Personal Service Businesses (PSB)  
No more than 32 feet in height not to exceed 80% lot coverage as determined by dividing total impervious area by the gross area of the site or lot, or as determined by Chapter 10D-6, FAC, whichever is more stringent.

Section 3. 3.01.03 Building Setback Requirements, subparagraph A. 1. is amended as follows, added:

Land Use District	Front	Side	Rear	Corner
Professional Service and Office	12'	none	20'	12'
Personal Service Businesses	12'	none	20'	12'

Section 4. 3.01.03 subparagraph B. 3, Minimum Setbacks Between Buildings, is amended as follows:

Residential structures built on Tourist Commercial, *Professional Service and Office*, *Personal Service Businesses*, or General Commercial property must adhere to Residential building setback requirements as shown on Page 57, 3.01.03, Building Setback Requirements with the exception of front setbacks. The front setback remains 12'.

Section 5. All ordinances or parts of ordinances thereof in conflict with the provisions of this ordinance are hereby repealed.

Section 6. This ordinance shall take effect upon passage.

INTRODUCED at the Regular Meeting of the City Council on the 10<sup>th</sup> day of January, 2006. Adopted at the Regular Meeting of the City Council on the 14th day of February, 2006.

CITY OF MEXICO BEACH, FLORIDA

  
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Chuck Risinger  
Mayor

ATTEST:

  
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CITY CLERK