

ORDINANCE NO. 2024-493

AN ORDINANCE OF THE CITY OF KEY COLONY BEACH FLORIDA, AMENDING THE CITY OF KEY COLONY BEACH LAND DEVELOPMENT REGULATIONS, ARTICLE III – DISTRICT REGULATIONS, AMENDING FREEBOARD REQUIREMENTS; AND PROVIDING FOR CODIFICATION; REPEALING ANY INCONSISTENT PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Key Colony Beach is charged with the administration of a wide variety of municipal issues, such as the establishment and amendment of regulations, procedures, and standards of review of all proposed development in the City in order to comply with changes in flood maps being proposed by the Federal Emergency Management Agency (“FEMA”) and the National Flood Insurance Program (“NFIP”); and

WHEREAS, the City of Key Colony Beach is authorized by Florida law to foster and preserve the public health, safety, comfort, and welfare, along with aiding in the harmonious, orderly, and aesthetically pleasing and socially beneficial development of the City; and

WHEREAS, the City of Key Colony Beach Commission wishes to amend freeboard requirements in various parts of City’s Land Development Regulations governing maximum height permitted for development within the City to accommodate and to conform to specific categories of the district regulations as set forth under Article III and also in the City’s Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEY COLONY BEACH, FLORIDA, AS FOLLOWS:

Section 1: Recitals

The above recitals are true and correct.

Section 2: Effective Date

This Ordinance shall become effective upon approval by the City Commission.

Section 3: Amendment

This Ordinance amends the City of Key Colony Beach Land Development Regulations, Article III, Sections 101-10; 101-11; 101-12; 101-13; 101-14; 101-15; 101-17; and 101-18, as set forth in **Exhibit A** attached hereto. All underlined text constitutes additions to the existing code, with all strikethrough text constituting deletions from the existing code.

FIRST READING by the City of Key Colony Beach City Commission this 19th day of September, 2024.

Mayor Joey Raspe	NO_____	YES_____
Vice-Mayor Freddie Foster	NO_____	YES_____
Commissioner Tom Harding	NO_____	YES_____
Commissioner Tom DiFransico	NO_____	YES_____
Commissioner Doug Colonell	NO_____	YES_____

SECOND READING AND DULY ADOPTED by the City of Key Colony Beach City Commission on this 17th day of October, 2024.

Mayor Joey Raspe	NO_____	YES_____
Vice-Mayor Freddie Foster	NO_____	YES_____
Commissioner Tom Harding	NO_____	YES_____
Commissioner Tom DiFransico	NO_____	YES_____
Commissioner Doug Colonell	NO_____	YES_____

DULY PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF KEY COLONY BEACH, FLORIDA, this 17th day of October, 2024.

Joey Raspe, Mayor

Silvia Roussin, City Clerk

Approved as to form and legal sufficiency:

Dirk M. Smits, Esq. B.C.S., City Attorney

EXHIBIT A

ARTICLE III. DISTRICT REGULATIONS

ARTICLE III. DISTRICT REGULATIONS

Sec. 101-10. R-1A One dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate one unit detached dwellings. It conforms with the single-family residential category of the comprehensive plan.
- (2) *Permitted uses.* One unit detached dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
 - Minimum lot area of 7,500 square feet.
 - Minimum lot width of 75 feet.
- (5) *Setbacks* (see also section 101-26).
 - Front yard minimum of 25 feet.
 - Side yard minimum of 8.5 feet on each side, except on a corner lot or a combined lot.
 - Rear yard minimum of 25 feet except a 50 foot minimum setback from mean high tide along Vaca Cut.
 - Corner lot minimum side yard of 25 feet on the street frontage and rear yard of 8.5 feet.
 - For combined lots, each side yard minimum shall be 10 per cent of total width.
- (6) *Floor area.* Minimum habitable building area of 1,200 square feet per dwelling unit.
- (7) *Pervious area.* Minimum of 25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 30 feet or 2 stories, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and 2 stories ~~and a minimum of 2' additional freeboard over that as~~ mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. No mechanical equipment shall be allowed on roof.
- (9) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-11. R-1B One dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate one unit detached dwellings. It conforms with the single-family residential category of the comprehensive plan.
- (2) *Permitted uses.* One unit detached dwelling.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
 - Minimum lot area of 6,000 square feet.
 - Minimum lot width of 60 feet.
- (5) *Setbacks* (see also section 101-26).
 - Front yard minimum of 25 feet.
 - Side yard minimum of 7.5 feet on each side, except on a corner lot or a combined lot.
 - Rear yard minimum of 25 feet.
 - Corner lot minimum side yard of 25 feet on the street frontage and rear yard of 7.5 feet.
 - For combined lots, each side yard minimum shall be 10 per cent of total width.
- (6) *Floor area.* Minimum habitable building area of 1,000 square feet per dwelling unit.
- (7) *Pervious area.* Minimum of 25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 30 feet or 2 stories, whichever is less for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and 2 stories ~~and a minimum of 2' additional freeboard over that~~ as mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. No mechanical equipment shall be allowed on roof.
- (9) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-12. R-2A Two dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate single unit detached and two unit dwellings. It conforms with the two-family residential category of the comprehensive plan.
- (2) *Permitted uses.*
 - One unit detached dwelling.
 - Two unit dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
 - Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
 - Minimum lot area of 6,000 square feet.
 - Minimum lot width of 60 feet.
- (5) *Setbacks* (see also section 101-26).
 - Front yard minimum of 25 feet.
 - Side yard minimum of 7.5 feet on each side, except on 75 foot wide lots where the minimum shall be 8.5 feet, corner lots or on combined lots. In the case of attached two unit dwellings, one side setback shall be required for each dwelling.
 - Rear yard minimum of 20 feet.
 - Corner lots shall have minimum side yards of 25 feet on the street frontage and rear yards measuring the same distance as the required side yard.
 - For combined lots, the side yard minimum shall be 10 per cent of total width.
- (6) *Floor area.* Minimum habitable building area of 800 square feet per dwelling unit.
- (7) *Pervious area.* Minimum of 25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 30 feet or 2 stories, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and two stories ~~and a minimum 2' additional freeboard over that~~ as mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. In the event the application is made to elevate one-half of an existing duplex, the architectural review procedures of section 101-167(2)(i) shall be applicable, with particular emphasis on the resulting harmoniousness with the adjoining half-duplex. Notification of the architectural review hearing shall be made in writing to all property owners within three hundred (300) feet of the

proposed construction and notice of the hearing shall be published in a newspaper of general circulation in Key Colony Beach no less than seven (7) days prior to the date of the hearing. No mechanical equipment shall be allowed on roof.

- (9) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-13. R-2B Two dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate one unit detached and two-unit dwellings. It conforms with the two-family residential category of the comprehensive plan.

- (2) *Permitted uses.*

One unit detached dwelling.

Two unit dwelling.

- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.

Dockside shelter and related uses.

Private boat dock or pier.

Private garage.

Swimming pool.

Tennis court.

Home occupation as defined in section 101-34.

Family day care home as defined in article II.

Utility use, minor.

Yard adornments.

- (4) *Lot area and width.*

Minimum lot area of 5,500 square feet.

Minimum lot width of 40 feet.

See also section 101-192, nonconforming lots.

- (5) *Setbacks* (see also section 101-26).

Front yard minimum of 20 feet, except 5 feet on Clara Boulevard and Coral Lane.

Side yard minimum of 5 feet on each side, except on corner lots or on combined lots. In the case of attached two-unit dwellings, one side setback shall be required for each dwelling. A minimum side-yard setback of 5 feet shall be allowed only for pools within R2B zoning in accordance with section 101-26.

Rear yard minimum of 15 feet, except 5 feet on Clara Boulevard and Coral Lane.

Corner lot minimum side yard of 15 feet on the street frontage and rear yard of 5 feet.

For combined lots, the side yard minimum shall be 10 per cent of total width.

-
- (6) *Floor area.* Minimum habitable building area of 450 square feet per one story dwelling unit and minimum 800 square feet per two story dwelling unit.
- (7) *Pervious area.* Minimum of 25 per cent. Stormwater shall be retained onsite.
- (8) *Height.* Maximum of 20 feet or 1 story, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and 2 stories ~~and a minimum of 2' additional freeboard over that~~ as mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. In the event that application is made to elevate only one-half of an existing duplex, the architectural review procedures of section 101-167(2)(i) shall be applicable, with a particular emphasis on the resulting harmoniousness with the adjoining half-duplex. Notification of the architectural review hearing shall be made in writing to all property owners within three hundred (300) feet of the proposed construction and notice of the hearing shall be published in a newspaper of general circulation in Key Colony Beach no less than seven (7) days prior to the date of the hearing. No mechanical equipment shall be allowed on roof.
- (9) New construction or renovation of an existing structure to a higher elevation shall require a minimum of 2 parking spaces for standard automobiles with one being an under structure parking space.
- (10) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].
- (Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 2021-469, § 2(Exh. A), 1-19-23; Ord. No. 2023-483, § 3, 4-20-23; Ord. No. 2023-488, § 3, 10-19-23)

Sec. 101-14. R-2C Two dwelling unit residence district.

- (1) *Intent.* This district is intended to accommodate single unit detached and two unit dwellings located on Lots 4-10, Marina Subdivision, and any platted resubdivision of the said lots. It conforms with the two-family residential category of the comprehensive plan.
- (2) *Permitted uses.*
- One unit detached dwelling.
 - Two unit dwelling.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
- Dockside shelter and related uses.
 - Private boat dock or pier.
 - Private garage.
 - Swimming pool.
 - Tennis court.
 - Home occupation as defined in section 101-34.
 - Family day care home as defined in article II.
 - Utility use, minor.
 - Yard adornments.
- (4) *Lot area and width.*
- Minimum lot area of 6,500 square feet.

Minimum lot width of 65 feet.

(5) *Setbacks.* (See also section 101-26.)

Front yard minimum of 25 feet.

Side yard minimum of 8.5 feet. In the case of attached two unit dwellings, one side setback shall be required for each dwelling.

Rear yard minimum of 20 feet.

For combined lots, the side yard minimum shall be 10 per cent of total width.

Commercial uses adjacent to the southerly boundary of Lot 10 would be 9 feet (see also B-1 regulations, section 101-17).

(6) *Floor area.* Minimum habitable building area of 800 square feet per dwelling unit.

(7) *Pervious area.* Minimum of 25 per cent. Stormwater shall be retained onsite.

(8) *Height.* Maximum of 30 feet or 2 stories, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 40 feet and two stories ~~and a minimum of 2' additional freeboard over that~~ as mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. In the event the application is made to elevate one-half of an existing duplex, the architectural review procedures of section 101-167(2)(i) shall be applicable, with particular emphasis on the resulting harmoniousness with the adjoining half-duplex. Notification of the architectural review hearing shall be made in writing to all property owners within three hundred (300) feet of the proposed construction and notice of the hearing shall be published [prior] to the date of the hearing. No mechanical equipment shall be allowed on roof.

(9) *Special regulations.*

Type of construction: Ground floor structures which comply with federal flood elevation requirements shall be permitted, provided there is a two-car garage per dwelling unit and such garage may not thereafter be converted to any other use other than parking, and the lot is no less than 79 feet wide. Lots less than 79 feet in width must be stilt construction elevated 8 feet and provide for parking underneath the structure. The parking underneath the structure may not subsequently be converted to any other use.

Parking: No boat trailers, utility trailers, recreational vehicles, campers or other than private passenger vehicles shall be parked outside of the footprint of the house. No parking of any vehicles shall be permitted on the right-of-way.

Landscaping: A landscape buffer shall be maintained at a height no less than 6 feet along the northerly side of Lot 4 and the road adjoining said lot.

See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].

(Ord. No. 346-2002, 11-4-02; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-15. R-3 Multiunit residence district.

(1) *Intent.* This district is intended to accommodate the full range of residential uses and related amenities. It conforms with the multifamily residential category of the comprehensive plan and therefore the density shall not exceed 8 units per acre.

(2) *Permitted uses.*

-
- One unit detached dwelling.
- Two unit dwelling.
- Multiunit dwelling.
- Beach club. (See definition of beach club for restrictions.)
- Community residential home as defined in article II.
- (3) *Accessory structures and uses.* See section 101-26 for detailed regulations.
- Dockside shelter and related uses.
- Private boat dock or pier.
- Private garage.
- Swimming pool.
- Tennis court.
- Home occupation as defined in section 101-34;
- Family day care home as defined in article II;
- Utility use, minor.
- Yard adornments.
- (4) *Lot area and width.*
- Minimum lot area of 20,000 square feet.
- Minimum lot width of 75 feet.
- (5) *Density.* Not more than 8 units per acre.
- (6) *Setbacks.*
- Front yard minimum of 50 feet, except tennis courts and swimming pools which may be set back 25 feet.
- Side yard minimum of 15 feet on each side, except 25 feet from street line on corner lots, and at least 10 per cent of total width for combined lots, up to a maximum of 30 feet on each side; no fence, gate, wall or hedge over 4 feet in height, or any accessory structure is permitted within the minimum required side yard.
- Rear yard minimum of 20 feet.
- Ocean: 100 feet from mean high water line.
- (7) *Floor area.* Minimum habitable building area of 900 square feet per dwelling unit.
- (8) *Building coverage.* Maximum of 33 per cent of lot area.
- (9) *Pervious area.* Minimum of 20 per cent.
- (10) *Height.* Maximum of 3 stories, but in no case more than 35 feet, whichever is less, for structures with habitable dwelling space below the applicable base flood elevation. Maximum of 48 feet and three stories and a minimum of 2' additional freeboard over that as mandated by Florida Building Code for structures where all habitable space exceeds applicable base flood elevation. No mechanical equipment shall be allowed on roof.
- (11) *Site plan.* A site plan is required for all development other than one or two family dwellings; see article XII.

-
- (12) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-16. RH Resort hotel district.

- (1) *Intent.* This district is intended to accommodate hotels, multiunit dwellings, beach clubs and restaurants with a waterfront, ocean resort orientation. The site plan review process shall further this goal. It conforms with the resort category of the comprehensive plan.

- (2) *Permitted uses.*

Multiunit dwelling.

Hotel.

Beach club. (See definition of beach club for restrictions.)

Private membership club.

Restaurants and bars. (See article IV, supplemental regulations, section 101-42, for requirements for restaurants and bars.)

- (3) *Accessory structures and uses.* See section 101-26 for additional regulations.

Club or bath house.

Dockside shelter and related uses.

Private boat dock or pier.

Private garage.

Utility shed.

Swimming pool.

Tennis court.

Home occupation as defined in section 101-34.

Utility use, minor.

Yard adornments.

- (4) *Lot area and width.*

Minimum lot area of 20,000 square feet.

Minimum lot width of 75 feet.

- (5) *Density.* Not more than 8 dwelling units per acre. In the case of a mixed-use project, this density shall be calculated by considering each hotel unit (suite or room) and each 1,200 square feet of business floor area as a dwelling unit.

- (6) *Setbacks.*

Front yard minimum of 50 feet, except tennis courts and swimming pools which may be set back 25 feet.

Side yard minimum of 15 feet on each side, except 25 feet from street line on corner lots, and at least 10 per cent of total width for combined lots, up to a maximum of 30 feet on each side; no fence, gate, wall or hedge over 4 feet in height, or any accessory structure is permitted within the minimum required side yard.

Rear yard minimum of 20 feet.

Ocean: 100 feet from mean high water line.

- (7) *Floor area.* Minimum habitable building area of 600 square feet per dwelling unit but not hotel units.
- (8) *Building coverage.* Maximum of 33 per cent of lot area.
- (9) *Open space.* A hotel project shall provide 1,000 square feet of recreational open space per hotel unit. The location, design and facilities shall be reviewed and approved as part of the site plan.
- (10) *Pervious area.* Minimum of 20 per cent.
- (11) *Height.* Maximum of 3 stories, but in no case more than 48 feet in height. No mechanical equipment shall be allowed on roof.
- (12) *Site plan.* A site plan is required for all development; see article XII.
- (13) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X]. See also section 101-35 relative to any resort dwelling units to be sold as time shares.

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-17. B-1 Neighborhood business district.

- (1) *Intent.* This district is intended to provide those retail, personal service and office uses needed to serve the city's residential neighborhoods plus marinas. This conforms with the commercial category of the comprehensive plan. The site plan review process shall further the goal of water-related uses and design in B-1 districts south of the bridge.
- (2) *Permitted uses.* Convenience retail sales including groceries, hardware, variety, gift, florist, video, newspaper, jewelry, wearing apparel, fabrics, books, bakery goods, and similar retail uses.

Self-service laundry, dry cleaning and laundry pick-up, and similar service establishments.

Personal service shops such as barber, beauty parlor, shoe repair and tailor.

Offices.

Restaurants and bars. (See article IV, supplemental regulations, section 101-42, for requirements for restaurants and bars.)

Marina, to include boats for rent or hire carrying no more than 35 passengers except as expressly approved in advance by the city commission for special occasions, but not boat repair uses. (See section 101-51 for parking requirements.)

Live-aboard boats in conformance with chapter 5, article II and the densities in (6) below.

Medical marijuana treatment facilities and dispensing facilities are prohibited.

- (3) *Conditional uses.*

Gasoline station: Conditioned on frontage along an arterial roadway (as so classified in the comprehensive plan).

(4) *Accessory structures and uses.* All customary accessory structures and uses.

(5) *Lot area and width.*

Minimum lot area of 10,000 square feet.

Minimum lot width of 90 feet.

(6) *Density.* Live-aboard boats tied up to docks located within the B-1 district shall not exceed a density of 8 dwelling units per net acre with each such boat considered a dwelling unit.

(7) *Setbacks.*

Sadowski Causeway: Minimum of 40 feet.

Other front yard: Minimum of 25 feet.

Other side yard: Minimum of 5 feet, except 25 feet on a corner lot or from a residentially zoned parcel and at least 10 per cent of total width for a combined lot, up to a maximum of 30 feet on each side.

Rear yard: Minimum of 15 feet.

(8) *Lot coverage.* Maximum of 45 per cent.

(9) *Pervious area.* Minimum of 20 per cent.

(10) *Height.* Maximum of 2 stories, but in no case more than 48 feet in height ~~and a minimum of 2' additional freeboard over that~~ as mandated by Florida Building Code. No mechanical equipment shall be allowed on roof.

(11) *Site plan.* A site plan is required in accordance with article XII.

(12) *Special regulations.* See sections governing floodplain management [article VIII], parking [article V], landscaping [article VI] and signs [article X].

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-18. PB Public buildings and grounds districts.

(1) *Intent.* This district is intended to accommodate city administrative or maintenance buildings, city wastewater treatment plant and other governmental uses. It conforms with the Public category of the comprehensive plan.

(2) *Permitted uses.*

Governmental administrative offices, including police station.

Governmental maintenance facilities.

Libraries.

Post offices.

Public parking including boat trailers.

Public parks.

Public restrooms.

-
- Utility use, major.
- (3) *Site design standards.*
- Building setbacks:
- Side setback: 20 feet, except on a combined lot where the side yard minimum shall be 10 per cent of total width, up to a maximum of 30 feet on each side.
- Front setback: 25 feet.
- Rear setback: 25 feet.
- Pervious area minimum of 20 per cent.
- Height maximum of 2 stories but in no case more than 48 feet in height ~~and a minimum of 2' additional freeboard over that~~ as mandated by Florida Building Code. No mechanical equipment shall be allowed on roof.
- (4) *Special regulations.* See sections on floodplain management [article VIII], parking [article V], and landscaping [article VI].
- (Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98; Ord. No. 346-2002, 11-4-02; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-19. PR Public recreation district.

- (1) *Intent.* This district is intended to accommodate the city's park, recreation and public golf course facilities. It conforms to the recreational category of the comprehensive plan.
- (2) *Permitted uses.*
- Public parks and related recreational facilities.
- Public golf courses and related building facilities.
- (3) *Site design standards.*
- Building setback minimum of 25 feet.
- Height maximum of 40 feet.
- (Ord. No. 299-1995, 12-28-95; Ord. No. 346-2002, 11-4-02; Ord. No. 2021-469, § 2(Exh. A), 1-19-23)

Sec. 101-20. C Conservation district.

- (1) *Intent.* This district is intended to preserve unique natural features, particularly wetlands, in their natural state. This conforms to the conservation category in the comprehensive plan.
- (2) *Permitted uses.* Open space, including wetlands.
- (3) *Accessory uses.* Environmentally sensitive walkways.
- (Ord. No. 299-1995, 12-28-95; Ord. No. 346-2002, 11-4-02)

Secs. 101-21—101-24. Reserved.