

CITY OF INDIAN ROCKS BEACH
ORDINANCE NO. 2014-48

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, PROVIDING FOR AMENDMENTS TO THE CODE OF ORDINANCES; BY AMENDING CHAPTER 110, ZONING, ARTICLE I, IN GENERAL; ARTICLE III, DISTRICT DESIGNATION AND REGULATIONS, DIVISION 1, GENERALLY; SECTION 110-131, ESTABLISHMENT OF ZONING DISTRICTS, (6) BUSINESS ZONING DISTRICT – B; BY PROVIDING FOR CLARIFICATION OF SETBACKS FROM GULF BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to clarify the language of the land development regulations; and

WHEREAS, on August 21, 2014, the Planning and Zoning Board unanimously recommended to the City Commission adoption of this amendment to the land development regulations; and

WHEREAS, on October 16, 2014, the Local Planning Agency found the proposed amendments to be consistent with the Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF INDIAN ROCKS BEACH, FLORIDA, THAT:

SECTION 1. Chapter 110, Zoning; Article I, In General; Article III, District Designation and Regulations; Division 1, Generally; Section 110-131, Establishment of zoning districts; (6) Business zoning district – B; of the Code of Ordinances, City of Indian Rocks Beach, Florida, is hereby amended to read as follows:

Sec. 110-131. Establishment of zoning districts.

For the purposes of protecting, promoting and improving the public health, safety and general welfare of the community and in order to regulate the location of buildings, the height and size of buildings hereafter erected or structured, the setbacks and other open space requirements, the city is hereby divided into the following zoning districts, together with the appropriate land use categories as defined in the comprehensive plan:

(6) Business zoning district—B.

f. Setback requirements. The following minimum setbacks shall apply in the B, business district:

1. Front yard setback in B zoning is 25 feet measured from the property line.
 - i. All lots with a front, side or rear yard on Gulf Boulevard shall have a minimum of 25 feet from Gulf Boulevard as measured from the property line, unless elsewhere provided.
2. Rear yard:
 - i. Lots with an alley on the rear shall be setback 15 feet.
 - ii. Lots with no alley on the rear shall be setback 15 feet.
 - iii. Minimum rear setback on a north/south street 20 feet
3. Side yard:
 - i. Total side setback of 20 feet with a minimum of ten [feet] per side.
 - ii. If the property is a corner lot (fronts on two bisecting streets), the side setback shall be a minimum of 15 feet on the street and a minimum of ten feet on the other side.
- ~~4. Gulf Boulevard: All lots with a front, side or rear yard on Gulf Boulevard shall have a minimum of 25 feet from Gulf Boulevard.~~

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed, to the extent of such conflicts.

SECTION 3. This Ordinance shall become effective immediately upon final passage as allowed by law.

PUBLISHED IN THE TAMPA BAY TIMES the 31st day of October 2014.

ADOPTED ON FIRST READING held on the 12th day of November 2014 by the City Commission of the City of Indian Rocks Beach, Florida.

PUBLISHED IN THE TAMPA BAY TIMES the 2nd day of January 2015.

ADOPTED ON SECOND AND FINAL READING held on the 13th day of January 2015, by the City Commission of the City of Indian Rocks Beach, Florida.



R. B. Johnson, Mayor-Commissioner

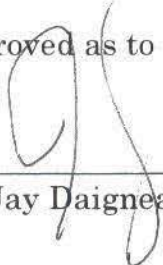
ATTEST:



Deanne B. O'Reilly, MMC, City Clerk

Approved as to form and legal sufficiency:

BY:



Jay Daigneault, City Attorney