

Sec. 2-27. B-6, Oceanfront Tourist Commercial Zoning District.

A. PURPOSE: The purpose of the B-6, Oceanfront Tourist Commercial Zoning District is specifically designed for oceanfront tourist development as envisioned in the comprehensive plan with the goal of establishing a high-quality environment for the development of oceanfront properties for transient lodging and high-density residential development related to tourism and seasonal occupancy. The district strives for efficient use of the land, preservation of ocean breezes, marine habitats, ocean amenities for and maintenance of view sheds, landscaping, open space and beach access for visitors and residents alike. Architectural and urban design features are also important.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks			
								a. Front	b. Side	c. Street Side/ Corner	d. Rear Yard, Oceanfront Yard
Single-Family	2.2	30'	30%	75%	20,000 SF	100'	N/A	30'	8' total 20'	20'	Yards adjacent to the ocean shall be considered rear yards, and no structure, except for sun decks and walkways provided in this section and chapter 3, article II, coastal management, shall extend beyond a line projected between the average setback of all buildings within 800 feet of each side lot line of the lot upon which the proposed building is to be constructed or within a building setback otherwise established under state statutes or chapter 3, article II of this Code, whichever is greater. Such line shall run parallel with the street right-of-way line.
Duplex	2.2	30'	35%	75%	20,000 SF	100'	N/A	30'	8' total 20'	20'	
Multifamily	32	75'	40%	75%	30,000 SF	150'	N/A	30'	25' plus 5' additional combined side yard required for each story over 2	25'	
Commercial	64	75'	40%	75%	30,000 SF	150'	N/A	30'	25' plus 5' additional combined side yard required for each story over 2	25'	
Parks and Recreational Facilities	N/A	45'	35%	75%	20,000 SF	100'	N/A	15'	10'	10'	

C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS				
<ol style="list-style-type: none"> 1. Adult Day Care Center 2. Clubs and Fraternal Organization 3. Community Residential Home 4. Dwelling, Duplex 5. Dwelling, Single-family, Detached 6. School, Public 7. Transient Lodging 	<ol style="list-style-type: none"> 1. Adult Family Care Home 2. Community Residential Home 3. Dwelling, Multifamily 4. Family Day Care Home 5. Foster Home 6. Group Home 7. Parks and Recreation Facilities, Private 8. Parks and Recreation Facilities, Public 9. Public Facilities 10. Public Utilities 11. Nightclub 12. Recreational Facilities, Indoor 13. Telecommunications Towers, Camouflaged 14. Wind Energy System 	<ol style="list-style-type: none"> 1. Outdoor Activity 2. Outdoor Storage 3. Recreational Facilities, Outdoor 4. Restaurant, Type A 	<p>All development must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Preservation of breezeway, views, and access to light and air. <ol style="list-style-type: none"> a. In order that landward properties may continue to enjoy the several ocean amenities, no structural obstruction may completely impede light, air, ocean view and breezes for a distance of more than 100' (except as provided for below) as measured along the front property line parallel to the beach. b. Distance between buildings. No building shall be located closer than 30' to any other building on the same lot. However, a connecting walkway or service connection between buildings is allowed, provided that the ground floor or first story is open and in no way obstructed for a vertical distance of 15' from ground level so as to impede the free flow of light, air, ocean view and breezes. c. Restriction of building mass. The length of the building at its longest point measured along the front lot line parallel to the beach shall not exceed 130% of the depth of the buildable area utilized by the principal structure, measured perpendicular to the front lot line. In order for a building to exceed 100', but not more than 200', in length as measured along the front property line parallel to the beach, the following requirements must be met: <ol style="list-style-type: none"> (1) The 30' that would have been required between two buildings shall be added to the combined side yard setback. (2) If two or more principal structures, one of which exceeds 100' in length, are constructed on the same lot, the minimum distance between the principal structures shall increase at a rate of 0.3 feet for each foot that the longest building exceeds 100'. 5. Multifamily and duplex residential dwelling units shall have the following minimum square footage per bedroom: <table border="1" data-bbox="1992 1064 2592 1137" style="margin-left: 40px; margin-top: 10px;"> <tr> <td style="padding: 2px;">One Bedroom = 600 SF</td> <td style="padding: 2px;">Three Bedrooms = 900 SF</td> </tr> <tr> <td style="padding: 2px;">Two Bedrooms = 750 SF</td> <td style="padding: 2px;">Each Additional Bedroom = 150 SF</td> </tr> </table> 	One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF
One Bedroom = 600 SF	Three Bedrooms = 900 SF						
Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF						
<p>G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</p>							

(Ord. No. 2012-03, § 10, 2-7-2012)