

## DEVELOPMENT STANDARDS

Case Number: **2020SP-036-001**

Parcels for Rezoning: **1108, 1110, 1114 4th Avenue South**

Parcel ID: **10503002000, 10503002100, 10503002200**

Existing Zoning: **CS**

Proposed Zoning: **Regulatory SP (based on IWD)**

Proposed Development Standards: **Standards within this SP shall be limited to those conforming with IWD zoning, except the following:**

- 1 Floor Area Ratio ("FAR") will be 1.0 FAR instead of 0.8 FAR

Proposed Land Uses: **Land uses within this SP shall be limited to those conforming with IWD zoning, except the following will be removed:**

- 1 Alternative financial services
  - 2 Nonresidential drug treatment facility
  - 3 Automobile convenience
  - 4 Automobile repair
  - 5 Automobile sales, new
  - 6 Automobile sales, used
  - 7 Automobile service
  - 8 Beer and cigarette market
  - 9 Boat storage
  - 10 Carpet cleaning
  - 11 Laundry plants
  - 12 Major appliance repair
  - 13 Fuel storage
  - 14 Heavy equipment, sales and service
  - 15 Tank farm
  - 16 Boat dock (commercial)
  - 17 Water taxi station
  - 18 Wastewater treatment
  - 19 Water/sewer pump station
  - 20 Water treatment plant
  - 21 Construction/demolition landfill
  - 22 Construction/demolition waste processing (project specific)
  - 23 Medical waste
  - 24 Sanitary landfill
  - 25 Waste transfer
  - 26 Racetrack
  - 27 Sex club
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Other Proposed  
Development Standards:

**Standards within this SP shall also include the following:**

- 1 The final site plan and building permit review will be combined into one submittal.
- 2 The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.