

Recommendation for Zoning Code Amendments Regarding Residential Development in Commercial Districts

The goal of these zoning code amendments is to implement the Comprehensive Plan by:

- Encouraging commercial development in commercial districts
- Encouraging mixed-use development
- Guiding higher density residential development to the oceanside
- Moving away from the pyramidal zoning structure
- Ensuring adequate commercial services for future residents and visitors.

In order to achieve these goals, the Commission recommends the following changes to zoning regulations in the LC-1 (Local Commercial), SC-1 (Shopping Center) and BM-1 (Bayside Marine) districts:

1. Residential development that is part of a mixed-use project which contains a minimum of 20% of the lot area for commercial uses (permitted by right):
 - East of Philadelphia Avenue/Coastal Highway – no density change.
 - West of Philadelphia Avenue/Coastal Highway – 29% reduction in density (multiple family development) and 50% reduction in density (hotel/motel/roominghouse development)
 - Reduced parking requirement for commercial uses.
2. Residential development that is not part of a mixed use project (permitted by Conditional Use):
 - East of Philadelphia Avenue/Coastal Highway – 29% reduction in density (multiple family development) and 50% reduction in density (hotel/motel/roominghouse).
 - West of Philadelphia Avenue/Coastal Highway – 47% reduction in density (multiple family development) and 50% reduction in density (hotel/motel/roominghouse).