

DRAFT

(Proposed New Zoning Category)

Sec. 12-67.2 BW-2, Beachwalker Zoning District.

- (a) *Purpose and intent.* The purpose of the BW-2 Beachwalker Zoning District is to provide for flexible residential development and high quality, low-rise commercial development to meet the needs of the Island's residents and guests. This is a mixed-use zoning district which accommodates multifamily dwellings and other higher density single-family alternatives, such as duplexes or townhouses and compatible commercial uses such as club facilities. Because of the limited population served by the Town's commercial facilities, commercial uses permitted in this district generally are smaller in scale than typical in a regional commercial district. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to the BW-2 Beachwalker zoning district:
- (1) The maximum density for this district is 12 dwelling units per acre;
 - (2) Open storage is prohibited;
 - (3) There shall be no more than ten dwelling units in any building within this district;
 - (4) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings are listed in table 2F in this subsection;
 - (5) Lot standards (setbacks, lot coverage, etc.) for patio homes, duplexes, townhouses and multifamily are listed in table 2G in this subsection (b);
 - (6) Authorized uses are listed in table 3A in section 12-102(c).

Table 2F.2 Lot Standards for BW-2 Single-family Detached Dwellings								
Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (feet) ⁽¹⁾	Minimum Setbacks (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾	Rear ⁽⁴⁾	(stories)	(feet)
2,000—3,999	60 percent	65	20	10	3	10	2.5	40
4,000—5,999	50 percent	75	30	15	7	15	2.5	40
6,000—7,999	50 percent	85	55	20	7	20	2.5	40
8,000—11,999	40 percent	100	60	25	10	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40
⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.								
⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.								
⁽³⁾ A minimum of 15 feet must be provided between structures.								
⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								

Table 2G.2 Lot Standards for BW-2 (Patio Homes, Duplexes, Townhouses and Multifamily)							
Housing Type	Minimum Lot Size (square feet)	Minimum Setbacks (feet)			Maximum Height		Maximum Lot Coverage (percent)
		Front	Side ⁽¹⁾	Rear ⁽⁵⁾	(stories)	(feet)	

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Patio homes, zero lot line homes	4,000	20	0/10 ⁽²⁾	20	2.5	35	50
Duplex	6,500	15	7	20	2.5	40	40
Townhouse	2,000	10	See note ⁽³⁾	20	2.5	40	60
Multifamily	10,000	25	20	25	4	55 ⁽⁴⁾	60
⁽¹⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.							
⁽²⁾ A total distance of 15 feet is required between buildings with ten feet minimum setback being required on one side of each lot.							
⁽³⁾ Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.							
⁽⁴⁾ Structures within in 30' of any property line may not exceed 40' in height.							
⁽⁵⁾ Accessory structures shall be located a minimum of 20 feet from rear property lines.							

Table 2H.2 Lot Standards for the BW-2 Commercial Uses		
Minimum area (square feet) ⁽¹⁾	20,000	
Minimum lot depth (feet)	120	
Minimum width (feet)	150	
Maximum floor area ratio	0.2	
Maximum lot coverage	70 percent	
Maximum height		
	Stories ⁽²⁾	2.5
	Feet ⁽⁶⁾	35
Minimum setbacks (feet) ⁽³⁾		
	Front	25
	Side ⁽⁴⁾	20
	Rear ⁽⁵⁾	25
⁽¹⁾ Smaller nonresidential lots may be permitted by the Town Council as part of a planned development.		
⁽²⁾ Buildings shall not exceed the permitted number of stories or height.		
⁽³⁾ Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.		
⁽⁴⁾ No interior side yard will be required on contiguous lots.		
⁽⁵⁾ Accessory structures shall be located a minimum of 20 feet from rear property lines.		
⁽⁶⁾ Height in this zoning district table applies to all nonresidential commercial and general office uses, including restaurants, shops, real estate offices, etc., not associated with a hotel.		

(Code 1993, § 12A-207; Ord. No. 2005-08, § 12A-207, 10-12-2005)