

John's Pass Village Zoning

All the “proposed” height and setbacks are subject to change based on research, input from city staff (Fire, Public Works, Building, Planning), public input, and input from public meetings. This is meant for a starting point for discussion.

Areas that are left blank are blank because staff is still gathering data. Numbers in red indicate a potential change.

Character District	Existing Zoning Category	Existing Height in Land Development Regulations (Measured From DFE)	On the Ground highest building (Measured from at grade)	Proposed Height (Measured From DFE)
Boardwalk	C-2, John's Pass Marine Commercial	34 Feet	3 stories	34' or 44'
Commercial Core	C-1, Tourist Commercial	34 Feet	61' / 6 story garage	60'
John's Pass Resort	R-3, Medium Density Multifamily Residential	44 Feet	6 stories (1 floor parking, 5 habitable floors)	60'
Low Intensity Mixed Use	R-3, Medium Density Multifamily Residential	44 Feet	44' above DFE	44'
Traditional Village	C-1, Tourist Commercial	34 Feet	2 stories	34' or 44'
Transitional	C-3, Retail Commercial	Commercial Uses: 34 Feet Multifamily/Tourist Dwelling Units: 44 Feet	6 Stories (1 floor parking, 5 habitable floors)	44', and/or 60' with an acre of land
	C-4, Marine Commercial	34 Feet	7 Stories (2 floor of parking, 5 habitable floors)	
	R-3, Medium Density Multifamily Residential	44 Feet	6 Stories (1 floor parking, 5 habitable floors)	
	R-2, Low Density Multifamily Residential	30 Feet to eave line/40 feet to the top of the roof	6 Stories (1 floor parking, 5 habitable floors)	

PD, Planned Development	“At a maximum, be designed to reflect the average intensity, height, and massing of the development pattern on surrounding property of similar zoning and use.”	7 Stories (1 floor parking, 5 habitable floors, 1 floor rooftop amenities)
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***Height in the Code is measured from Design Flood Elevation (DFE)**

***Sec. 110-430. Height regulations.**

(b) *Permitted exception to height regulations.* Chimneys, cooling towers, elevators, bulkheads, fire towers, stairways, protective railings, gas tanks, steeples, water towers, ornamental towers or spires, amateur radio towers or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the municipality, provided no tower other than a church spire or such noncommunication tower of a public building shall exceed 20 feet above the maximum allowable building height limit or 20 feet above the main building roof if the roof is below the maximum allowable building height. For reasons of architectural aesthetics the owner may appeal to the local planning agency, and if the architectural design is endorsed by the local planning agency, the owner may petition the special magistrate for a variance from the 20-foot height limitation. No tower shall be used as a place of habitation.

Setbacks with multiple numbers are either dependent on lot width or use.

Character District	Existing Zoning Category	Existing Setbacks (Code)	On the Ground Setbacks (most minimal)/avg	Proposed Setbacks
Boardwalk	C-2, John's Pass Marine Commercial	Front: 20' Rear: None Side: 5' one side	Front: Rear: Side:	Front: 10' Rear: None Side: none
Commercial Core	C-1, Tourist Commercial	Front : none Rear: 25' Side: 10' one side	Front: Rear: Side:	Front: none or if higher than x stories/feet a x' setback Rear: 20' Side:
John's Pass Resort	R-3, Medium Density Multifamily Residential	Front: 20-25' Rear: CCCL-25' Side: 5-10'	Front: Rear: CCCL Side:	Front: 20 Rear: CCCL-25' Side: 5-10'
Low Intensity Mixed Use	R-3, Medium Density Multifamily Residential	Front: 20-25' Rear: CCCL-25' Side: 5-10'	Front: 14' /24' Rear: 4' /28' Side: 2' /6'	Front: Rear: 18' Side: 7-10'
Traditional Village	C-1, Tourist Commercial	Front : none Rear: 25' Side: 10' one side	Front: 0' /7' Rear: 0' /17' Side: 0' /9'	Front: 0' Rear: 18' Side: 0'
Transitional	C-3, Retail Commercial	Front : 25' Rear: 10-18' Side: 10-20'	Front: Rear: Side:	Front: Rear: 10-18' Side: 10-20'
	C-4, Marine Commercial	Front : 25' Rear: 18' Side: 10-20'		
	R-2, Low Density Multifamily Residential	Front: 20' Rear: 25' Side: 5-12'		
	R-3, Medium Density Multifamily Residential	Front: 20-25' Rear: CCCL-25' Side: 5-10'		

Other Potential Design Requirements or Guidelines in Boardwalk, Commercial Core, and Traditional Village.

All requirements listed are subject to change based on research, input from city staff (Fire, Public Works, Building, Planning), public input, and input from public meetings. This is meant for a starting point for discussion.

- Mechanical units, HVAC, and exhaust and supply fans located in a visually inconspicuous area of the building, such as shielded on the roof and not visible from public ROW.
- Structured parking designed in a way to blend in to the built environment.
- Utility meters that are visible from the public ROW shall be located in the most inconspicuous location on the building, if the services must be located in a prominent visual location, screening with an enclosure or painted to match the predominant façade color.
- Window and door shutters appropriate for the size of window or door.
- Guidance on exterior wall materials.
- Garbage enclosures.