

- c. Publicly owned or operated parks or recreation areas.
 - d. Stand-alone parking lots and parking garages as a principal use.
 - e. Open rooftop use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.
- 6) Transitional:
- a. Public service facilities.
 - b. Commercial recreation.
 - c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Section D-106. - Building site area requirements.

The minimum building site area requirements are as follows:

- 1) Boardwalk:
 - a. Lot width: 40 feet.
 - b. Lot depth: 50 feet.
- 2) Commercial Core:
 - a. Lot width: 40 feet.
 - b. Lot depth: 80 feet.
- 3) John's Pass Resort:
 - a. Single-family, duplex, triplex: 40 feet in lot width.
 - b. Multifamily and temporary lodging: 60 feet in lot width.
 - c. Stand-alone commercial: 60 feet in lot width.
 - d. Lot depth: 80 feet.
- 4) Low Intensity Mixed Use:
 - a. Single-family, duplex, triplex: 40 feet in lot width.
 - b. Multifamily and temporary lodging: 60 feet in lot width.
 - c. Lot depth: 80 feet.
- 5) Traditional Village:
 - a. Lot width: 40 feet.
 - b. Lot depth: 75 feet.
- 6) Transitional:
 - a. Single-family, duplex, triplex: 40 feet in lot width.
 - b. Multifamily and temporary lodging: 60 feet in lot width.
 - c. Stand-alone commercial: 60 feet in lot width.
 - d. Lot depth: 80 feet.
 - e. Public service facilities: shall not exceed a maximum of five acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.

Section D-107. – Setback requirements.

Setbacks are the minimum required distance from the property lines to the outermost vertical component of a building wall. Step backs are measured from the lowest floor facade of the building. The following minimum and maximum setbacks shall apply in the John's Pass Village District:

- 1) Boardwalk:
 - a. Front yard (Boardwalk Place): 10 feet.

- d. A 10-foot minimum step back is required for stories above the third story on the front yard and street facing facade of the building.
 - i. Enclosed stairways and elevator shafts are allowed within the step back.

Section D-108. – Maximum building height.

The following maximum building heights are measured from Design Flood Elevation in the John's Pass Village District to the eave line or highest point of a flat roof excluding parapet walls or the top upper deck of an exposed elevated parking structure if shielded with architectural features of the building:

- 1) Boardwalk: 34 feet, not to exceed 2 stories over ground floor parking or commercial.
- 2) Commercial Core:
 - a. Lots equal to or less than ¼ acre in size: 34 feet, not to exceed 2 stories over ground floor commercial.
 - b. Lots between ¼ to ½ acre in size: 44 feet, not to exceed 3 stories over ground floor commercial.
 - c. Lots equal to or larger than ½ acre in size: 55 feet, not to exceed 4 stories over ground floor commercial.
- 3) John's Pass Resort:
 - a. Lots equal to or less than ½ acre in size: 44 feet, not to exceed 4 stories over ground floor parking or commercial.
 - b. Lots greater than ½ acre in size: 55 feet, not to exceed 5 stories over ground floor parking.
- 4) Low Intensity Mixed Use: 34 feet, not to exceed 3 stories over ground floor parking or commercial.
- 5) Traditional Village:
 - a. Lots equal to or less than ½ acre: 34 feet, not to exceed 2 stories over ground floor commercial.
 - b. Lots greater than ½ acre: 44 feet, not to exceed 3 stories over ground floor commercial.
- 6) Transitional: 44 feet.
 - a. West side of Gulf Boulevard: not to exceed 4 stories over ground floor parking.
 - b. East side of Gulf Boulevard: not to exceed 4 stories over parking or commercial.