

N. Stoney (S) District

S Stoney District				
1. Purpose				
It is the purpose of the Stoney (S) District to encourage cooperation between property owners in the development of their properties, to provide for connectivity between their properties, and to create an atmosphere that is more pedestrian friendly than traditional commercial development . Uses permitted in this district allow for a mix of multifamily residential, commercial, and office uses . Development should utilize vehicular access other than U.S. Highway 278 whenever possible, and should take advantage of the views across the tidal creeks in the area.				
2. Allowable Principal Uses				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
<i>Bed and Breakfasts</i>	PC	Sec. 16-4-102.B.4.a	1 per guest room	
<i>Hotels</i>	PC	Sec. 16-4-102.B.4.b	1 per guest room	
Commercial Recreation				
<i>Indoor Commercial Recreation Uses</i>	PC	Sec. 16-4-102.B.5.a	1 per 3 persons + 1 per 200 GFA of office or similarly used areas	
Office Uses				
<i>Contractor's Offices</i>	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
<i>Other Office Uses</i>	P		1 per 350 GFA	
Commercial Services				
<i>Animal Services</i>	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA	
<i>Bicycle Shops</i>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
<i>Convenience Stores</i>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
<i>Eating Establishments</i>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of gross floor area and outdoor eating area	

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed-Use and Business Districts

Grocery Stores	P		1 per 200 GFA	
Landscape Businesses	PC	Sec. 16-4-102.B.7.f	1 per 200 GFA	
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA	
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA	
Open Air Sales	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area	
Shopping Centers	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA	
Other Commercial Services	P		See Sec. 16-5-107.D.2	
Vehicle Sales and Services				
Car Washes	PC	Sec. 16-4-102.B.8.c	10 per wash unit for automatic wash + 5 per bay for manual wash	
Gas Sales	PC	Sec. 16-4-102.B.8.d		
Taxicab Services	P		1 per 200 GFA of office or waiting area	
Watercraft Sales, Rentals, or Services	P		1 per 200 GFA	
Industrial Uses				
Seafood Processing	PC	Sec. 16-4-102.B.9.b	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area	
Other Uses				
Agriculture Uses	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a

3. Development Form and Parameters

MODIFIED ADJACENT STREET AND USE SETBACK STANDARDS

Adjacent Street Setback	Except along major or minor arterials, the adjacent street setback distance established in Sec. 16-5-102.C, Adjacent Street Setback Requirements, may be reduced by up to 30 percent, provided the applicant demonstrates there is no other feasible or practicable alternative that will accommodate a permitted use on the site in compliance with all other requirements of the LMO and the required adjacent street buffer can be provided.
Adjacent Use Setback	The adjacent use setback distance established in Sec. 16-5-102.D, Adjacent Use Setback Requirements, may be reduced to ten feet where a public park adjoins another public park, or where a nonresidential use other than an industrial use adjoins another nonresidential use other than an industrial use .

MAX. DENSITY (PER NET ACRE)

Residential	10 du
Hotel	35 rooms
Nonresidential	7,000 GFA

LOT COVERAGE

Max. Impervious Cover	50%
Min. Open Space for Major Residential Subdivisions	16%

MAX. BUILDING HEIGHT

All Development	45 ft ¹
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USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:
 - a. The increase is consistent with the character of **development** on surrounding **land**;
 - b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
 - c. The increase either (1) is required to compensate for some unusual aspect of the site or the proposed **development**, or (2) results in improved site conditions for a **development** with **nonconforming site features**;
 - d. The increase will not pose a danger to the public health or safety;
 - e. Any adverse impacts directly attributable to the increase are mitigated; and
 - f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.