

§8-5. BT Tourist Business Districts.

The following provisions shall apply to all BT (1-5) Districts, including the BT-1 N and BT-1 FM Districts.

A. Uses Permitted. Refer to Table 8-5A and the provisions herein.

1. Commercial retail uses shall be limited to 50,000 sf per occupant/establishment per Parcel.
2. Marina uses. The docking only of less than ten (10) boats may be permitted upon Site Plan Review. Boat service and dry storage are prohibited.

B. Area and Dimensional Requirements. Refer to Table 8-5B and the provisions herein.

1. Maximum height. In no event shall the height of any Building or Structure exceed the building height provisions as identified in Table 8-5B, excluding those portions and features identified in [§6-4 Height Regulation Exemptions](#). Building Height in Table 8-5B and shown in Design Guideline 35 refers to the Habitable Floors used for Residential or Lodging Uses. Not included are:

- a. Stories principally used for parking; and
- b. Stories of habitable Residential or Lodging Uses added as bonuses awarded pursuant to [§10-3 Walking Area Overlay District](#) or [§10-5 Beach Area Overlay District](#).

For the BT-1N District, the number of floors shall be determined by counting all floors wholly or partially above Grade Level regardless of use.

Table 8-5A: BT (1-5) District Permitted Uses	
Residential Uses	
Accessory Dwelling, §6-6	R
Conservation Subdivision, §11-10	R
Cottage Subdivision, §11-11	R
Duplex	R
Employment Dormitory, §11-9	R
Home Occupation (Single-family Dwelling only), §11-5	R
Interval Occupancy Facility	R
Multiple-family Dwellings §11-20	R
Single-family (detached) Dwelling	R
Townhouse, §11-3	R
Upper Story Dwelling or Live-Work, §11-12	R
Lodging Uses	
Bed and Breakfast, §11-1	R
Condotel, §11-21	CUP
Hotels	R
Rooming/Boarding house, §11-9	R
Table continued at right	

Table 8-5A: BT (1-5) District Permitted Uses (cont.)	
Accessory Uses	
Acc. caterers	R
Acc. athletic facilities, health club	R
Acc. lounge	R
Acc. restaurant	R
Acc. Watersports Rentals, §11-13	R
Boat Docking acc. to permitted use	R
Caretaker Dwelling	R
Incidental Accessory Recreational Uses	R
Incidental Accessory Retail and Service Uses	R
Mobile Food Unit §11-27	R
Offices accessory to a permitted use	R
Residential Accessory Structures	R
Residential Food and Recreation Facilities	R
Structured Parking acc. to permitted use	R
Institutional Uses	
Wildlife sanctuary, nature preserve	R
Low Intensity Institutional Use	R
Essential Services Facility, §11-19	CUP
Essential Services Installation	R
Public parks and playgrounds	R
Telecommunications tower/support apparatus, §11-7	CUP
Commercial Retail and Service Uses	
Alcohol sales, off-premise only	R
Ambulance services	CUP
Arts and Crafts, Minor	R
Lounge/Bar	CUP
Caterers	R
Department/Variety Store	CUP
Express Shipping Office	R
Food, Drink and Drugs, Minor and Major	R
Household Goods, Minor	R
Laundering services	R
Marina, §11-8	CUP
Personal Goods, Minor and Major	R
Personal Services, health clubs, salons	R
Radio/TV stations excluding transmission tower	CUP
Repair Service, Minor	R
Restaurant, Standard and Walk-up	R
Specialty School	R
Amusement and Recreation Uses	
Amusement, Enclosed	R
Amusement, Unenclosed	CUP
Rental of bicycles, scooters, canoes, kayaks, etc.	R
Office and Financial Uses	
ATM terminal, freestanding or attached	R
Banks and financial institutions	R
Office, General, Minor and Major	R
Professional Support Services, Minor	R
Transportation Uses	

Automotive Rental	CUP
Transit Terminal	CUP
Parking, Remote or Structured	CUP
Taxi dispatch, excluding garage	R
Tour bus service, excluding garage	CUP

Table 8-5B: BT (1-5) District Area and Dimensional Requirements						
Zoning District	BT-1	BT-2	BT-3	BT-4	BT-5	BT-1 N
Max. Bldg. Height* in Stories	5	10	15	20	22	6
Min. Lot Area	5,000 sf					
Max. Density (DU/ac)	10.5	21	30	42	44	21
Min. Lot Width	50 ft					
Max. Impervious Surface Coverage	70%	75%	80%	85%	85%	70%
Min. Front Yard see §6-3	10 ft					
Min. Rear Yard see §6-3	20 ft					
Min. Side Yard see §6-3	0-30 ft, See §8-5B4					
Max. FAR	50%	100%	150%	200%	200%	100%
*Refer to §8-5B for exceptions and modifications						
Maximum Building Coverage by Floor Level						
Building Floors	Maximum Building Coverage (per Lot Area)					
Floors 1-5	65%					
Floors 6-10	50%					
Floors 11-15	25%					
Floors 16 and above	20%					
Requirements for Detached Single-Family and Duplex Dwellings						
	Detached Single-family Dwelling					Duplex
Max. Bldg. Height	3 Stories					3 Stories
Min. Lot Area	5,000 sf					9,000 sf
Min. Lot Width	50 ft					50 ft
Max. Bldg. Coverage	35%					35%
Max. Impervious Surface Coverage	55%					55%
Min. Front Yard See §6-3	20 ft					20 ft
Min. Side Yard* See §6-3	8 ft					8 ft
Min. Street Side Yard See §6-3E	10 ft					10 ft
Min. Rear Yard See §6-3	30 ft					30 ft

2. Maximum Density. The number of Dwelling Units may be increased above that shown in Table 8-5B through bonuses awarded pursuant to [§10-3 Walking Area Overlay District](#), [§10-4 Lagoon Pass Overlay District](#), or [§10-5 Beach Area Overlay District](#).

3. Front Yard Setbacks. A minimum twenty (20) ft Setback shall be required along Hwy. 59. However, no Front Setback shall be required along other Thoroughfares where no Off-street Parking is located between the Building and a public sidewalk provided at the Lot Frontage and further provided the streetscape is improved as described in [§12-1D1](#) or other applicable standard if more restrictive.

4. Side Yards.

a. For non-Gulfside Lots, no minimum Side Yard is required. Buildings may be constructed to the Side Lot Lines for the first five (5) Stories.

However, Buildings longer than 250 ft, regardless of height, shall be set back from the Side Lot Line. Wherever a Building is set back from the Side Lot Line, the minimum Setback shall be ten (10) ft and Landscaping as required in [§12-1](#) shall be provided in such area.

b. Gulfside Lots less than 200 ft wide shall have a minimum Side Yard of ten (10) ft for Buildings up to twenty (20) ft in height. The minimum Side Yard, applicable to the Building in its entirety, shall be increased by two (2) ft for each additional ten (10) ft in height. In no case shall a Side Yard of more than thirty (30) ft be required. However, this shall not limit any Buffers required by [§12-3 Buffers](#).

For Gulfside Lots 200 ft or wider, minimum Side Yards shall be as follows:

$$\text{Min. Side Yard} = (\text{Lot Width} - 200 \text{ ft}) / 4 + 30 \text{ ft}$$

Lot Width	Min. Side Yard	Buildable width
200-300 ft	30-55 ft	140-190 ft
300-400 ft	55-80 ft	190-240 ft
Over 400 ft	80 ft (maximum)	+240 ft

Figure 8-5B, above, provides examples of the Setbacks applicable for the ranges of Lot Width shown.

5. Viewshed Management Area. Portions of Buildings in the Viewshed Management Area designated in Design Guideline 15 taller than five (5) stories, measured from the right of way line, shall be set back as shown in Design Guideline 15. A request to modify or eliminate the requirements of the Viewshed