

Subdivision IV. - HRCC-3 Duval Street Oceanside District

Sec. 122-746. - Intent.

Consistent with the comprehensive plan future land use map, the HRCC-3 Duval Street Oceanside District includes the Duval Street Oceanside Corridor from Petronia Street south to United Street. Located toward the southern end of Duval Street, this corridor serves as a center for arts, crafts, gifts, designer goods, restaurants, and tourist accommodations. Structures within this corridor generally have retained a front facade which is much less commercialized relative to the entertainment center on the gulf side of Duval Street. The front facades generally have much smaller storefront windows and frequently incorporate a residential vernacular characterized by wood frame windows, equipped with mullions, and wood clapboard siding. This area shall be regulated by more restrictive performance standards than those applicable to the HRCC-1 district north of Petronia Street. The criteria for development within the HRCC-3 district shall require larger open space ratios, design standards which preserve and reinforce the physical characteristics of the area, and land use restrictions which exclude sidewalk bars and lounges which may produce excessive noise incompatible with surrounding activities.

(Ord. No. 97-10, § 1(2-5.5.3(3)(A)), 7-3-1997)

Sec. 122-747. - Uses permitted.

Uses permitted in the HRCC-3 Duval Street Oceanside District are as follows:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in section 122-1246.
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 5,000 square feet as provided in division 11 of article V of this chapter.
- (7) Hotels, motels and transient lodging.
- (8) Medical services.
- (9) Parking lots and facilities.
- (10) Restaurants, excluding drive-through.
- (11) Veterinary medical services without outside kennels.

(Ord. No. 97-10, § 1(2-5.5.3(3)(B)), 7-3-1997)

Sec. 122-748. - Conditional uses.

Conditional uses in the HRCC-3 Duval Street Oceanside District are as follows:

- (1) Group homes with seven to 14 residents as provided in section 122-1246.

- (2) Community centers, clubs and lodges.
- (3) Cultural and civic activities.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Bars and lounges.
- (10) Commercial retail low and medium intensity greater than 5,000 square feet.
- (11) Commercial retail high intensity.
- (12) Funeral homes.
- (13) Small recreational power-driven equipment rentals.

(Ord. No. 97-10, § 1(2-5.5.3(3)(C)), 7-3-1997)

Sec. 122-749. - Prohibited uses.

In the HRCC-3 Duval Street Oceanside District, all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2-5.5.3(3)(D)), 7-3-1997)

Sec. 122-750. - Dimensional requirements.

The dimensional requirements in the HRCC-3 Duval Street Oceanside District are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

- (1) Maximum density: 22 dwelling units per acre (22 du/acre).
- (2) Maximum floor area ratio: 1.0.
- (3) Maximum height: 35 feet plus an additional 5 feet if the structure has a pitched roof, the design of which is approved by the historic architectural review commission.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 50 percent.
 - b. Impervious surface ratio: 60 percent.
- (5) Minimum lot size: 4,000 feet.
 - a. Minimum lot width: 40 feet.
 - b. Minimum lot depth: 90 feet.
- (6) Minimum setback:
 - a. Front: 5 feet.

- b. Side: 5 feet.
- c. Rear: 15 feet.
- d. Street side: 7.5 feet.

(Ord. No. 97-10, § 1(2-5.5.3(3)(E)), 7-3-1997; Ord. No. 10-04, § 9, 1-5-2010)

Secs. 122-751—122-755. - Reserved.