

Sec. 3-9-52. - Bridgeless Barrier Island (BBI).

- (a) *Intent.* The Bridgeless Barrier Island zoning district is intended to be used for residential dwellings and uses normally associated with residential dwellings. Some small commercial uses in support of the residential uses may also be allowed by special exception. The BBI zoning district is only allowed on those bridgeless barrier islands identified in the Smart Charlotte 2050 Barrier Island Overlay District, which are Little Gasparilla Island, Don Pedro Island, Knight Island and Thornton Key.
- (b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:
- (1) Single-family dwellings excluding mobile homes.
 - (2) Nonprofit parks and playgrounds.
 - (3) Occupied single-family residences used as family day care homes.
- (c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures are also permitted in this district. All permitted accessory structures are subject to the yard setback requirements of this section. Permitted accessory structures include:
- (1) Private garage and storage structures subject to the following standards:
 - a. Metal buildings are limited to six hundred (600) square feet.
 - b. Accessory buildings over two hundred fifty (250) square feet must be compatible in appearance to the residence.
 - c. The total maximum coverage area of all accessory structures shall not exceed the greater of one thousand (1,000) square feet or one-half (½) the footprint of the principal structure. Nothing herein shall be construed to permit lot coverage in excess of the twenty (20) percent or thirty-five (35) percent maximum lot coverage established in subsection (g) of this section.
 - (2) Greenhouses, growing of plants and horticultural specialties, provided no retail sales are made on the premises.
 - (3) Swimming pools.
 - (4) Tennis courts.
 - (5) Noncommercial boat docks.
- (d) *Prohibited uses and structure.* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception, including but not limited to mobile homes, parking lots and private clubs, shall be unlawful in this district.
- (e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.")

- (1) The following are special exceptions in this district:
- a. Cluster houses and patio houses, provided a site plan is approved.

b. Houses of worship, in accordance with section 3-9-80.1, and community meeting halls.

c. Home occupations in accordance with section 3-9-79.

d. Child and adult day care facilities.

e. Essential services and emergency services.

f. The following special exception uses are permitted only within, and shall follow the development standards of, the LGI zoning district overlay:

1. Golf cart rental, sales, and service.

2. Barge and ferry landing sites.

3. Library.

4. Structures for the enclosed storage of trucks and other equipment used to service the electric, telephone, or water utilities.

5. Water utility treatment and distribution facilities.

(f) Such other uses as determined by the zoning official or his/her designee to be:

- (1) Appropriate by reasonable implication and intent of the district.
- (2) Similar to another use either explicitly permitted in that district or allowed by special exception.
- (3) Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.

(g) Development standards:

	BBI	
	Lots Legally Created on or after October 22, 1990	Lots Legally Created prior to October 22, 1990
Lot (min.)		

Area (acres)	1	The minimum lot size required by the zoning district in effect at the time the lot was created.
Width (ft.)	100	The minimum lot width required by the zoning district in effect at the time the lot was created.
Yards (min. ft.)		
Front	25	25
Side (interior)	20	7.5, or 5 if lot is 50 ft. wide or less
Side (street)	20	15
Rear (interior)	20	15
Rear (street)	25	25
Rear (Gulf)	50	50
Rear (other water)	20	20
Bulk (max.)		
Lot Coverage	20%	35%
Height (ft.)	35	35

Density (units/acre)	1	1 unit/lot
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(Ord. No. 2013-022, § 1, 7-23-13; Ord. No. 2014-041, § 1(Exh. A), 11-25-14)