

Section 23.3-4. Inclusionary as to Permitted Use.

The intent of this chapter is that it be "inclusionary." That is, principal uses, accessory uses, and conditional uses specifically stated for each zoning district shall be the only uses permitted. Any use proposed within any given zoning district which is not a stated use or use type within said district is expressly prohibited. Questions of whether a use is of a type listed shall be interpreted by either the Planning and Zoning Board or the Historic Resources Preservation Board, but no use variance shall be approved.

Section 23.3-22. BAC - Beach and Casino

a) *Intent.* The Beach and Casino district (BAC) is a zoning category for the Lake Worth public beach and casino area. It is intended for public use of the beach area and other beach related uses and private commercial and public uses in the casino area.

b) *Principal uses permitted by right or by administrative or conditional use permit.* Refer to Permitted Use Table at Section 23.3-6 for complete list of uses.

1. In the beach area (east of the east edge of the existing seawall). Public beach and pier and accessory uses such as umbrella, beach chair, beach and water related rentals and cafes on the pier only, and special events permitted pursuant to section 21-18.
 2. In the casino area (west of the east edge of the existing seawall):
 - A. Pool, pool building and accessory uses.
 - B. Picnic facilities, play-grounds, recreational uses and restrooms.
 - C. Parking and parking structure.
 - D. Ballroom, banquet and meeting rooms.
 - E. Retail establishments. The sum of all retail establishments may not exceed seven thousand two hundred (7,200) square feet.
 - F. Restaurants (no drive thru), sandwich shops and snack bars, outdoor cafes and push carts.
 - G. Special events as permitted pursuant to section 21-18.
 - H. Environmental/nature centers, art shows, exhibits and other events not requiring a special event permit pursuant to section 21-18.
- c) *Development regulations.*
1. Building height:
 - A. Total building/structure height shall not exceed sixty (60) feet.
 - B. Two (2) habitable stories totaling not more than fifty (50) feet in height.
 - C. Architectural features not to exceed an additional ten (10) feet in height.
 - D. Building height shall be measured as defined in general definitions.
 - E. Parking structures shall not exceed three (3) levels or thirty-two (32) feet. The height of the highest parking surface shall not exceed the crown of the loop road closest to the seawall.
 2. Setbacks:
 - A. East: Seventy five (75) feet from the east edge of the existing seawall excluding public seating, outdoor patio and dining areas (which shall be at least forty five (45) feet from the east edge of the existing seawall), public shelters, signage and push carts.
 - B. West: Seventy five (75) feet from the property line.
 - C. North: Two hundred (200) feet from the property line excluding public seating, public shelters, signage, and picnic pavilions, (which shall be at least thirty five (35) feet from the property line and which shall be subject to conditional use approval by the planning and zoning board).

- D. South: Thirty five (35) feet from the property line.
3. Building coverage: Fifteen percent (15%).
 4. Maximum impermeable surface: Sixty five percent (65%).
 5. Floor area ratio. The maximum floor area ratio is 0.1.

d) *Prohibited uses*. All uses not specifically permitted.