

ORDINANCE NO. 389

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JUPITER ISLAND, BY AMENDING ARTICLE III, ZONING DISTRICTS, DIVISION 2, "A-80 DISTRICT", SECTION 2.00, PERMITTED USES; DIVISION 3, "B-40 DISTRICT", SECTION 3.00, PERMITTED USES; DIVISION 4, "C-35 DISTRICT", SECTION 4.00, PERMITTED USES; DIVISION 5, "D-25 DISTRICT", SECTION 5.00, PERMITTED USES; DIVISION 6, "E-12 DISTRICT", SECTION 6.00, PERMITTED USES; DIVISION 7, "F-15 DISTRICT", SECTION 7.00, PERMITTED USES; DIVISION 8, "G-35 DISTRICT", SECTION 8.00, PERMITTED USES; PROHIBITING PICKLEBALL COURTS BY AMENDING SUBSECTION B; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Section 1. The Code of Ordinances of the Town of Jupiter Island is hereby amended at Appendix A, Land Development Regulations, Article III, Zoning Districts, Division 2, "A-80 District", Section 2.00, Permitted Uses; Division 3, "B-40 District", Section 3.00, Permitted Uses; Division 4, "C-35 District", Section 4.00, Permitted Uses; Division 5, "D-25 District", Section 5.00, Permitted Uses; Division 6, "E-12 District", Section 6.00, Permitted Uses; Division 7, "F-15 District", Section 7.00, Permitted Uses; Division 8, "G-35 District", Section 8.00, Permitted Uses, to read as follows:

Sec. 2.00. Permitted uses.

The following uses are permitted in the A-80 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Sec. 3.00. Permitted uses.

The following uses are permitted in the B-40 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage

structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Sec. 4.00. Permitted uses.

The following uses are permitted in the C-35 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Sec. 5.00. Permitted uses.

The following uses are permitted in the D-25 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Sec. 6.00. Permitted uses.

The following uses are permitted in the E-12 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Sec. 7.00. Permitted uses.

The following uses are permitted in the F-15 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than

two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Sec. 8.00. Permitted uses.

The following uses are permitted in the G-35 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single-family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the board of adjustment.

Section 2. Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability.

If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 4. Codification.

This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 5. Effective Date.

This Ordinance shall become effective immediately upon passage.

(continued on next page)

PASSED UPON FIRST READING THE 18 DAY OF SEPTEMBER, 2023.

PASSED AND ADOPTED UPON SECOND READING THE FOLLOWING PUBLIC HEARING THE 31st DAY OF October, 2023.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA



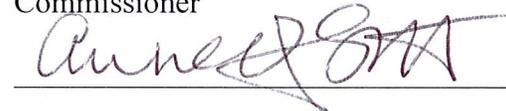
Mayor



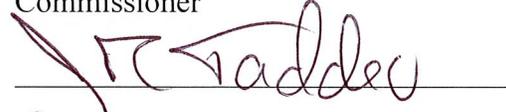
Vice Mayor



Commissioner

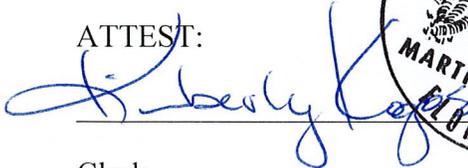


Commissioner



Commissioner

ATTEST:



Clerk

