



CITY OF ATLANTIC BEACH LAND DEVELOPMENT REGULATIONS UPDATE

What are Land Development Regulations?

The Land Development Regulations implement the Vision, Goals, Objectives and Policies of the City's Comprehensive Plan which affects the quality of life in through policies, projects and programs. The Land Development Regulations include zoning standards, subdivision regulations and requirements for natural resource protection. The Land Development Regulations are tied to the Official Zoning Map which separates the land into districts, defines permitted, conditional and special uses and specifies things such as density, lot coverage, open space, impervious surface limits, landscaping, parking & loading requirements.

Why is the City updating the Land Development Regulations?

The City is updating (or re-writing) its Land Development Regulations because the Elected Officials and staff recognize that it is not functioning at its best to serve you, the citizens and business owners. Our goal is to provide you with a document that is user-friendly, effective to navigate with regulations that achieve the City's development goals. Some examples include the amount of impervious area on lots that prohibits drainage; number of required parking spaces for commercial uses (a more urban standard, versus suburban), compatibility of housing sizes/context; clarification of platting requirements; improved definitions; clarification within the environmental/wetlands section; and overall ease of use/reference.

Who will lead the Land Development Regulations Update process?

The Northeast Florida Regional Council in conjunction with Kimley-Horn will be coordinating the Land Development Regulation Update process. Kimley-Horn and the Northeast Florida Regional Council will work hand in hand with the City Planning staff to complete this project. Input from citizens, the business community and other governmental agencies is needed to ensure that issues are identified and solutions are built into the update Land Development Regulations.

Where can I view the current Land Development Regulations?

You can review a copy of the current Land Development Regulations in the Planning Department at City Hall, request an electronic copy from the Planning Department, access it online at https://library.municode.com/fl/atlantic_beach/codes/code_of_ordinances or view the project website at www.coabldr2018.com.

Will there be citizen involvement in the process?

Citizen participation and input play important roles in establishing the content of a Land Development Regulations because the use of these regulations affect you. There are several ways that you can become a part of the process. You may call or e-mail the City Planning staff, the Northeast Florida Regional Council staff or Kimley-Horn staff, or fill out a comment form and mail it or drop it off at City Hall. We would also encourage you to attend the workshops, presentations and other public outreach opportunities to voice your opinions. Visit the City of Atlantic Beach Land Development Regulations Update website at www.coabldr2018.com. Meeting summaries and the schedule of upcoming meetings will be posted there.















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City of Atlantic Beach Official Zoning Map

Depicting Amendments Through
Ordinance Number 90-18-232

Zoning Districts

	CON Conservation
	RS-L Residential, Single-Family, Large Lots
	RS-1 Residential, Single-Family
	RS-2 Residential, Single-Family
	RG Residential, General, Two-Family
	RG-M Residential, General, Multi-Family
	PUD Planned Unit Development
	SPA Special Planned Area
	CPO Commercial, Professional Office
	CL Commercial, Limited
	CG Commercial, General
	CBD Central Business District
	LIW Light Industrial & Warehousing
	SP Special Purpose

