

Sec. 22-5.08. - WRD (waterfront redevelopment district) zoning district.

- (a) *Purpose.* The purpose of the WRD (waterfront redevelopment district) zoning district is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted community redevelopment plan. The WRD zoning district is designed to be consistent with the community redevelopment district (CRD) land use category of the Gulfport Comprehensive Plan. The district is intended to encourage and promote the revitalization of the waterfront area and to maintain the unique characteristics of the area. This is to be achieved by allowing a wide variety of mixed uses, preserving existing residential neighborhoods and establishing development regulations which will promote reinvestment in the district.
- (b) *Permitted principle uses and structures.* Uses and structures permitted within the WRD zoning district and associated density (units per acre), intensity (floor area ratio, impervious surface ratio), and building height standards shall be consistent with the redevelopment area land use plan and maps contained in the City of Gulfport Waterfront Redevelopment Plan. The following shall be permitted uses and development standards applicable to each of the following areas of the WRD zoning district, as designated in the land use plan and maps of the waterfront redevelopment plan:
  - (1) *Commercial limited (CL) area.*
    - a. *Permitted uses.*
      - 1. Retail sales;
      - 2. Financial institution, including drive-in facilities;
      - 3. Transient accommodations;
      - 4. Personal or business services;
      - 5. Restaurant, without any drive-through facilities;
      - 6. Office, business or professional;
      - 7. Clinic;
      - 8. Commercial entertainment or recreation;
      - 9. Repair services;
      - 10. Multiple-family dwelling;
      - 11. Galleries, art studio, theater;
      - 12. Package store; accessory to retail sales only.
      - 13. Universities, colleges, academies and similar post-secondary educational facilities, including ancillary dormitories, student activity centers or lounges, and other such facilities integral to the use.
      - 14. Church.
    - b. *Dimension regulations.*
      - 1. *Minimum lot area.*
        - (a) Multiple-family dwelling lots shall have thirteen thousand one hundred (13,100) square feet, with an additional four thousand three hundred fifty (4,350) square feet for each dwelling unit in excess of three (3), and a minimum lot width of seventy (70) feet;
        - (b) No specific requirements have been established for all other uses.
      - 2. *Minimum yard requirements.*
        - (a) The front yard shall have a minimum depth of twenty-five (25) feet.

- (b) Each side yard shall have a minimum depth of six (6) feet, provided that no side yard shall be required where a fire wall meeting all code requirements is provided.
    - (c) For all uses, where an alley exists as a means of access to the rear of the property, no rear yard shall be required, and where no alley exists, a rear yard having a minimum depth of eight (8) feet shall be required.
  - c. *Maximum building height.* The maximum building height shall be forty-five (45) feet.
- (2) *Mixed use limited (MUL) area.*
  - a. *Permitted uses.*
    - 1. Single-family dwelling;
    - 2. Duplex dwelling;
    - 3. Artist studio, accessory to residential use only and subject to restrictions provided herein;
    - 4. Professional office, accessory to residential use only and subject to restrictions provided herein.
  - b. *Dimensional regulations.*
    - 1. *Minimum lot area.*
      - (a) Single-family dwelling lots shall have five thousand (5,000) square feet, with a minimum lot width of fifty (50) feet;
      - (b) Duplex dwelling lots shall have eight thousand seven hundred (8,700) square feet, with a minimum lot width of fifty (50) feet.
    - 2. *Minimum yard requirements.*
      - (a) The front yard shall have a minimum depth of twenty-five (25) feet;
      - (b) Each side yard shall have a minimum depth of six (6) feet;
      - (c) The rear yard shall have a minimum depth of twenty-five (25) feet.
  - c. *Maximum building height.* The maximum building height shall be thirty (30) feet. No building shall have more than two (2) stories of living area.
- (3) *Mixed use (MU) area.*
  - a. *Permitted uses.*
    - 1. Retail sales;
    - 2. Transient accommodations;
    - 3. Personal or business services;
    - 4. Restaurants, without any drive-through facilities;
    - 5. Office, business or professional, including public safety sub-station;
    - 6. Single-family or duplex dwelling;
    - 7. Multiple-family;
    - 8. Commercial entertainment or recreation;
    - 9. Gallery; art studio;
    - 10. Postal facility, accessory to retail sales use only;
    - 11. Club or lodge;

- b. *Conditional uses.* The following uses shall be permitted only upon review and approval of the city council and with the following conditions:
  - 1. *Package store.*
    - (a) All package stores shall be subject to regulations found in Chapter 4 of the Code of Ordinances and supplemental regulations found in Article VI of this chapter; and
    - (b) All package stores shall be incidental to a permitted restaurant use. For purposes of this paragraph the sale of alcoholic beverages for consumption on or off premises shall not exceed fifty (50) percent or more of the gross revenue. At the request of the city, the records of the business shall be made available for examination to determine whether the sale, dispensing or consumption of alcoholic beverages is incidental to the principal use; and,
    - (c) The conditional use shall run with the city approved original applicant for conditional use approval and shall not be transferable.
- c. *Dimensional regulations.*
  - 1. *Minimum lot area.*
    - (a) Single-family dwelling lots shall have a minimum of five thousand (5,000) square feet, with a minimum lot width of fifty (50) feet;
    - (b) Duplex dwelling lots shall have a minimum of eight thousand seven hundred (8,700) square feet, with a minimum lot width of fifty (50) feet;
    - (c) Multiple-family dwelling lots shall have a minimum of thirteen thousand one hundred (13,100) square feet, with an additional four thousand three hundred fifty (4,350) square feet for each dwelling unit in excess of three (3), and a minimum lot width of seventy (70) feet;
    - (d) No specific requirements have been established for all other uses provided that all applicable site development requirements are met.
  - 2. *Minimum yard requirements.*
    - (a) The front yard shall have a minimum depth of twenty-five (25) feet for residential use. There shall be no minimum requirements for other uses, including the combination of residential and commercial in one (1) structure.
    - (b) Each side yard shall have a minimum depth of six (6) feet, provided that no side yard shall be required where a fire wall meeting all code requirements is provided.
    - (c) For all uses, where an alley exists as a means of access to the rear of the property, no rear yard shall be required, and where no alley exists, a rear yard having a minimum depth of eight (8) feet shall be required.
- d. *Maximum building height.* The maximum building height for single-family or duplex dwellings shall be thirty (30) feet and no building shall have more than two (2) stories of living area. All other uses shall have a maximum building height of forty-five (45) feet.
- e. *Special criteria for mixed use developments.*
  - 1. Mixed residential/commercial use development may be exempt from the proportionate share calculations in relation to the area of the parcel and may use any combination of allowable density for residential uses and FAR for nonresidential uses for mixed use development upon conditional site plan approval. They may also be granted a fifty (50) percent increase in allowable density in the mixed use (MU) category upon conditional site plan approval. Procedures and requirements for site plan review and approval shall be as set forth in article VII of this chapter. In order to qualify for the removal of the proportionate share requirement and to qualify for a density increase the following criteria must be met:

- a. The design meets architectural guidelines;
  - b. The development is consistent with the massing, scale and architectural style of the surrounding development;
  - c. The proposal meets the purpose of the waterfront area land use plan, and meets the purpose as stated in appendix G of the waterfront area redevelopment plan;
  - d. For density increases, the site cannot be located within the coastal high hazard area (CHHA).
2. Notwithstanding location in the CHHA, existing, legally permitted development with a density greater than ten (10) dwelling units per acre may retain that existing density as part of a mixed use project as provided in this chapter.
  3. Mixed use development shall have office and/or retail uses on the first floor and residential uses shall be allowed on the upper floors only.
  4. Transient accommodations shall not be included as part of a mixed use development.
  5. The maximum total FAR cannot exceed 0.90. Mixed residential/nonresidential development must use at least sixty (60) percent of the provided floor area for nonresidential uses. The remainder of the floor area may be used for residential uses up to fifteen (15) dwelling units per acre (includes a fifty (50) percent increase, if applicable).

For example, a mixed use development on a one-acre parcel could, through conditional use approval, build 39,204 sq. ft. of floor area at a 0.90 FAR. A minimum of 23,522 sq. ft. of that floor area must be dedicated towards nonresidential uses. The remaining floor area may be used for up to fifteen (15) dwelling units per acre (if applicable).

(4) *Resort facilities (RF) area.*

a. *Permitted uses.*

1. Single-family and duplex dwelling;
2. Townhouse dwelling;
3. Multiple-family dwelling;
4. Transient accommodations;
5. Restaurants, without any drive-through facilities;
6. Tavern, accessory to transient accommodation use only;
7. Municipal facilities.
8. Private parking lot.

b. *Dimensional regulations.*

1. *Minimum lot area.*

- (a) Single-family and duplex dwelling lots shall have a minimum of eight thousand seven hundred (8,700) square feet, with a minimum lot width of fifty (50) feet;
- (b) Townhouse dwelling complex lots shall have a minimum gross lot area of one and one-half (1.5) acres, and gross lot width of one hundred seventy-five (175) feet;
- (c) Multiple-family dwelling lots shall have a minimum of thirteen thousand one hundred (13,100) square feet, with an additional four thousand three hundred fifty (4,350) square feet for each dwelling unit in excess of three (3), and minimum lot width of seventy (70) feet;
- (d) All other uses. There shall be no specific requirements for all other uses.

2. *Minimum yard requirements.*
    - (a) The front yard shall have a minimum depth of twenty-five (25) feet;
    - (b) Each side yard shall have a minimum depth of six (6) feet;
    - (c) The rear yard shall have a minimum depth of twenty-five (25) feet.
  - c. *Maximum building height.* The maximum building height for single-family or duplex dwellings shall be thirty (30) feet and no building shall have more than two (2) stories of living area. All other uses shall have a maximum building height of forty-five (45) feet.
- (5) *Residential low medium (RLM) area.*
- a. *Permitted uses.*
    1. Single-family and duplex dwelling;
    2. Townhouse dwelling;
    3. Multiple-family dwelling;
    4. Public park or playground, or other public recreation or cultural facility;
    5. Private or nonprofit civic or community organization;
    6. Club or lodge;
    7. Assisted living facility (ALF), provided that the entire facility shall be outside the one-hundred-year floodplain area.
    8. Day care center;
    9. Off-street parking lots as provided in Article VI of this chapter.
    10. Universities, colleges, academies and similar post-secondary educational facilities, including ancillary dormitories, student activity centers or lounges, and other such facilities integral to the use.
    11. Church.
  - b. *Dimensional regulations.*
    1. *Minimum lot area.*
      - (a) Single-family dwelling lots shall have a minimum of five thousand (5,000) square feet, with a minimum lot width of fifty (50) feet;
      - (b) Duplex dwelling lots shall have a minimum of eight thousand seven hundred (8,700) square feet, with a minimum lot width of fifty (50) feet;
      - (c) Townhouse dwelling lots shall have a minimum gross lot area of one and one-half (1.5) acres and gross lot width of one hundred seventy-five (175) feet;
      - (d) Multiple-family dwelling lots shall have a minimum of thirteen thousand one hundred (13,100) square feet, with an additional four thousand three hundred fifty (4,350) square feet for each dwelling in excess of three (3), and a minimum lot width of seventy (70) feet;
      - (e) No specific requirements for all other uses have been established.
    2. *Minimum yard requirements.*
      - (a) The front yard shall have a minimum depth of twenty-five (25) feet;
      - (b) Each side yard shall have a minimum depth of six (6) feet;
      - (c) The rear yard shall have a minimum depth of twenty-five (25) feet for residential uses. For all other uses, where an alley exists as a means of access to the rear of

the property, no rear yard shall be required, and where no alley exists, a rear yard having a minimum depth of eight (8) feet shall be required.

- c. *Maximum building height.* The maximum building height for single-family or duplex dwellings shall be thirty (30) feet and no building shall have more than two (2) stories of living area. All other uses shall have a maximum building height of forty-five (45) feet.

(6) *Recreation/open space (R/OS) area.*

a. *Permitted uses.*

- 1. Public recreation grounds or parks;
- 2. Public beaches;
- 3. Special events or other uses found by the community redevelopment agency to be compatible with the purpose of the redevelopment district and existing or permitted uses of adjacent properties.

- b. *Dimensional regulations.* No specific dimensional regulation requirements have been established for this area.

- c. *Maximum building height.* The maximum building height shall be forty-five (45) feet.

(7) *Public facilities (PF) area.*

a. *Permitted uses.*

- 1. Any public use of property owned and operated by the City of Gulfport;
- 2. Any use of property leased from the City of Gulfport, which use has been found by the city council to be compatible with the existing or permitted use(s) of adjacent properties;
- 3. Special events or other uses found by the community redevelopment agency to be compatible with the purpose of the redevelopment district and existing or permitted uses of adjacent properties.

- b. *Dimensional regulations.* No specific dimensional regulation requirements have been established for this area.

- c. *Maximum building height.* The maximum building height shall be forty-five (45) feet.

(8) *Waterfront redevelopment overlay district (WROD) area.*

- a. *Purpose.* The waterfront redevelopment overlay district (WROD) is primarily intended to allow for the conversion of residential structures to commercial and mixed use which meet the requirements herein. These conversions must retain a single-family residential appearance and be in character with the existing neighborhood.

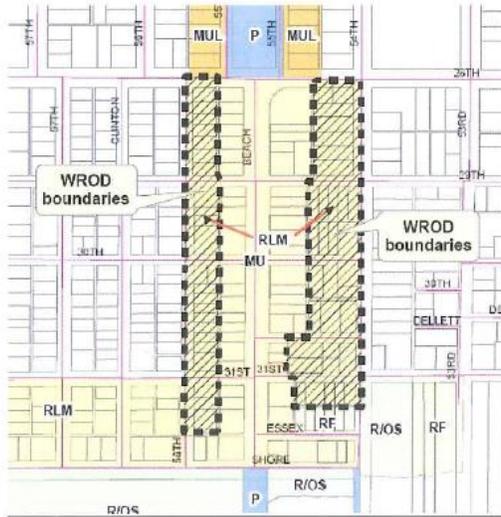
New, non-residential construction within the overlay district must meet all the provisions contained herein. Any construction, remodeling or new development for commercial or mixed uses shall be single-family residential in character and shall conform to the conservation overlay district design guidelines for single-family residential development.

Permitted and conditional uses within the WROD will be low traffic generators. Delivery/pick-up of goods by trucks with more than four (4) axles or greater than twenty-four (24) feet in length shall be limited to once per week in order to minimize truck traffic in the area. No pick-up or delivery of goods shall occur on the weekends. No more than two (2) pick-ups or deliveries of goods shall occur on weekdays other than those made by the business itself (i.e. delivery of flowers to a customer). Daily delivery of mail via a U.S. postal carrier, consistent with that received by single-family residential uses, is excluded from thresholds set forth herein.

- b. *Applicability.* The WROD augments, but does not otherwise replace the existing zoning district. The site development parameters provided herein supersede any other

requirements contained elsewhere in this land development code. Where this section is silent regarding any such development parameters the user shall default back to the underlying zoning district. All parcels outside the area provided in this section are not affected by the contents herein.

- c. *Boundary* The WROD is applied in an area designated residential low medium (RLM) that is shown in the map below and is generally located parallel to Beach Boulevard from Shore Boulevard to 28th Avenue South, one-half block east of 56th Street South and one-half block west of 54th Street south. It includes the RLM area that runs parallel to the MU area along Beach Boulevard.



- d. *Conditional uses.* The uses listed below would be in addition to what is already permitted in the RLM district. These uses are conditional uses subject to site plan approval by the planning and zoning board and the community redevelopment agency. Procedures and requirements for site plan review and approval shall be as set forth in article VII of this chapter.
1. Personal or business services other than medical (e.g. law, accountant, architectural/planning/engineering brokerage services and similar uses which meet the purpose of the WROD).
  2. Post office, accessory to retail sales only.
  3. Florist.
  4. Beauty/barber shop.
  5. Locksmith.
  6. Watch, clock, jewelry (sales and service).
  7. Photography studio.
  8. Tailor/seamstress.
  9. Art gallery/studio.
  10. Antique shops (indoor sales).
  11. Educational material sales (books, art supplies, music supplies, and similar educational materials).
  12. Bed and breakfast subject to the provisions of section 22-5.08(h) in the waterfront redevelopment zoning district.

13. Additionally, other low traffic uses in the district will be allowed similar in character to the uses described above. Uses not listed above will be reviewed for approval for consistency with the "purpose" of the WROD during site plan review and also by the planning and zoning board and city council/community redevelopment agency.
- e. *Prohibited uses.* The uses listed below are prohibited from locating in the WROD.
    1. Restaurants.
    2. Bars, pubs and other businesses reliant on the sale of alcoholic beverages.
    3. Raves, dance clubs and other like assembly uses.
    4. Tattoo/body piercing establishments.
    5. Lingerie shops in conjunction with modeling services.
    6. Medical offices.
    7. Medical clinics.
    8. Dental services.
    9. Gun shops.
    10. Pawn shops.
    11. Other uses determined by staff to not be consistent with the purpose of the WROD, to not be compatible with the residential area, or which generate excessive traffic in the neighborhood.
  - f. *Parking.* Off-street - A maximum of four (4) parking spaces shall be allowed on site. Parking shall be in the rear of the building whenever feasible. Alley access shall be utilized if available to the site. On-site parking shall be a pervious material such as mulch, shell or turf-block or a combination thereof with the exception of any handicap parking space. An existing driveway may be used for parking provided that no more than twenty (20) percent new, impervious material (of the existing driveway) is constructed with the exception of handicap parking and access thereto.
  - g. *Signs.* All signs for conditional uses within the waterfront redevelopment overlay district shall be regulated as set forth in this section. All other signs shall be as set forth in article XVII of this chapter.
    1. Wall signs are permitted in the WROD. Signs are limited as defined herein.
      - a. Only one wall sign will be permitted, per business, on each lot used for commercial purposes in the RLM area of the waterfront redevelopment district described above and pursuant to the following criteria:
        - i. The sign shall be limited to six (6) square feet in area;
        - ii. The sign shall be located on private property;
        - iii. The sign application shall include a graphic representation of the proposed sign, including all copy to be located thereon;
        - iv. The sign shall be harmonious with the surrounding properties and maintain the integrity of the neighborhood. This shall apply to any lighted signs as well in order to ensure that the residential character of the street is maintained. Illuminated signs shall only be utilized during business hours of operation.
        - v. The sign shall not be in violation of the provisions of article XVII of this Chapter, pertaining to signs.
  - h. *Dimensional regulations.* Same as RLM provisions in the waterfront redevelopment district (WRD) zoning district as they apply to single-family residential development.

- i. *Height.* Same as RLM provisions in the WRD zoning district as they apply to single-family residential development.
- j. *Appearance.*
  - 1. Mixed use or commercial conversions must retain a single-family residential appearance and be in character with the existing neighborhood. They shall relate to human scale.
  - 2. They must meet the conservation overlay district residential design guidelines for single-family residential development. This shall include the remodeling of facades.
  - 3. Any construction or remodeling shall preserve the existing single-family residential character of the area.
  - 4. There shall be no outdoor storage of equipment, supplies, or vehicles other than those normally associated with single family uses.
  - 5. Showcase windows are permitted as long as the structure remains residential in appearance. Showcase windows are limited to twenty-five (25) percent of the total facade area facing the street and will be subject to approval during the development review process. If showcase window(s) are utilized, a clear line of sight from the street shall also be provided.
- (c) *Buffering requirements.* Where the rear or side property line of a lot developed or proposed to be developed for a nonresidential use adjoins any residential zoning district, the mixed use limited area (MUL) or low medium residential area (RLM) of the WRD zoning district, or a public street adjoining any residential zoning district, or any of the foregoing areas of the WRD zoning district, suitable buffering shall be provided when and as required by the community redevelopment agency.
- (d) *Public hearings.* Whenever a public hearing is required by the provisions of this section the same shall be conducted by the community redevelopment agency as set forth herein and notice of said hearing shall be provided in accordance with this chapter.
- (e) *Site plan and conditional use review.* Within the waterfront redevelopment district, any change in lot, building or structure shall be subject to site plan review and . Procedures and requirements for site plan review and approval shall be as set forth in article VII of this chapter. No site plan approval shall be required where the use of the subject property is single-family or duplex dwelling, both prior to and after any requested change in lot or structure. Conditional use review shall be conducted by the planning and zoning board and the community redevelopment agency by public hearing as provided herein, and shall also be subject to the review and approval requirements provided in article VIII and all other applicable provisions of this chapter.
- (f) *Off-street parking and service requirements.* The off-street parking provisions of article VI of this chapter shall apply in the waterfront redevelopment district, with the following exemptions:
  - (1) *Within existing buildings.* Any change of use within an existing building located in the WRD zoning district, built or permitted prior to May 1, 2006 is not required to provide additional off-street parking to accommodate the change in use.
  - (2) *New buildings or additions.* Off-street parking requirements for retail commercial and office uses permitted within the following areas may be reduced by the following percentages:
    - a. Commercial limited area: Thirty (30) percent.
    - b. Mixed use area: Thirty (30) percent.
    - c. Resort facility area: Twenty (20) percent.
- (g) *Outdoor sales or displays.* There shall be no outdoor sales or displays, or outdoor commercial recreation/entertainment in the waterfront redevelopment district, unless a special permit for the same has been approved as provided in article VI of this chapter.

(h) *Special criteria for bed and breakfast.* The following criteria shall apply to all bed and breakfast establishments within the waterfront redevelopment district:

- (1) Guest rooms may share toilet and bathing facilities, however, in no instance shall the owner and guests have shared bathrooms.
- (2) The maximum number of rooms for guests shall be as follows:

Building Size (Gross Floor Area)	Maximum Guest Rooms
Less than 1,200 square feet	1
1,200—1,800 square feet	2
1,801—2,400 square feet	3
2,401—3,000 square feet	4
3,001—3,600 square feet	5
Over 3,600 square feet	6

- (3) Rentals shall be on a daily basis, only. The maximum stay for an individual guest shall be thirty (30) days in a twelve-month period.
- (4) Changes to the gross floor area shall not be allowed unless it can be demonstrated that the change is only necessary to add a bathroom and will not alter the residential character of the building.
- (5) In addition to the parking required for the residence, one (1) parking space shall be provided for each guest room. The community redevelopment agency may vary the parking requirement based on site constraints including, but not limited to, small yards, inadequate space for parking, and the availability of on-street parking.

(i) *Special criteria for accessory artist studios and professional office in the mixed use limited area.* The following special criteria shall apply to any accessory artist studio or professional office within the mixed use limited area of this zoning district:

- (1) No more than thirty (30) percent of the gross floor area of any dwelling shall be used for an accessory artist studio or professional office. Such occupation shall be conducted wholly within the dwelling or accessory structure;
- (2) No display of goods, or outside storage of equipment or materials used in the occupation shall be permitted;
- (3) No person shall be employed on the premises other than members of the family residing thereon.
- (4) The following occupations shall be permitted:
  - a. Certified public accountant;

- b. Appraiser;
- c. Attorney;
- d. Architect;
- e. Broker, real estate, stock, securities and insurance;
- f. Draftsman;
- g. Engineer;
- h. Interior designer;
- i. Investment counselor.

(5) Traffic generated by the occupation shall not exceed the metropolitan planning organization traffic generation standard for single-family dwelling use by more than twenty (20) percent.

(j) *Signs.* All signs within the waterfront redevelopment district shall be regulated as set forth in Article XVII of this chapter and in accordance with the following:

- (1) The redevelopment district entry sign shall be exempt from regulations set forth in Article XVII of this chapter;
- (2) The limitations provided in the following table shall supersede any restrictions provided in Article XVII of this chapter to the contrary, as to the height, area or projection of signs within the waterfront redevelopment district:

Land Use Area	Freestanding Sign Maximum Height (ft.)	Freestanding Sign Maximum Area (sq. ft.)	Wall Sign Maximum Area (sq. ft.)	Projecting Sign Maximum Area (sq. ft.)
Commercial limited (CL)	15	96	100	10
Mixed use (MU)	Not permitted	Not permitted	24	8
Mixed use limited (MUL)	Not permitted	Not permitted	6	6
Resort facilities (RF)*	10	48	48	8
Public facilities (PF)	Not permitted	Not permitted	100	8
Residential low med (RLM)	Not permitted	Not permitted	6	6

Waterfront redevelopment overlay district (WROD)**	Not permitted	Not permitted	6	Not Permitted
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\* The type of freestanding sign permitted in this area is limited to a ground sign as defined herein.

\*\* WROD signage is regulated in section 22-5.08(b)(8)g. of this chapter.

(3) Notwithstanding the limitations on freestanding signs provided herein, the community redevelopment agency may authorize one (1) freestanding sign, per business, on each lot used for commercial purposes in the mixed use (MU) area of the waterfront redevelopment district (WRD), for any business that does not have its primary business building entrance door within seventy-five (75) feet of that lot's front yard property line, as measured along any point on said property to the primary business building entrance door of the business, pursuant to the following criteria:

- a. The sign shall be limited to six (6) square feet in area and six (6) feet in height;
- b. The sign shall be located on private property;
- c. The sign application shall include a graphic representation of the proposed sign, including all copy to be located thereon;
- d. The sign shall be a removable sign with a fixed permanent mounting at grade;
- e. The sign shall only be displayed between the hours of 8:00 a.m. and 12:00 a.m.;
- f. The sign shall be harmonious with the surrounding properties and maintain the integrity of the neighborhood;
- g. The sign shall not be in violation of the provisions of article XVII of this Code, pertaining to signs;
- h. The lot on which such sign shall be erected shall abut either Beach Boulevard or Shore Boulevard; and
- i. No alternative sign will adequately provide the subject business with exposure to pedestrian and automobile traffic on either Beach Boulevard or Shore Boulevard.

(4) Waterfront redevelopment overlay district (WROD) signage is regulated in section 22-5.08(b)(8)g. of this chapter.

(k) *Nonconformities.* Notwithstanding other provisions of this Code to the contrary, the community redevelopment agency may authorize additions, alterations, or other improvements to nonconforming uses or structures, based on a finding that any such improvements are compatible with surrounding uses and development trends.

(Ord. No. 93-14, § 5, 10-5-93; Ord. No. 94-1, § 1, 9-1-94; Ord. No. 95-14, §§ 0, 1, 1-2-96; Ord. No. 96-4, § 1, 3-5-96; Ord. No. 96-18, § 3, 10-1-96; Ord. No. 97-1, § 2, 1-21-97; Ord. No. 98-12, §§ 1, 2, 8-4-98; Ord. No. 99-11, § 1, 8-3-99; Ord. No. 2000-9, §§ 1, 2, 7-18-00; Ord. No. 2000-20, §§ 12—18, 10-3-00; Ord. No. 2002-15, § 1, 10-1-02; Ord. No. 2003-07, § 1, 4-1-03; Ord. No. 2003-08, § 1, 4-1-03; Ord. No. 2006-15, § 1, 7-18-06; Ord. No. 2007-03, § 11, 4-3-07; Ord. No. 2008-02, §§ 1—3, 3-18-08; Ord. No. 2010-02, §§ 2—4, 2-2-10; Ord. No. 2012-06, § 5, 3-6-12; Ord. No. 2012-23, § 1, 1-3-13; Ord. No. 2013-17, § 1, 11-19-14)