1	ORDINANCE NO			
2 3 4 5 6 7 8 9	AN ORDINANCE AMENDING SECTION 140-49 OF THE OCEAN VIEW LAND USE AND DEVELOPMENT CODE TO REDUCE THE MINIMUM REQUIERD AREA FOR COMMERCIAL USES TO 25% OF NET TRACT AREA IN MXPC DISTRICTS.			
10 11	WHEREAS, the Town Council has the power to adopt ordinances for the			
12	protection and preservation of town property and for securing the protection an			
13	promotion of health, safety, comfort, convenience, welfare and happiness of the residents			
14	of the town; and			
15	WHEREAS, the Town Council may exercise the planning and zoning powers			
16	conferred generally upon municipal corporations or to the Town specifically; and			
17	WHEREAS, the Town Council of Ocean View is of the opinion that the present			
18	allocation of 40% commercial as the minimum standard in the MXPC zone is antiquated			
19	and not reflective of the shift in economic trends that include the shift to on line retain			
20	shopping and the downsizing and in some instances elimination of traditional big box			
21	retail stores which were the norm when the original MXPC ordinance was adopted such			
22	that a reduction in the minimum commercial allocation to 25% is more reflective or			
23	modern trends; and			
24	WHEREAS, the Planning and Zoning Commission has recommended adoption of			
25	this proposed ordinance; and			
26	WHEREAS, this promotes the health, safety, comfort, convenience, welfare and			
27	happiness of the residents of the Town.			
28				
29	NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE TOWN			
30	COUNCIL OF THE TOWN OF OCEAN VIEW;			
31				
32	Section 1. Amend Chapter 140, ARTICLE VII PLANNED COMMUNITY			
33	ZONING DISTRICTS, § 140-49 Tract Standards, by deleting those portions in brackets			
34	and by adding thereto those portions indicated by underlining, as follows:			

33				
36				
37	§ 140-49 Tract standards.			
38	A. Applicability: all planned community districts.			
39	B. Standards.			
40	Standard	RPC District	MXPC District	
41	Minimum gross tract area (acres)	20, recorded as a single parcel	20, recorded as a single parcel	
42	<i>g</i>	,	To, recorded to a sanger pareet	
43	Requirements for commercial uses			
44	Minimum area	N/A	[40] <u>25%</u> of net tract area	
45	Maximum Area	1 acre per 100 dwellings	50% of net tract area2	
46	TAKAMAMI TITO	r doto por 100 amenings	5070 of first tract around	
47 48 49	Section 2. This ordinance shall become effective upon its adoption by a majority of the members of the Town Council.			
50 51 52 53		TOWN OF O	CEAN VIEW	
54	(G 1)	By:	N (
55 56	{Seal}		Mayor	
57				
58		Attest:		
59	Town Clerk			
60				
61	First Reading:			
62 63 64	Second Reading:			
65	Adopted:			
66	- Law production			
67				
68				
69	Synopsis			
70 71	Proposed Amendment to 140-49 MXPC Tract Standards reduces the minimum			
72 73	required area for commercial uses from 40% minimum to 25% minimum.			