

Sec. 27-938. - Use regulations. ([Municode Link](#))

The uses which are permitted by right or by special exception in the Inlet Village Zoning District (IV) are shown in Table 1. Uses not included in Table 1 are prohibited.

“P” means the use is Permitted by Right. “SE” means the use is Permitted if Approved by the Town of Jupiter.

Table 1. Flex South Subdistrict Permitted Uses

Marine facilities (See division 25 of article XI of this chapter	SE
Hotels, motels, timeshares, bed and breakfasts (greater than 10 rooms)	SE
Bed and breakfast, inn, motel or hotel (10 rooms or less)	P
Restaurant (no drive through service) < 2,500 sq. ft	P
Restaurant (no drive through service) > 2,500 sq. ft	SE
Lounge (bar)	SE
Personal services	P
Office	P
Retail (Single use) < 2,500 sq. ft.	P
Retail (Single use) > 2,500 sq. ft.	SE
Medical or dental office or clinics	SE
Indoor and outdoor recreation facilities	SE
Banking with no drive through service < 2,500 sq. ft.	SE

Public parking garages, facilities	P
Religious institution	SE
Multifamily residential and duplex	P
Limited public uses (See division 35 of article XI of this chapter)	SE
Home occupation	P
Private boat dock	P
Live-work unit (nonresidential uses permitted in a live-work unit shall be consistent with the subdistrict)	P
Group house (less than six or fewer residents)	P

(Code 1992, § 27-860.14; Ord. No. 21-06, § 7, 9-26-2006)

Sec. 27-939. - Flex South Subdistrict ([Municode Link](#))

- (a) Purpose and intent.
 - (1) Foster infill development and allow for flexibility of uses to encourage the development of residential and commercial uses;
 - (2) Create a mixed-use area that allows uses to change over time;
 - (3) Provide for a harmonious mix of nonresidential and residential uses both vertically and/or horizontally throughout the subdistrict while ensuring compatibility and functionality.
- (b) Area encompassed by the Flex South Subdistrict. The Flex South Subdistrict maybe assigned to properties south of Saturn Street, north of Jupiter Beach Road, and extending west of Dubois Road to the Jupiter River (oxbow).
- (c) One hundred percent of a property may be used for residential, commercial or a combination thereof with intensity and density combination shall be according to Table 2.
- (d) Area and lot dimensions for properties in the subdistrict shall be as set forth in Table 2, below.

Table 2. Flex South Subdistrict Area and Lot Dimensions

Lot area (minimum)	960 sq. ft.
Lot width (minimum)	16 feet
Lot depth (minimum)	60 feet
Street build-to line (refer to section 27-942(g)(5))	10 feet
Rear setbacks (minimum)	
To property line without alley	15 feet
To alley	5 feet
Side interior setbacks (minimum)	0 feet
Adjacent to existing single-family home	8 feet

Building height (maximum)	2 stories or up to 3 stories per building ^{1, 2}
Density	Base of 6 d.u./acre or up to 12 d.u./acre ¹
Lot coverage	65 percent
<i>Commercial floor area ratio (FAR) range</i>	<i>Maximum residential density</i>
0 to 1.65	0
0 to 1.40	2
0 to 1.15	4
0 to .90	6
0 to 0.65	8 ¹
0 to 0.40	10 ¹
0 to 0.15	12 ¹
Green space (refer to section 27-1492(11))	20

[Notes:]

1. Provided a bonus as listed in Table 4 is approved.

2. An additional half story bonus may be permitted; however, it shall be limited to providing roofline and architectural variation consistent with section 27-942(7)(c)(1).

(Code 1992, § 27-860.15; Ord. No. 21-06, § 8, 9-26-2006)