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## Sec. 82-401. Application.

A short-form application may be available for the following types of development:

- (1) Construction of a single-family dwelling or duplex, and for the relocation of an existing structure for residential use, except an application which raises questions as to compliance with the provisions of section 86-43.
- (2) Additions or extensions to existing buildings, which do not raise questions as to the compliance with the provisions of section 86-43. Additions or extension to existing buildings or structures that are required to meet federal or state requirements for that use.
- (3) Commercial buildings not exceeding 2,000 square feet of floor area and additions, not exceeding 2,000 square feet of floor area, to commercial buildings.
- (4) Private garages, boat docks, and other accessory uses to an already existing principal use. Accessory structures, including recycling areas.
- (5) Development by public utilities in accordance with provisions of their franchises, granted by the city.
- (6) Removal or alteration of vegetation. (Note: vegetation permit may be required.)
- (7) Changes of use on a site which, after the change, will be conforming in all respects with the requirements and limitations of this Land Development Code.
- (8) Permitted repairs to structures listed on the historic register.
- (9) Emergency beach shoreline erosion control development.
- (10) Repairs or reconstruction of existing seawalls in manmade waterbodies, where seawalls are permitted as conditional uses; and repairs or reconstruction of existing nonconforming seawalls which are less than substantially damaged in manmade waterbodies where seawalls are not permitted as conditional uses.
- (11) Accessory beach equipment for resort housing uses, pursuant to the requirements of section 126-636.
- (12) Building back either a nonconforming structure or a nonconforming use of a nonconforming structure that has been destroyed or substantially damaged by a natural disaster within the three-dimensional outline of the lawfully existing habitable area of the pre-disaster building and the footprint of the lawfully existing pre-disaster building.
- (13) Permanently installed emergency electrical power generators in accordance with the requirements of ch. 126 zoning, article XIV supplementary district regulations, division 16 emergency electrical power generators. A long-form development permit application is required for an electrical power generator intended for general, unrestricted use. Unrestricted use means that there are no restrictions on the operation of an electrical power generator which limit its use to times when the primary electrical service is out or for the performance testing cycle of the generator.

(Ord. No. 85-26, § 1(III.B.5), 11-27-1985; Ord. No. 89-23, § 34, 8-15-1989; Ord. No. 90-06, § 10, 5-1-1990; Ord. No. 91-39, § 4, 9-3-1991; Ord. No. 92-04, § 1, 3-17-1992; Ord. No. 95-18, § 4, 12-19-1995; Ord. No. 01-08, § 1, 4-3-2001; Ord. No. 03-013, § 5, 11-18-2003; Ord. No. 05-017, § 2, 1-3-2006; Ord. No. 06-022, § 28, 2-20-2007; Ord. No. 08-006, § 5, 4-15-2008; Ord. No. 11-003, § 13, 6-7-2011)