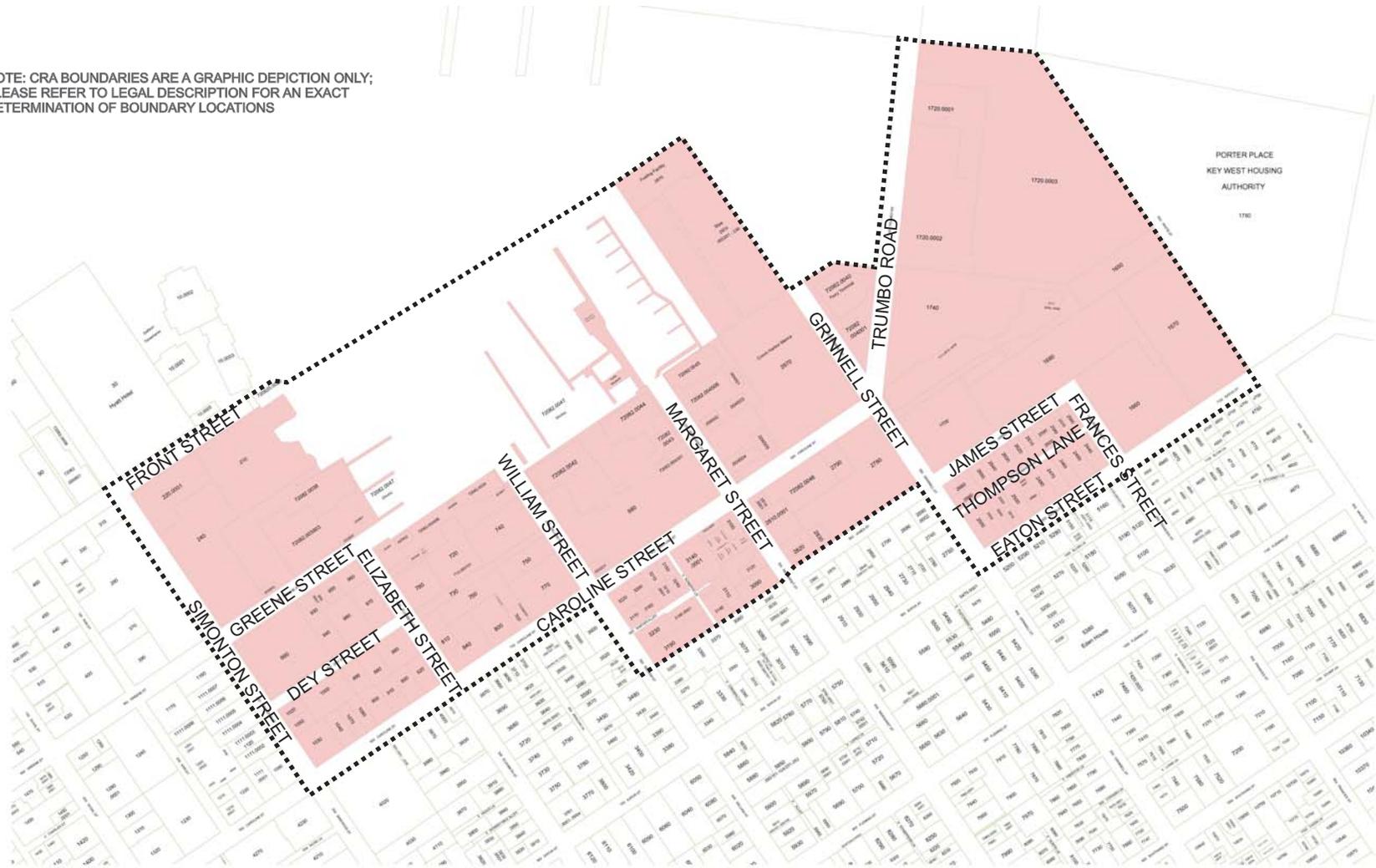


NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;  
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT  
DETERMINATION OF BOUNDARY LOCATIONS

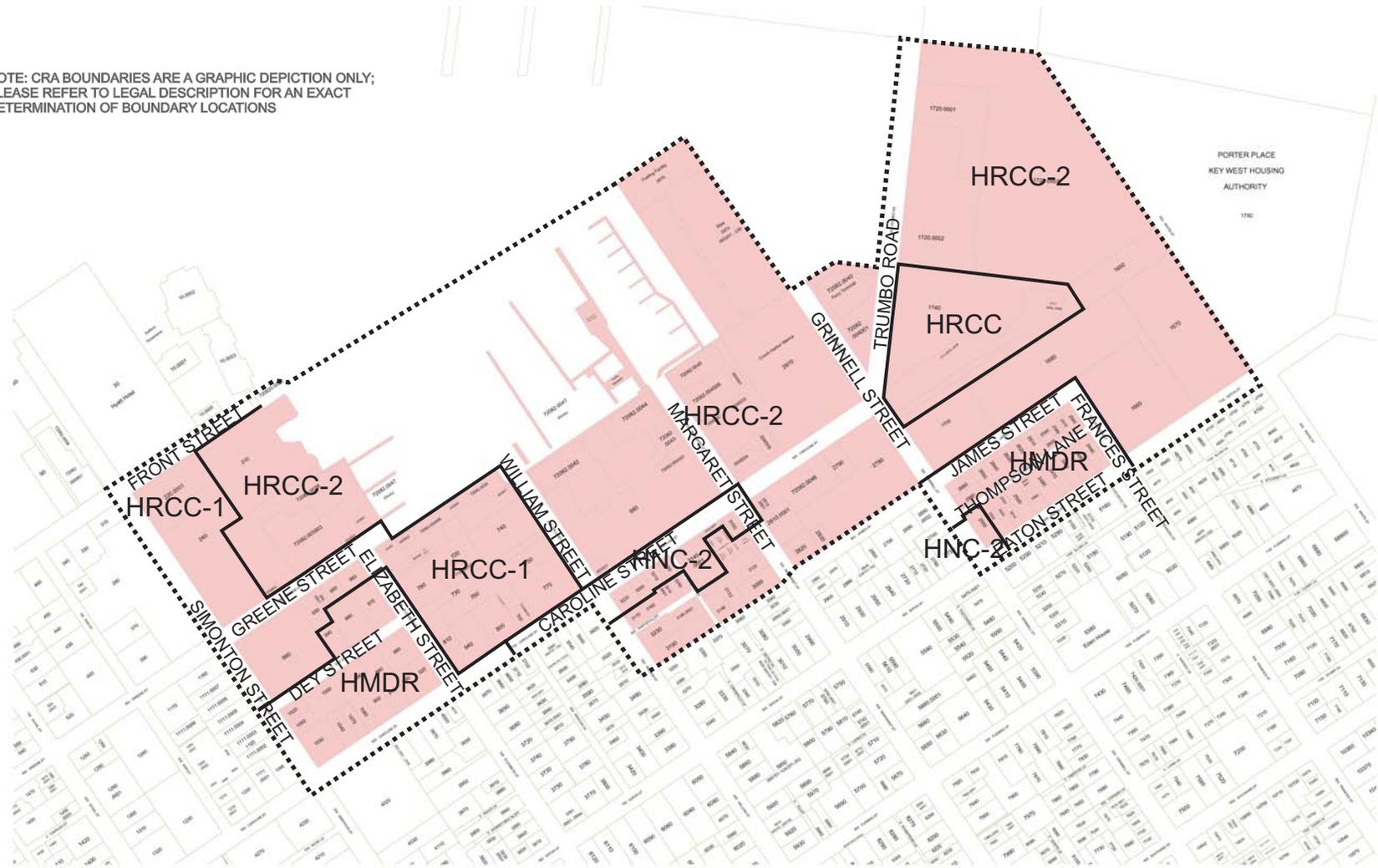


LEGEND

----- Approximate Boundaries of Subarea

Figure X  
Location Map  
Caroline Street Corridor Sub-Area  
City of Key West  
Community Redevelopment Area

NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;  
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DETERMINATION OF BOUNDARY LOCATIONS



**LEGEND**

- Approximate Boundaries of Subarea
- HMDR Historic Medium Density Residential
- HNC-2 Historic Neighborhood Commercial

- HRCC Historic Residential Commercial Core
- HRCC-1 Historic Residential Commercial Core
- HRCC-2 Historic Residential Commercial Core

Figure X  
Future Land Use/Zoning Classifications  
Caroline Street Corridor Sub-Area  
City of Key West  
Community Redevelopment Area



LEGEND

..... Approximate Boundaries of Subarea

Figure X  
Aerial Map  
Caroline Street Corridor Sub-Area  
City of Key West  
Community Redevelopment Area

TABLE OF LAND USE BY DISTRICT FOR THE CAROLINE STREET SUBAREA<sup>1</sup>

	HRCC	HRCC-1	HRCC-2	HNC-2	HMDR
<i>Residential Uses</i>					
Accessory residential units (reference section 122-171)					
Single-family dwellings	P	P	P	P	P
Duplexes/two-family dwellings	P	P	P	P	P
Multiple-family dwellings	P	P	P	P	P
Foster homes/group homes with <= to 6 residents <b>2</b>	P	P	P	P	P
Group homes with 7--14 residents	C	C	C	C	C
Approved home occupations <b>3</b>		P	P	P	P
Accessory uses and structures		P	P	P	P
<i>Community Facilities</i>					
Airport facilities					
Cemeteries					
Community centers, clubs and lodges	C	C	C		
Cultural and civic activities	C	C	C	C	C
Educational institutions and day care facilities	C	C	C	C	C
Golf course facilities					
Hospitals and extensive care					
Nursing homes, rest homes and convalescent homes	C	C	C	C	C
Parks and recreation, active	C	C	C	C	C
Parks and recreation, passive	C	C	C	C	C
Places of worship	C	P	P	P	C

<sup>1</sup> Source: Section 122-1111, Table of Land Use by Districts. Note: Only applicable Land Use Designations for the Caroline Street Subarea used.

	HRCC	HRCC-1	HRCC-2	HNC-2	HMDR
Protective services	C	C	C	C	C
Public and private utilities	C	C	C	C	C
<i>Commercial activities</i>					
Bars and lounges		C	C		
Boat sales and services		C	C		
Business and professional offices	C	P	P	P	
Commercial amusement		C			
Commercial retail	8A	8	8	8	
Funeral homes		C	C		
Gasoline stations					
Hotels, motels and transient lodging		P			
Light industrial		C	C		
Marinas		C	C		
Medical services	C	P	P	P	
Parking lots and facilities	C	P	P	P	C
Restaurants, excluding drive-through		P	P	<b>C 11</b>	
Restaurants, including drive-through					
Small recreation power-driven equipment rental		C	C		
Vehicular sales and related services, including maintenance and repair					
Veterinary medical services, with outside kennels					
Veterinary medical services, without outside kennels	C	P	P	P	

Footnotes:

<b>2.</b>	Group homes shall meet provisions of section 122-1246.
<b>3.</b>	Home occupations are permitted upon a finding by city staff that the proposed home occupation meets sections 122-1306 and 122-1307.
<b>8.</b>	Permitted and conditional commercial retail uses within each zoning district shall be determined based upon the criteria in section 122-1112.
<b>8A.</b>	Commercial retail low and medium intensity less than or equal to 5,000 square feet as provided in division 11 of Article V of Chapter 122
<b>11.</b>	Restaurants are expressly excluded from lots fronting on the south side of Caroline Street west of William Street and extending west 50 ± feet past Peacon Lane to include the lot abutting both the west side of Peacon Lane and the south side of Caroline Street.

TABLE OF PERMITTED AND CONDITIONAL COMMERCIAL RETAIL USES BY DISTRICT

District	Allowed by Right	Allowed as Conditional Use
HRCC	N/A	Low and medium intensity $\leq$ 5,000 sq. ft.
HRCC-1	Low and medium intensity $\leq$ 5,000 sq. ft. High intensity $\leq$ 2,500 sq. ft.	Low and medium intensity $>$ 5,000 sq. ft. High intensity $>$ 2,500 sq. ft.
HRCC-2	Low and medium intensity $\leq$ 5,000 sq. ft.	Low and medium intensity $>$ 5,000 sq. ft. High intensity
HNC-2	Low intensity $\leq$ 2,500 sq. ft.	Low intensity $>$ 2,500 sq. ft. to $\leq$ 5,000 sq. ft.

Note: The total area as stated above includes both sales area under roof and any outside sales area.