

(BILL 15-0676)

No. 4881

(Approved December 27, 1983)

To Amend the Official Zoning District Maps for
the Island of St. Croix.

Be it enacted by the Legislature of the Virgin Islands:

Section 1. Pursuant to the provisions of Title 29, chapter 3, Virgin Islands Code, the District Zoning Maps for the Island of St. Croix are hereby amended in the following instances:

(a) Official Zoning District Map No. SCZ-13 for the Island of St. Croix is amended by changing the designation of the Remainder of Mtr. 15 CKV, Estate Work and Rest, from R-2 (Residential—Low density one- and two-family) to I-2 (Light industry).

(b) Official Zoning District Map No. SCZ-7 is amended by changing the designation of Plot No. 1C, Estate Little Princess, from R-2 (Residential—Low density one- and two-family) to C (Commercial).

(c) Official Zoning District Map No. SCZ-19 is amended by changing the designation of Plots 6A and 6D, Hospital Street, Christiansted, and Plot 68A, East Street, Christiansted, from R-4 (Residential—Medium density) to B-1 (Business—Central business district).

(d) Official Zoning District Map No. SCZ-11 is amended by changing the designation of Plots 1, 51, 52, and 54 of Parcel 15, Vicorp Land (Golden Grove) from R-2 (Residential—Low density one- and two-family) to B-4 (Business—Residential areas).

Section 2. Pursuant to the provisions of Title 29, chapter 3, Virgin Islands Code, Official Zoning District Maps Nos. SCZ-4 and SCZ-5 for the Island of St. Croix are amended in the following instances:

(a) The designation of Plot No. 3 of Estate River, Prince Quarter, consisting of $89.0376 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to A-2 (Agricultural Zone).

(b) The designation of Plot No. 15 of Estate Annaly, Northside "A" Quarter, consisting of $154.1579 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to A-2 (Agricultural Zone).

(c) The designation of Estate Oxford, Northside "A" Quarter, consisting of $292.086 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to A-2 (Agricultural Zone).

(d) The designation of the Remainder of Estate Hermitage, King and Prince Quarter, consisting of $300.611 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to R-1 (Residential—Low Density).

(e) The designation of the Remainder of Estate River, Prince Quarter, consisting of $480.0638 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to R-1 (Residential—Low Density).

(f) The designation of the Remainder of Estate Bodkin, Northside "A" Quarter, consisting of $40.0849 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from A-2 (Agricultural Zone) to R-1 (Residential—Low Density).

(g) The designation of the Remainder of Estate Mt. Stewart, Northside "A" Quarter, consisting of $255.6453 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from A-2 (Agricultural Zone) to R-1 (Residential—Low Density).

(h) The designation of Estate Mt. Victory, Northside "A" Quarter consisting of $265.6035 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to R-1 (Residential—Low Density).

(i) The designation of Plot No. 2, Estate Mt. Eagle, Northside "B" Quarter, consisting of $15.0077 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(j) The designation of Plot No. 2, Estate Solitude, Northside "B" Quarter, consisting of $69.0925 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(k) The designation of Plot No. 2, Estate Parasol, Northside "B" Quarter, consisting of $11.3253 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from R-1

(Residential—Low Density) to R-3 (Residential—Medium Density).

(l) The designation of Plot No. 2, Estate River, Prince Quarter, consisting of $47.5515 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to R-3 (Residential—Medium Density).

(m) The designation of Plot No. 3, Estate Parasol, Northside "B" Quarter, consisting of $28.1712 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(n) The designation of Plot No. 4, Estate Fountain, Northside "A", Northside "B", and Prince Quarter, consisting of $111.1686 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(o) The designation of Plot No. 2, Estate Prosperity, Northside "A" and Northside "B" Quarter, consisting of $7.0711 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(p) The designation of Plot No. 5, Estate Fountain, Northside "A", Northside "B", and Prince Quarter, consisting of $44.1997 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(q) The designation of Plot No. 1, Estate Prosperity, Northside "A" and Northside "B" Quarter, consisting of $73.7619 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(r) The designation of Plot No. 3, Estate Sweet Bottom, Northside "A" Quarter, consisting of $5.9350 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(s) The designation of Plot No. 6, Estate Fountain, Northside "A", Northside "B", and Prince Quarter consisting of $2.1207 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated Novem-

ber 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(t) The designation of Plot No. 4, Estate Sweet Bottom, Northside "A" Quarter, consisting of $4.0093 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(u) The designation of Plot No. 2, Estate Bodkin, Northside "A" Quarter, consisting of $32.9117 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from A-2 (Agricultural Zone) to R-3 (Residential—Medium Density).

(v) The designation of Plot No. 5, Estate Sweet Bottom, Northside "A" Quarter, consisting of $22.9051 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(w) The designation of Plot No. 2, Estate Mt. Stewart, Northside "A" Quarter, consisting of $65.5478 \pm$ acres, as depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from A-2 (Agricultural Zone) to R-3 (Residential—Medium Density).

(x) The designation of Plot No. 3, Estate Wills Bay, Northside "A" Quarter, consisting of $1.8294 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, as amended, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(y) The designation of Plot No. 2, Estate Wills Bay, Northside "A" Quarter, consisting of $14.7272 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(z) The designation of Plot No. 11, Estate Annaly, Northside "A" Quarter, consisting of $26.4199 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(aa) The designation of Plot No. 4, Estate Wills Bay, Northside "A" Quarter, consisting of $85.5284 \pm$ acres and depicted on PWD Drawing No. 4193-A, dated November 17, 1983, is changed from

R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(bb) The designation of Plot No. 12, Estate Annaly, Northside "A" Quarter, consisting of $52.5447 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(cc) The designation of Plot No. 13, Estate Annaly, Northside "A" Quarter, consisting of $44.4087 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to R-3 (Residential—Medium Density).

(dd) The designation of Plot No. 1, Estate Rose Hill, Northside "A" Quarter, consisting of $7.5735 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to R-3 (Residential—Medium Density).

(ee) The designation of Plot No. 1, Estate River, Prince Quarter, consisting of $73.7462 \pm$ acres and depicted on PWD Drawing No. 4193, dated November 17, 1983, is changed from A-1 (Agricultural Zone) to B-4 (Business—Residential areas).

(ff) The designation of Plot No. 14, Estate Annaly, Northside "A" Quarter, consisting of $58.8467 \pm$ acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, as amended, is changed from A-1 (Agricultural Zone) to B-4 (Business—Residential areas).

(gg) The designation of Plot No. 14A, Estate Annaly, Northside "A" Quarter, consisting of 4.4143 acres and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, as amended, is changed from R-1 (Residential—Low Density) to B-4 (Business—Residential areas).

(hh) The designation of Plot No. 2, Estate Rose Hill, Northside "A" Quarter, consisting of $7.0358 \pm$ and depicted on PWD Drawing No. 4193-B, dated November 17, 1983, is changed from R-1 (Residential—Low Density) to B-4 (Business—Residential areas).

Section 3. The approval conferred by section 2 of this act is expressly subject to the condition that Delray Land, Inc., its successors and assigns, shall establish "open space" in an amount not less than 50% of the total area consisting of 4140 acres, more or less, more particularly described in Table 7 of the "Zoning Amendment Application" filed by Delray Land, Inc., and approved by the Virgin

Islands Planning Office on October 27, 1983, in the "Report on Proposed Amendment to Official Zoning Map No. SCZ 4 & 5", of which not less than 1,000 acres shall be dedicated to a perpetual scenic and preservation easement.

Section 4. Title 29, Virgin Islands Code, is amended by adding a new section 230a to read as follows:

§ 230a. Use of subdivision roadways or streets

The use of any roadway or street onto, within or through any subdivision of residential development of ten or more dwellings, which roadway or street is open to the use of any other persons as guests, visitors or permittees, other than the actual inhabitants thereof, shall not be denied or restricted directly, indirectly or by subterfuge, to any person, subject only to the conditions and limitations established by law and applicable in like manner to all persons.

Section 5. If a part of this act is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this act is invalid in one or more of its applications, the part remains in effect on all valid applications that are severable from the invalid applications.

Approved December 27, 1983.

(BILL 15-0688)

No. 4882

(Approved December 27, 1983)

To Provide Appropriations for the Payment of Premiums for the Government Health Insurance Fund, for the Local Match of a FEMA Flood Relief Grant, for Settlement of a Lawsuit Involving the Gramboko Property, for Union Salary Increases, for Additional Police Personnel for St. Croix, and for Pensions for Surviving Members of the Municipal Council; To Amend the Schedule of Fees for Motor Vehicles; and To Amend the Method of Computing Pensions for Former Members of the Legislature.

Be it enacted by the Legislature of the Virgin Islands:

Section 1. There is hereby appropriated from any available funds in the Treasury of the Government of the Virgin Islands for the