

ARTICLE 4 - ZONING DISTRICTS

Table of Contents

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1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

ARTICLE 4. ZONING DISTRICTS

Division 2. Overlay and Special Purpose Districts

Section 4-204. Special Use (S) District..... 4-44

Division 3. Nonresidential Districts

Section 4-301. Commercial Limited (CL) District..... 4-48

Section 4-302. Commercial District (C).....4-52

Section 4-303. Industrial District (I)..... 4-56

ARTICLE 8. DEFINITIONS

draft

# ARTICLE 4 - ZONING DISTRICTS

1 **ARTICLE 4. ZONING DISTRICTS**

2  
3 **Division 2. Overlay and Special Purpose Districts**

4  
5 **Section 4-204. Special Use (S) District.**

6  
7 C. Conditional Uses. The following uses are permitted in the S District as conditional uses, if  
8 approved under the provisions of Article 3, Division 4, subject to the standards in this  
9 Section and other applicable regulations in Article 5:

- 10  
11 1. Botanical gardens master plan.
- 12  
13 2. Camps.
- 14  
15 3. Cemeteries.
- 16  
17 4. Country clubs.
- 18  
19 5. Golf course.
- 20  
21 6. Government uses.
- 22  
23 7. Heliport and helistop.
- 24  
25 8. Hospital and uses accessory to, and customarily associated with, a hospital, as follows:
- 26  
27 a. Convenience facilities for hospital users such as: snack bar, gift shop, chapel and  
28 florist.
- 29  
30 b. Diagnostic facility.
- 31  
32 c. Health/fitness facilities.
- 33  
34 d. Intermediate care facility.
- 35  
36 e. Laboratory and research facilities.
- 37  
38 f. Medical clinic and/or office.
- 39  
40 g. Medical educational facilities.
- 41  
42 h. Municipal facilities.
- 43  
44 i. Pharmacy.
- 45  
46 j. Rehabilitation facilities.
- 47  
48 k. Support facilities such as: cafeteria, laundry, dietary services, childcare,  
49 administrative offices, data processing and printing.
- 50

## ARTICLE 4 - ZONING DISTRICTS

1 9. Marina facilities.

2  
3 10. Municipal facilities.

4  
5 11. Museum.

6  
7 12. Open space areas.

8  
9 13. Private club.

10  
11 14. Public transportation facilities.

12  
13 15. Religious institutions.

14  
15 16. Schools.

16  
17 17. Tennis courts.

### 18 19 **Division 3. Nonresidential Districts**

#### 20 21 **Section 4-301. Commercial Limited (CL) District.**

22  
23 C. Conditional uses. The following uses are permitted in the CL District as conditional uses, if  
24 approved under the provisions of Article 3, Division 4, subject to the standards in this  
25 Section and other applicable regulations in Article 5:

26  
27 1. Assisted living facilities.

28  
29 2. Automobile service stations (reconstruction only).

30  
31 3. Community center.

32  
33 4. Drive-through facilities if not adjacent to SFR or MF1 districts.

34  
35 5. Educational facilities of greater than fifty (50) student seats.

36  
37 6. Medical clinic greater than ten-thousand-five-hundred (10,500) square feet of floor area  
38 when adjacent to an SFR, MF1, MF2, or MFSA district.

39  
40 7. Museum.

41  
42 8. Nighttime uses within one-hundred-fifty (150) feet of a parcel of land designated as a  
43 residential districts.

44  
45 9. Outdoor recreation/entertainment.

46  
47 10. Overnight accommodations greater than eight (8) rooms when adjacent to an SFR or  
48 MF1 district.

49  
50 11. Parking lots as a principal use.

# ARTICLE 4 - ZONING DISTRICTS

1  
2 **Section 4-302. Commercial District (C).**  
3

4 **B. Permitted uses. The following uses are permitted subject to the standards in this**  
5 **Section and other applicable regulations in Article 5:**  
6

- 7 1. Accessory uses, buildings or structures as follows:  
8  
9 a. Flagpoles.  
10  
11 b. Fountains.  
12  
13 c. Planters.  
14  
15 d. Reflecting pool(s).  
16  
17 e. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal,  
18 waterway, lake or bay.  
19  
20 2. Alcoholic beverage sales.  
21  
22 3. Animal grooming and boarding.  
23  
24 4. Assisted living facilities.  
25  
26 5. Automobile service station.  
27  
28 6. Camps.  
29  
30 7. Community center.  
31  
32 8. Congregate care.  
33  
34 9. Day care.  
35  
36 10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning  
37 districts.  
38  
39 11. Educational facilities.  
40  
41 12. Funeral home.  
42  
43 13. Government uses.  
44  
45 14. Indoor recreation/entertainment.  
46  
47 15. Medical clinic.  
48  
49 16. Municipal facilities.  
50

## ARTICLE 4 - ZONING DISTRICTS

- 1 17. Museum.
- 2
- 3 18. Nighttime uses.
- 4
- 5 19. Nursing homes.
- 6
- 7 20. Offices.
- 8
- 9 21. Overnight accommodations.
- 10
- 11 22. Parking garages.
- 12
- 13 23. Parking lots.
- 14
- 15 24. Public transportation facility.
- 16
- 17 25. Restaurants.
- 18
- 19 26. Restaurants, fast food.
- 20
- 21 27. Retail sales and services.
- 22
- 23 28. Swimming pools as an accessory use.
- 24
- 25 29. Temporary uses.
- 26
- 27 30. TV/radio studios.
- 28
- 29 31. Utility/infrastructure facilities.
- 30
- 31 32. Vehicle sales/displays.
- 32
- 33 33. Vehicle service, major.
- 34
- 35 34. Veterinary offices.
- 36

### Section 4-303. Industrial District (I).

- 37
- 38
- 39 B. Permitted uses. The following uses are permitted in the I District subject to the standards
- 40 in this Section and other applicable regulations in Article 5:
- 41
- 42 1. Accessory uses, buildings or structures as follows:
- 43
- 44 a. Flagpoles.
- 45
- 46 b. Fountains.
- 47
- 48 c. Planters.
- 49
- 50 d. Reflecting pool(s).

## ARTICLE 4 - ZONING DISTRICTS

- 1
- 2 e. Trellises. Trellises are permitted in the rear setback of properties backing onto a canal,
- 3 waterway, lake or bay.
- 4
- 5 2. Alcoholic beverage sales, including wine shops and similar uses.
- 6
- 7 3. Animal grooming or boarding.
- 8
- 9 4. Assisted living facilities.
- 10
- 11 5. Automobile service stations.
- 12
- 13 6. Camps.
- 14
- 15 7. Commercial laundry.
- 16
- 17 8. Community center.
- 18
- 19 9. Day care.
- 20
- 21 10. Governmental uses.
- 22
- 23 11. Indoor recreation/entertainment.
- 24
- 25 12. Manufacturing.
- 26
- 27 13. Medical clinic.
- 28
- 29 14. Municipal facilities.
- 30
- 31 15. Museum.
- 32
- 33 16. Offices.
- 34
- 35 17. Outdoor recreation/entertainment.
- 36
- 37 18. Outdoor retail sales, display and/or storage.
- 38
- 39 19. Overnight accommodations.
- 40
- 41 20. Parking garages.
- 42
- 43 21. Parking lots.
- 44
- 45 22. Public transportation facility.
- 46
- 47 23. Research and technology uses.
- 48
- 49 24. Restaurants.
- 50

## ARTICLE 4 - ZONING DISTRICTS

- 1 25. Restaurants, fast food.
- 2
- 3 26. Retail, sales and service.
- 4
- 5 27. Self-storage warehouses.
- 6
- 7 28. Swimming pools as an accessory use.
- 8
- 9 29. Temporary uses.
- 10
- 11 30. TV/radio studios.
- 12
- 13 31. Utility/infrastructure facilities.
- 14
- 15 32. Utility substations.
- 16
- 17 33. Vehicle sales/displays.
- 18
- 19 34. Vehicles sales/displays, major.
- 20
- 21 35. Vehicle service, major.
- 22
- 23 36. Veterinary offices.
- 24
- 25 37. Wholesale/distribution/warehouse facility.

## ARTICLE 4 - ZONING DISTRICTS

1 **ARTICLE 8. DEFINITIONS**

2

3 **Museum** means a building, place or institution devoted to the acquisition, conservation, study,  
4 exhibition and educational interpretation of objects having scientific, historic or artistic value.

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