

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

Sec. 3-9-40. Commercial, office park (COP).

~~(a) *Intent.* This district is intended for large-scale office park use with related commercial uses in a park-like setting. This zoning designation is intended for use on large tracts of land with minimum lot size of one (1) acre within the larger tract of land. Stringent performance criteria are to be utilized relative to such items as setbacks, signs, landscaping, noise, buffering, etc., to provide a park-like setting and compatibility with adjacent areas identified for less intensive areas than permitted in other commercial districts.~~

~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:~~

~~(1) Professional and business offices.~~

~~(2) Laboratories, class 3, provided central sewer is available.~~

~~(3) Child/adult care centers.~~

~~(4) Parking lots.~~

~~(5) Essential services and emergency services.~~

~~(6) Restaurants.~~

~~(7) Hotels, motels.~~

~~(8) Convenience stores with or without gasoline sales.~~

~~(9) Colleges, universities, vocational, trade or business schools provided all activities are conducted in completely enclosed buildings.~~

~~(10) Retail sales and services, provided all merchandise shall be stored and displayed within fully enclosed buildings.~~

~~(11) Wholesale sales, provided all merchandise shall be stored and displayed within fully enclosed buildings, but not bulk storage of flammable liquids.~~

~~(12) Post office.~~

~~(13) Indoor commercial recreational facilities such as motion picture theaters, bowling alleys and similar uses.~~

~~(14) Printing, lithographing, publishing and similar establishments.~~

~~(15) Automobile rental.~~

~~(16) Private clubs.~~

~~(17) Houses of worship in accordance with section 3-9-80.1.~~

~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, are also permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses.~~

~~(d) *Prohibited uses and structures.* Any use or structure not expressly, or by reasonable implication, permitted herein or permitted by special exception shall be unlawful in this district.~~

~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:~~

~~(1) Heliport and helistop.~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 ~~(2) Truck or trailer rental.~~

2 ~~(3) Radio and television stations and transmitting tower.~~

3 ~~(4) Such other uses as determined by the zoning official or his/her designee to be:~~

4 ~~a. Appropriate by reasonable implication and intent of the district.~~

5 ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~
6 ~~exception.~~

7 ~~c. Not specifically prohibited in that district.~~

8 ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~
9 ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~
10 ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

11 ~~(f) *Development standards.* The following development standards shall apply in this district:~~

12 ~~Minimum park size requirement, acres10~~

13 ~~Minimum lot requirements:~~

14 ~~Area, square acres1~~

15 ~~Width, feet100~~

16 ~~Minimum yard requirements:~~

17 ~~Front yard, feet25~~

18 ~~Side yard:~~

19 ~~InteriorNone~~

20 ~~Abutting a road, feet20~~

21 ~~Rear yard:~~

22 ~~Abutting a lot, feet10~~

23 ~~Abutting a road, feet25~~

24 ~~Minimum side and rear yard abutting water, feet20~~

25 ~~Maximum lot coverage, percent50~~

26 ~~Maximum height of structures, feet60~~

27 ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~
28 ~~article XXII, chapter 3-5, of the Code, as the same may be amended.~~

29 ~~If the COP district abuts a residential district, no structure other than screening required pursuant to~~
30 ~~article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property~~
31 ~~than twenty-five (25) feet or the building height, whichever is greater.~~

32 ~~Where properties lie within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the~~
33 ~~Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River to the~~
34 ~~Peace River, structures must also be constructed in accordance with section 3-9-98.~~

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Land Development Regulations

Chapter 3-9. Zoning

Article II. District Regulations

Sec. 3-9-42. CG

- 1 ~~(g) *Off street parking.* Off street parking shall be in accordance with section 3-9-90.~~
- 2 ~~(h) *Signs.* Signs shall be in accordance with section 3-9-95.~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 (~~Ord. No. 89-34, § 14, 5-31-89; Ord. No. 92-43, §§ 1, 2, 6-2-92; Ord. No. 94-55, §§ 26, 27, 11-3-94; Ord.~~
2 ~~No. 2001-031, § 1(k), 6-12-01) Sec. 3-9-42. Commercial, general (CG).~~

3 ~~(a) — Intent. The commercial, general (CG) district is intended to provide areas in which the customary~~
4 ~~and traditional conduct of trade, retail sales and commerce may be carried on without disruption by the~~
5 ~~encroachment and intrusion of incompatible residential uses and protected from the adverse effects of~~
6 ~~undesirable industrial uses.~~

7 ~~(b) — Permitted principal uses and structures. The following uses and structures are permitted in this~~
8 ~~district:~~

9 ~~(1) — Hotels, motels and restaurants.~~

10 ~~(2) — Professional services.~~

11 ~~(3) — Personal services.~~

12 ~~(4) — Business services.~~

13 ~~(5) — Retail sales and services, provided that all merchandise shall be stored and displayed within fully~~
14 ~~enclosed buildings.~~

15 ~~(6) — Parking lots and parking garages in support of permitted uses in the CG zoning district.~~

16 ~~(7) — Automotive specialty services, including the sale and repair of starters, generators, alternators~~
17 ~~and electrical parts, carburetors, speedometers and instruments, provided the services are performed on~~
18 ~~parts off the vehicle and no installation or removal of parts from the vehicle is performed on the premises.~~

19 ~~(8) — Automotive parts, provided no installation is performed on the premises and all parts are stored~~
20 ~~within a completely enclosed building.~~

21 ~~(9) — Resort marinas.~~

22 ~~(10) — Sport marinas.~~

23 ~~(11) — Garden shops, including the sale of plants, fertilizers and customary garden supplies, equipment~~
24 ~~and furniture. Storage and sales areas for plants and live vegetation may be outside the building.~~

25 ~~(12) — Private clubs.~~

26 ~~(13) — Post offices.~~

Draft Date 8/24/14 for the P&Z on 09/08/2014

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

- 1 ~~(14) — Indoor commercial recreational facilities such as motion picture theaters, swimming pools,~~
2 ~~bowling alleys and similar uses.~~
- 3 ~~(15) — Vocational, trade, business schools, colleges and universities, provided all activities are~~
4 ~~conducted in completely enclosed buildings.~~
- 5 ~~(16) — Banks and other financial institutions.~~
- 6 ~~(17) — Animal hospitals with boarding of animals in completely enclosed buildings.~~
- 7 ~~(18) — Adult congregate living facilities in accordance with section 3-9-63.1~~
- 8 ~~(19) — Package stores for the sale of liquor.~~
- 9 ~~(20) — Houses of worship in accordance with section 3-9-80.1~~
- 10 ~~(21) — Model homes not intended to be used for residential purposes.~~
- 11 ~~(22) — Funeral homes, crematoria.~~
- 12 ~~(23) — Laundromats and dry cleaning facilities.~~
- 13 ~~(24) — Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic~~
14 ~~beverages, greater than one thousand (1,000) feet from a church or school.~~
- 15 ~~(25) — Billiard parlors and game arcades.~~
- 16 ~~(26) — Essential and emergency services.~~
- 17 ~~(27) — Gas pumps with site plan approval by the development review committee.~~
- 18 ~~(28) — Car wash with site plan approval by the development review committee.~~
- 19 ~~(29) — Laboratories, class 3, provided central sewer is available.~~
- 20 ~~(30) — Child and adult day care facilities.~~
- 21 ~~(31) — Photocopying shops.~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 ~~(c) — *Permitted accessory uses and structures.* Uses and structures which are customarily accessory~~
2 ~~and clearly incidental to permitted uses and structures are also permitted in this district, including a~~
3 ~~residential dwelling unit within the same structure as the principal use for occupancy by owners or~~
4 ~~employees of permitted uses.~~

5 ~~(d) — *Prohibited uses and structures.* Any use or structure not expressly, or by reasonable implication~~
6 ~~permitted herein or permitted by special exception shall be unlawful in this district.~~

7 ~~(e) — *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~
8 ~~special exceptions in this district:~~

9 ~~(1) — Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic~~
10 ~~beverages, subject to the provisions of section 3-9-66 of this Code, less than one thousand~~
11 ~~(1,000) feet from a church or school.~~

12 ~~(2) — Mass transit stations.~~

13 ~~(3) — Miniature golf courses.~~

14 ~~(4) — Elementary, middle, and high schools.~~

15 ~~(5) — Outdoor markets.~~

16 ~~(6) — Television and radio transmitter towers.~~

17 ~~(7) — Window tinting and radio installation within an enclosed building.~~

18 ~~(8) — Heliport or helistop.~~

19 ~~(9) — Mini-warehouse.~~

20 ~~(10) — Automobile rental agencies.~~

21 ~~(11) — Such other uses as determined by the zoning official or his/her designee to be:~~

22 ~~a. — Appropriate by reasonable implication and intent of the district.~~

23 ~~b. — Similar to another use either explicitly permitted in that district or allowed by special exception.~~

24 ~~c. — Not specifically prohibited in that district.~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

~~The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

(f) ~~Development standards.~~ The following development standards shall apply in this district:

Minimum lot requirements:

Area, square feet12,000

Width, feet100

Minimum yard requirements:

Front yard, feet25

Side yard:

InteriorNone

Abutting a road, feet20

Rear yard:

Abutting a lot, feet10

Abutting a road, feet25

Side and rear yard, abutting water, feet20

Maximum lot coverage, percent50

Maximum height of structures, feet60

~~Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.~~

~~If the CG district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty five (25) feet or the building height, whichever is greater.~~

Draft Date 8/24/14 for the P&Z on 09/08/2014

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~
2 ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~
3 ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~
4 ~~accordance with section 3-9-98.~~

5 ~~(g) — *Signs*. Signs shall be in accordance with section 3-9-95~~

6 ~~(h) — *Off-street parking*. Off-street parking shall be in accordance with section 3-9-90~~

7 ~~(Minutes of 12-8-81, § 7; Res. No. 83-11, § 1, 2-15-83; Res. No. 83-18, § 1, 3-22-83; Res. No. 85-105, §~~
8 ~~1, 6-11-85; Res. No. 87-254, § 22, 10-20-87; Res. No. 87-255, § 6, 10-20-87; Res. No. 87-258, §§ 1, 2,~~
9 ~~10-20-87; Ord. No. 89-34, § 16, 5-31-89; Ord. No. 92-44, §§ 1-3, 6-2-92; Ord. No. 94-55, §§ 28, 29, 11-~~
10 ~~3-94; Ord. No. 2001-031, § 1(m), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02; Ord. No. 2003-061, § 8, 8-26-~~
11 ~~03)~~

12 ~~Editor's note —~~

13 ~~These provisions were formerly found in § 3-9-38. The provisions of former § 3-9-42 are now found in § 3-~~
14 ~~9-47~~

15 ~~Sec. 3-9-43. Commercial, intensive (CI).~~

16 ~~(a) — *Intent*. The purpose and intent of the commercial, intensive (CI) district is to permit the~~
17 ~~designation of suitable locations for and to facilitate the proper development and use of land for those~~
18 ~~commercial activities which are like or which have many of the same needs as industrial land uses. Such~~
19 ~~uses often rely on large ground areas for storage or display of goods, are relatively insensitive to the~~
20 ~~impacts of adjacent land uses, while generating substantial impacts on their neighbors. Commercial,~~
21 ~~intensive land uses are generally services, particularly warehousing, distribution and compatible~~
22 ~~businesses oriented to the sale and service of automobiles and boats. The CI district is and is intended to~~
23 ~~be intermediate between consumer-oriented commercial and light industrial uses.~~

24 ~~(b) — *Permitted principal uses and structures*. The following uses and structures are permitted in this~~
25 ~~district:~~

26 ~~(1) — All uses and structures permitted in the CG district except adult congregate living facilities.~~

27 ~~(2) — Automotive sales and service, provided major mechanical and body overhaul and repair are~~
28 ~~conducted within a fully enclosed building.~~

29 ~~(3) — Boat, trailer and motor sales and services.~~

30 ~~(4) — Service stations and truck stops.~~

Draft Date 8/24/14 for the P&Z on 09/08/2014

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

- 1 ~~(5) — Lumber and building supply establishments, except ready-mixed concrete asphalt plants and~~
2 ~~concrete product manufacturing plants.~~
- 3 ~~(6) — Sale and storage of mobile homes, travel trailers and campers.~~
- 4 ~~(7) — Heavy machinery and equipment sales and service provided repair is conducted within a fully~~
5 ~~enclosed building.~~
- 6 ~~(8) — Equipment rental.~~
- 7 ~~(9) — Drive-in theaters, golf driving ranges, par-3 golf courses and outdoor commercial recreational~~
8 ~~facilities.~~
- 9 ~~(10) — Railroad sidings.~~
- 10 ~~(11) — Auditorium and conventional centers.~~
- 11 ~~(12) — Wholesale sales.~~
- 12 ~~(13) — Mass transit terminals and yards.~~
- 13 ~~(14) — Car wash.~~
- 14 ~~(15) — Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.~~
- 15 ~~(16) — Laboratories, class 3, provided central sewer is available.~~
- 16 ~~(17) — Automobile rental agencies.~~
- 17 ~~(c) — *Permitted accessory uses and structures.* Uses and structures which are customarily accessory~~
18 ~~and clearly incidental to permitted uses and structures are also permitted in this district, including a~~
19 ~~residential dwelling unit within the same structure as the principal use for occupancy by owners or~~
20 ~~employees of permitted uses.~~
- 21 ~~(d) — *Prohibited uses and structures.* Any use or structure not expressly, or by reasonable implication,~~
22 ~~permitted herein or permitted by special exception shall be unlawful in this district.~~
- 23 ~~(e) — *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are~~
24 ~~special exceptions in this district:~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 ~~(1) Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic~~
2 ~~beverages within one thousand (1,000) feet from a church or school, subject to the provisions of section~~
3 ~~3-9-66 of this Code.~~

4 ~~(2) Sale and display in other than completely enclosed building of any merchandise otherwise~~
5 ~~allowed as a permitted use in this district.~~

6 ~~(3) Warehouses or storage facilities for flammable liquids.~~

7 ~~(4) Building trades contractor with storage yard for materials and equipment on premises.~~

8 ~~(5) Television and radio transmitter towers.~~

9 ~~(6) Light manufacturing and assembly in a completely enclosed building.~~

10 ~~(7) Heliports and heli-stops.~~

11 ~~(8) Outdoor markets.~~

12 ~~(9) Carpentry, cabinet and machine shops.~~

13 ~~(10) Laboratories, class 2, provided central sewer is available.~~

14 ~~(11) Such other uses as determined by the zoning official or his/her designee to be:~~

15 ~~a. Appropriate by reasonable implication and intent of the district.~~

16 ~~b. Similar to another use either explicitly permitted in that district or allowed by special exception.~~

17 ~~c. Not specifically prohibited in that district.~~

18 ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~
19 ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~
20 ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

21 ~~(f) *Development standards.* The following development standards shall apply in this district:~~

22 ~~Minimum lot requirements:~~

23 ~~Area, square feet12,000~~

Draft Date 8/24/14 for the P&Z on 09/08/2014

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 Width, feet100

2 ~~Minimum yard requirements:~~

3 ~~Front yard, feet25~~

4 ~~Side yard:~~

5 ~~InteriorNone~~

6 ~~Abutting a road, feet20~~

7 ~~Abutting water, feet20~~

8 ~~Rear yard:~~

9 ~~Abutting a lot, feet10~~

10 ~~Abutting a road, feet25~~

11 ~~Abutting water, feet20~~

12 ~~Maximum lot coverage, percent50~~

13 ~~Maximum height of structures, feet60~~

14 ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~
15 ~~article XXII, chapter 3-5, of the Code, as the same may be amended.~~

16 ~~If the CI district abuts a residential district, no structure other than screening required pursuant to article~~
17 ~~XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than~~
18 ~~twenty five (25) feet or the building height, whichever is greater.~~

19 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~
20 ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~
21 ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~
22 ~~accordance with section 3-9-98.~~

23 (g) ~~Signs. Signs shall be in accordance with section 3-9-95~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 ~~(h) — Off-street parking. Off-street parking shall be in accordance with section 3-9-90~~

2 ~~(Minutes of 12-8-81, § 7; Res. No. 87-254, § 23, 10-20-87; Res. No. 87-255, § 7, 10-20-87; Res. No. 87-~~
3 ~~258, § 3, 10-20-87; Ord. No. 89-34, § 17, 5-31-89; Ord. No. 94-59, §§ 1—3, 11-3-94; Ord. No. 2001-031,~~
4 ~~§ 1(n), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

5 ~~Editor's note —~~

6 ~~These provisions were formerly found in § 3-9-39. The provisions of former § 3-9-43 are now found in § 3-~~
7 ~~9-48~~

8 ~~Sec. 3-9-44. Commercial, highway (CH).~~

9 ~~(a) — Intent. The purpose and intent of the commercial, highway (CH) district is to permit the~~
10 ~~designation of suitable locations for and to facilitate the property development and use of land for the~~
11 ~~commercial provision of services and goods to the public using the major through highways of the county.~~
12 ~~Such uses require high visual exposure and ready access from major roads. The market of such uses is~~
13 ~~presumed to be made up of transient visitors rather than residents or long-term visitors to the county.~~

14 ~~(b) — Permitted principal uses and structures. The following uses and structures are permitted in this~~
15 ~~district:~~

16 ~~(1) — Automotive service stations.~~

17 ~~(2) — Motels and hotels.~~

18 ~~(3) — Restaurants.~~

19 ~~(4) — Gift, novelty and curio shops, sale of fruit and similar uses catering to tourists, provided all display~~
20 ~~of products shall be inside a completely enclosed building and carried on in connection with another use~~
21 ~~permitted in this district.~~

22 ~~(5) — Essential and emergency services.~~

23 ~~(6) — Convenience stores.~~

24 ~~(7) — Houses of worship in accordance with section 3-9-80.1.~~

25 ~~(c) — Permitted accessory uses and structures. Uses and structures which are customarily accessory~~
26 ~~and clearly incidental to permitted uses and structures are also permitted in this district, including a~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

~~residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses.~~

~~(d) *Prohibited uses and structures.* Any use or structure not specifically, provisionally or by reasonable implication permitted herein, or permissible by special exception shall be unlawful in this district, including but not limited to adult congregate living facilities.~~

~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:~~

~~(1) Truck stops.~~

~~(2) Such other uses as determined by the zoning official or his/her designee to be:~~

~~a. Appropriate by reasonable implication and intent of the district.~~

~~b. Similar to another use either explicitly permitted in that district or allowed by special exception.~~

~~c. Not specifically prohibited in that district.~~

~~The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

~~(f) *Development standards.* The following development standards shall apply in this district:~~

~~Minimum lot requirements, except as otherwise provided in section 3-9-94 for automotive service stations:~~

~~Area, square feet20,000~~

~~Width, feet100~~

~~Minimum yard requirements:~~

~~Front yard, feet25~~

~~Side yard, feet10~~

~~Side yard abutting a road, feet20~~

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 ~~Rear yard, feet20~~

2 ~~Rear yard abutting a road, feet25~~

3 ~~Rear and side yard, abutting water, feet20~~

4 ~~Maximum lot coverage by all buildings, percent35~~

5 ~~Maximum height of structure, feet45~~

6 ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~
7 ~~article XXII, chapter 3-5, of the Code, as the same may be amended.~~

8 ~~If the CH district abuts a residential district, no structure other than screening required pursuant to article~~
9 ~~XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than~~
10 ~~twenty five (25) feet or the building height, whichever is greater.~~

11 ~~Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the~~
12 ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~
13 ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~
14 ~~accordance with section 3-9-98.~~

15 ~~(g) — Signs. Signs shall be in accordance with section 3-9-95.~~

16 ~~(h) — Parking. Parking shall be in accordance with section 3-9-90.~~

17 ~~(Minutes of 12-8-81, § 7; Res. No. 87-255, § 7, 10-20-87; Ord. No. 89-34, § 18, 5-31-89; Ord. No. 94-60,~~
18 ~~§§ 1-4, 11-3-94; Ord. No. 2001-031, § 1(e), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

19 ~~Editor's note —~~

20 ~~These provisions were formerly found in § 3-9-40. The provisions of former § 3-9-44 are now found in § 3-~~
21 ~~9-29.~~

22

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

Sec. 3-9-42. Commercial General (CG)

(a) Intent. The purpose and intent of this district is to allow general commercial activity.

(b) Permitted Uses (P) and Structures:

(1) Animal hospital, boarding facility.

(2) Art, dance, music, photo studio or gallery.

(3) Assisted living facility or day care center, adult, six or less. (see Sec. 3-9-62. Adult Congregate Living Facilities)

(4) Auditorium, convention center, performing arts center.

(5) Bank, financial services.

(6) Bar, cocktail lounge, nightclub, tavern.

(7) Business services.

(8) Clubhouse, community center.

(9) Day care center, child.

(10) Drug store, pharmacy.

(11) Dry cleaner.

(12) Elementary, middle, or high school.

(13) Emergency services.

(14) Essential services. (see Sec. 3-9-72. Essential Services)

(15) Funeral homes, crematoria.

(16) Gas station.

(17) General offices.

(18) General retail sales and services. (see Sec. 3-9-61. Accessory Outdoor Retail Sales, Display, and Storage)

(19) Government uses and facilities.

(20) Homeless shelter.

(21) Hospital.

(22) Hotel, motel, inn.

(23) Laundromat.

(24) Liquor, package store.

(25) Mass transit station.

(26) Medical or dental office, clinic.

(27) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.

(28) Model home. (see Sec. 3-9-79. Model Homes)

(29) Motor vehicle wash.

(30) Nursing home.

(31) Paid or public parking lot, garage, structure.

Draft Date 8/24/14 for the P&Z on 09/08/2014

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1 (32) Park, public or not-for-profit.

2 (33) Personal services.

3 (34) Place of Worship. (see Sec. 3-9-83. Places of Worship)

4 (35) Post office.

5 (36) Printing facilities.

6 (37) Private club.

7 (38) Professional services.

8 (39) Recreation, indoor.

9 (40) Recreation, outdoor.

10 (41) Restaurant.

11 (42) Sexually oriented business. (see Sec. 3-9-85. Sexually Oriented Businesses)

12 (43) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication
13 Towers)

14 (44) University or college.

15 (45) Vocational, trade, or business school.

16 (46) Wholesale sales.

17 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and
18 clearly incidental to permitted uses and structures are also permitted in this district, including a
19 residential dwelling unit within the same structure as the principal use for occupancy by owners or
20 employees of permitted uses, including, but not limited to:

21 (1) Fences or walls which may be permitted prior to ~~prior to~~ the principal uses and structures.

22 (d) *Conditional Uses (C):* (For rules and regulations for any use designated as a Conditional Use, see
23 Sec.3-9-70. Conditional Uses and Structures)

24 (1) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult
25 Congregate Living Facilities)

26 (2) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.

27 (3) Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and
28 campers.

29 (4) Building trades contractor's office.

30 (3) Farm equipment sales and service.

31 (4) Laboratories, Class 1, 2, 3.

32 (5) Marina.

33 (6) Noncommercial vehicle rental.

34 (7) Private off-site parking.

35 (e) *Prohibited Uses and Structures:* Any use or structure not expressly, or by reasonable implication
36 permitted herein or permitted by Special Exception shall be unlawful in this district.

37 (f) *Special Exceptions (S):* (For procedure see Sec. 3-9-6.2. Special Exceptions)

38 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

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Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

- 1 (2) Amphitheater.
- 2 (3) Animal sanctuary, zoo.
- 3 (4) Biofuel production, less than 5,000 gal per day.
- 4 (5) Building trades contractor's office with storage yard on-premises, or with more than ten service
5 vehicles and with no heavy equipment.
- 6 (6) Commercial laundry.
- 7 (7) Commercial vehicle rental.
- 8 (8) Heavy machinery, equipment rental, sales, service.
- 9 (9) Heliport, helistop.
- 10 (10) Industrial marina.
- 11 (11) Leisure vehicle rental.
- 12 (12) Light manufacturing and assembly in a completely enclosed building.
- 13 (13) Lumberyard.
- 14 (14) Outdoor market or exhibition space.
- 15 (15) Railroad sidings.
- 16 (16) Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers.
- 17 (17) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication
18 Towers)
- 19 (18) Truck stop.
- 20 (19) Such other uses as determined by the Zoning Official or his/her designee to be:
 - 21 a. Appropriate by reasonable implication and intent of the district.
 - 22 b. Similar to another use either explicitly permitted in that district or allowed by Special
23 Exception.
 - 24 c. Not specifically prohibited in that district.

25 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
26 provision at the time the special exception application is presented to it. An unfavorable determination
27 of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning
28 Appeals.

29 (g) Development Standards:

<u>Lot (min.)</u>	
Area (sq. ft.)	<u>12,000</u>
Width (ft.)	<u>100</u>
<u>Setbacks</u>	
<u>(min. ft.)</u>	
Front	<u>15</u>
Side (interior)	<u>0</u>
Side (street)	<u>10</u>
Rear (interior)	<u>10</u>
Rear (street)	<u>10</u>
Abutting water	<u>20</u>

Land Development Regulations
Chapter 3-9. Zoning
Article II. District Regulations

Sec. 3-9-42. CG

1

Bulk (max.)	
<u>Lot Coverage of All Buildings</u>	<u>55%</u>
<u>Height (ft.)</u>	<u>60</u>
<u>Density (units/acre)</u>	<u>0</u>

2

3 Landscape buffers and screening shall be required in this district in accordance with the provisions of
4 Article XXII, Chapter 3-5, of the Code, as the same may be amended.

5 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,
6 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,
7 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89.
8 Waterfront Property.

9 (h) Signs. Signs shall be in accordance with Sec. 3-9-86.

10 (i) Off-street parking. Off-street parking shall be in accordance with Sec. 3-9-80.