

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

Sec.3-9-41. CT

1 **Sec. 3-9-42. Commercial Tourist (CT)**

2 (a) *Intent.* The purpose and intent of this district is to allow tourist-related facilities near or adjacent to
3 tourist attractions such as Gulf beach frontage, theme parks, major public or private parks, and other
4 recreational or scenic resources.

5 (b) *Permitted Uses (P) and Structures:*

6 (1) Animal hospital, boarding facility.

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

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

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

11 (5) Bank, financial services.

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

13 (7) Bed and breakfast, 1 or 2 bedrooms.

14 (8) Bed and breakfast, 3 or more bedrooms.

15 (9) Business services.

16 (10) Clubhouse, community center.

17 (11) Drug store, pharmacy.

18 (12) Emergency services.

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

20 (14) Gas station.

21 (15) General offices.

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

24 (17) Golf course.

25 (18) Government uses and facilities.

26 (19) Hotel, motel, inn.

27 (20) Laundromat.

28 (21) Liquor, package store.

29 (22) Marina.

30 (23) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)

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

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

33 (26) Personal services.

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

35 (28) Private clubs.

36 (29) Professional services.

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- 1 (30) Recreation, indoor.
2 (31) Restaurant.
3 (32) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication Towers)
4 (c) *Permitted Accessory Uses and Structures*: Uses and structures which are customarily accessory and
5 clearly incidental to permitted uses and structures are also permitted in this district, including a
6 residential dwelling unit within the same structure as the principal use for occupancy by owners or
7 employees of permitted uses.
8 (d) *Conditional Use (C)*: (For rules and regulations for any use designated as a Conditional Use, see
9 Sec.3-9-70. Conditional Uses and Structures)
10 (1) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult
11 Congregate Living Facilities)
12 (2) Duplex or triplex.
13 (3) Multifamily.
14 (4) Private off-site parking.
15 (5) Single-family attached or detached. Detached single-family homes may or may not have a guest
16 suite that is structurally attached with or without cooking facilities.
17 (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication
18 permitted herein or permitted by special exception shall be unlawful in this district.
19 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
20 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
21 (2) Amphitheater.
22 (3) Leisure vehicle rental.
23 (4) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)
24 (5) Model home. (see Sec. 3-9-79. Model Homes)
25 (6) Noncommercial vehicle rental.
26 (7) Recreation, outdoor.
27 (8) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication
28 Towers)
29 (9) Such other uses as determined by the Zoning Official or his/her designee to be:
30 a. Appropriate by reasonable implication and intent of the district.
31 b. Similar to another use either explicitly permitted in that district or allowed by special
32 exception.
33 c. Not specifically prohibited in that district.
34 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
35 provision at the time the special exception application is presented to it. An unfavorable
36 determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6.
37 BZA.
38 (g) *Development Standards*:
39 For multifamily principal uses, development standards are the same as in RMF-15 districts, except
40 on bridgeless barrier islands, which must be in accordance with Sec. 3-9-67. Bridgeless Barrier
41 Islands.

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1 Accessory buildings, same as principal building.

Lot (min.)	CT
Area (sq. ft.)	12,000
Width (ft.)	100
Yards (min. ft.)	
Front	15
Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	25
Abutting water	20
Bulk (max.)	
Lot Coverage	40%
Height (ft.)	38
Density (units/acre)	0

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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 If the CT district abuts a residential district, no structure other than screening required pursuant to Article
 6 XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than 25
 7 feet or the building height, whichever is greater.

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

12 (g) *Signs.* Signs shall be in accordance with Sec. 3-9-86.

13 (h) *Off-street parking* Off-street parking shall be in accordance with Sec. 3-9-80.