

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

Sec.3-9-41. CT

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Sec. 3-9-45. Commercial, tourist (CT).

- ~~(a) *Intent.* The purpose and intent of the commercial, tourist (CT) district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and short term or seasonal residents. The term "accommodations" is here intended to include housing, various amenities, including recreational facilities, and local retail trade in goods and service, both general and specific to the locality/attractor or principal activities. Areas designated commercial, tourist are expected to be located near or adjacent to an attractor of tourism such as Gulf beach frontage, theme parks, major public or private parks, and other recreational or scenic resources.~~
- ~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:~~
- ~~(1) Hotels and motels.~~
 - ~~(2) Multiple family dwellings.~~
 - ~~(3) Professional and business services.~~
 - ~~(4) Personal services.~~
 - ~~(5) Restaurants, drug and sundry shops, tobacco shops and newsstands, florists, gift shops, confectionery stores and self-service laundries.~~
 - ~~(6) Resort marinas.~~
 - ~~(7) Parking lots, garages and structures.~~
 - ~~(8) Sports marinas.~~
 - ~~(9) Adult congregate living facilities in accordance with section 3-9-63.1~~
 - ~~(10) Bars, cocktail lounges, nightclubs and taverns for on-premises consumption of alcoholic beverages greater than one thousand (1,000) feet from a church or school.~~
 - ~~(11) Essential and emergency services.~~
 - ~~(12) Package stores.~~
 - ~~(13) Convenience stores.~~
 - ~~(14) Private clubs.~~
 - ~~(15) 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) Recreational and entertainment uses.~~
 - ~~(2) Automobile, motorcycle and bicycle but not truck or trailer rentals.~~
 - ~~(3) Retail sales and services not otherwise permitted.~~

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

Sec.3-9-41. CT

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

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

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

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

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

9 ~~(f) *Development standards.* The following development standards shall apply in this district: For~~
10 ~~multifamily principal uses, development standards are the same as in RMF 15 districts, except on~~
11 ~~bridgeless barrier islands, which must be in accordance with section 3-9-70.5~~

12 ~~Minimum lot requirements:~~

13 ~~Area, square feet12,000~~

14 ~~Width, feet100~~

15 ~~Minimum yard requirements:~~

16 ~~Front yard, feet25~~

17 ~~Side yard:~~

18 ~~InteriorNone~~

19 ~~Abutting a road, feet20~~

20 ~~Rear yard:~~

21 ~~Interior, feet10~~

22 ~~Abutting a road, feet25~~

23 ~~Side and rear yard, abutting water, feet20~~

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

25 ~~Maximum height of structures, feet38~~

26 ~~Accessory buildings, same as principal building~~

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

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

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

Sec.3-9-41. CT

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

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

3 ~~(Minutes of 12-8-81, § 7; Res. No. 87-254, § 24, 10-20-87; Res. No. 87-255, § 9, 10-20-87; Ord. No.~~
4 ~~89-34, § 19, 5-31-89; Ord. No. 92-45, §§ 1-3, 6-2-92; Ord. No. 94-61, §§ 1-3, 11-3-94; Ord. No.~~
5 ~~2001-031, § 1(p), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

6 **~~Editor's note~~**

7 ~~These provisions were formerly found in § 3-9-41. The provisions of former § 3-9-45 are now~~
8 ~~found in § 3-9-49~~

9 **Sec. 3-9-41. Commercial Tourist (CT)**

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

13 ~~(b) Permitted Uses (P) and Structures:~~

14 ~~(1) Animal hospital, boarding facility.~~

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

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

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

19 ~~(5) Bank, financial services.~~

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

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

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

23 ~~(9) Business services.~~

24 ~~(10) Clubhouse, community center.~~

25 ~~(11) Drug store, pharmacy.~~

26 ~~(12) Emergency services.~~

27 ~~(13) Essential services. (see Sec. 3-9-71. Essential Services)~~

28 ~~(14) Gas station.~~

29 ~~(15) General offices.~~

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

32 ~~(17) Golf course.~~

33 ~~(18) Government uses and facilities.~~

34 ~~(19) Hotel, motel, inn.~~

35 ~~(20) Laundromat.~~

36 ~~(21) Liquor, package store.~~

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

Sec.3-9-41. CT

1 (22) Marina.

2 (23) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)

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

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

5 (26) Personal services.

6 (27) Place of Worship. (see Sec. 3-9-82. Places of Worship)

7 (28) Private clubs.

8 (29) Professional services.

9 (30) Recreation, indoor.

10 (31) Restaurant.

11 (32) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication Towers)

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

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

17 (2) For residential development:

18 a. Boat lifts, boat ramps, and noncommercial boat docks.

19 b. Carports, garages, and storage structures.

20 i. Detached accessory structures greater than 250 square feet in area shall be
21 compatible in appearance with the primary residence, at a minimum, materials and
22 color shall be compatible with the primary residence.

23 ii. Detached accessory structures shall be located behind the leading edge of the living
24 area of the residence except carports and garages, but must maintain required
25 setbacks.

26 iii. Construction trailers and cargo containers are prohibited.

27 c. For single-family development, additionally, the following requirements shall apply:

28 i. The total area of all detached accessory structures shall not exceed 10% of the parcel
29 size or 1,000 square feet, whichever is greater.

30 ii. Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities
31 shall not be permitted in a detached guest suite. It must meet all applicable
32 development standards set forth in the zoning district.

33 d. Clubhouse, community center on the same parcel as the residential development or within
34 the same residential development.

35 e. Keeping of pets, excluding animal breeding, boarding, and training.

36 f. Swimming pools, tennis courts, or other similar noncommercial recreational uses and
37 structures.

38 (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see
39 Sec.3-9-69. Conditional Uses and Structures)

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

Draft Date 9/12/14 for BCC on 10/28/2014

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

Sec.3-9-41. CT

- 1 (2) Duplex or triplex.
2 (3) Multifamily.
3 (4) Private off-site parking.
4 (5) Single-family attached or detached, which may have a guest suite that is structurally attached,
5 with or without cooking facilities.

6 -(e) Prohibited Uses and Structures: Any use or structure not expressly or by reasonable implication
7 permitted herein or permitted by special exception shall be unlawful in this district.

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

- 9 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
10 (2) Amphitheater.
11 (3) Leisure vehicle rental.
12 (4) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)
13 (5) Model home. (see Sec. 3-9-78. Model Homes)
14 (6) Noncommercial vehicle rental.
15 (7) Recreation, outdoor.
16 (8) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-68. Communication
17 Towers)
18 (9) Such other uses as determined by the Zoning Official or his/her designee to be:
19 a. Appropriate by reasonable implication and intent of the district.
20 b. Similar to another use either explicitly permitted in that district or allowed by special
21 exception.
22 c. Not specifically prohibited in that district.

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

27 (g) Development Standards:

28 For multifamily principal uses, development standards are the same as in RMF-15 districts, except
29 on bridgeless barrier islands, which must be in accordance with Sec. 3-9-66. Bridgeless Barrier
30 Islands.

31 Accessory buildings, same as principal building.

Lot (min.)	
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

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

Sec.3-9-41. CT

Bulk (max.)	
<u>Lot Coverage</u>	<u>40%</u>
<u>Height (ft.)</u>	<u>38</u>
<u>Density</u> <u>(units/acre)</u>	<u>0</u>

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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 CT 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 25 feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88, Waterfront Property.

(g) Signs. Signs shall be in accordance with Sec. 3-9-85.

(h) Off-street parking Off-street parking shall be in accordance with Sec. 3-9-79.

