

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.3. Commercial

**Section 2.2.3.1. Office Medical Institutional (OMI)**

- (a) *Intent.* The purpose and intent of this district is to allow professional and business offices, as well as institutional and cultural activities. Although this district may allow both residential and non-residential uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be developed with a single use.
- (b) *Permitted Uses (P) and Structures:*
- (1) Assisted living facility, nursing home.
  - (2) Community residential home.
  - (3) Day care center, adult or child.
  - (4) Emergency services.
  - (5) Homeless shelter.
  - (6) Public building.
  - (7) Elementary, middle, or high school.
  - (8) University or college.
  - (9) Vocational, trade, or business school.
  - (10) Hospital.
  - (11) Medical or dental office, clinic.
  - (12) Park, public or not-for-profit.
  - (13) General offices, professional services.
  - (14) Art, dance, music, photo studio or gallery.
  - (15) Bank, financial services.
  - (16) Business services.
  - (17) Personal services.
- (c) *Permitted Accessory Uses and Structures:* (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
- (1) Multifamily.
  - (2) Transitional housing.
  - (3) Pain management clinic.
  - (4) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
  - (5) Telecommunications facility, greater than 50 feet in height. (see Division 3.7.5. Communication Towers)
  - (6) Private off-site parking.
  - (7) Animal hospital, boarding facility. (see Division 3.7.2. Animal Hospital, Boarding Facility)
  - (8) Home Occupation Type 1. (see Article 3.4. Home Occupations)

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- (e) *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.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions)
  - (1) Heliport, helistop.
  - (2) Essential services.
  - (3) Paid or public parking lot, garage, structure.
  - (4) Home occupation Type 2. (see Article 3.4. Home Occupations)
  - (5) 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 BZA 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 Division 1.1.1. BZA. It is expressly intended by these regulations that any use permitted as a principal use or by Special Exception in another zoning district or districts which is not specially listed in this section is excluded by its omission and cannot be a special exception considered or approved by the BZA as one permitted by reasonable implication and intent of the district.

(g) *Development Standards:*

<b>OMI</b>	
<b>Lot (min.)</b>	
Area (sq. ft.)	7,500
Width (ft.)	80
<b>Yards (min. ft.)</b>	
Front	10
Side (interior)	7.5
Side (street)	10
Rear (interior)	10
Rear (street)	10
Abutting water	20
<b>Bulk (max.)</b>	
Lot Coverage	40%
Height (ft., non-residential uses, residential uses with special exception )	60
Height (ft., residential uses)	38
Density (units/acre)	10

If an OMI district abuts a residential district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering, 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.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, of the Code, as the same may be amended.

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Where properties lie anywhere on a barrier island or within one thousand two hundred (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 Article 4.12. Waterfront Property.

- (h) *Signs*. Signs shall be in accordance with Article 4.10. Sign Code.
- (i) *Off-street parking*. Off-street parking shall be in accordance with Article 4.9. Parking Standards.

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