

UNIFIED PART III – LAND DEVELOPMENT AND GROWTH MANAGEMENT CODE

Chapter 2. Zoning

Article 2.2. Conventional Zoning Districts

Division 2.2.3. Commercial

Chapter 3-9 – ZONING

ARTICLE II. DISTRICT REGULATIONS

**Section 2.2.3.4. ~~3-9-45XX~~ Commercial T, tourist (CT).**

- (a) *Intent.* The purpose and intent of ~~the commercial, tourist (CT) this~~ district is to allow tourist-related facilities near or adjacent to tourist attractions such as Gulf beach frontage, theme parks, major public or private parks, and other recreational or scenic resources. ~~—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, 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 herein 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 CT 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 Uses (P) and Structures: principal uses and structures.* The following uses and structures are permitted in this district:
- (1) Multifamily~~Hotels and motels.~~
  - (2) Single-family attached~~Multiple-family dwellings.~~
  - (3) Emergency services~~Professional and business services.~~
  - (4) Public building~~Personal services.~~
  - (5) Park, public or not-for-profit~~Restaurants, drug and sundry shops, tobacco shops and newsstands, florists, gift shops, confectionery stores and self-service laundries.~~
  - (6) Essential services~~Resort marinas.~~
  - (7) General offices, professional services~~Parking lots, garages and structures.~~
  - (8) Bed and breakfast, 1 or 2 bedrooms~~Sports marinas.~~
  - (9) Bed and breakfast, 3 or more bedrooms.~~Adult congregate living facilities in accordance with section 3-9-63.1~~
  - (10) Hotel, motel, inn.  
~~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) Paid or public parking lot, garage, structure~~Essential and emergency services.~~
  - (12) Auditorium, convention center, performing arts center~~Package stores.~~
  - (13) Clubhouse, community center.~~Convenience stores.~~
  - (14) Place of worship. (see Division 3.7.4. Place of Worship)~~Private clubs.~~
  - (15) Golf course.~~Houses of worship in accordance with section 3-9-80.1~~
  - (16) Recreation, indoor.
  - (17) General retail sales and service.

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(18) Animal hospital, boarding facility. (see Division 3.7.2. Animal Hospital, Boarding Facility)

Section ?? “Special Use Standards”)

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

(20) Bank, financial services.

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

(22) Business services.

(23) Drug store, pharmacy.

(24) Laundromat.

(25) Liquor, package store.

(26) Personal services.

(27) Professional services.

(28) Restaurant.

(29) Gas station with or without retail sales.

(30) Marina, commercial.

(31) Marina, sport.

(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) ~~Section XX, “Conditional Uses.”)~~

(1) Telecommunications facility, greater than 50 feet in height. (see Section ?? “Special Use Standards”)

(2) Private off-site parking.

(3) Leisure vehicle rental.

(4) Home occupations, Type 1. (see Article 3.4. Home Occupations) ~~Section XX “Special Use Standards”)~~

~~Section ?? “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.

~~(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 ~~section 3-9-7 Division 1.1.5. Special Exceptions) section 3-9-7, “Special exceptions Exceptions.”) The following are special exceptions in this district:~~

(1) ~~Amphitheater~~ ~~Recreational and entertainment uses.~~

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- (2) Recreation, outdoorAutomobile, motorcycle and bicycle but not truck or trailer rentals.
- (3) Passenger vehicle rentalRetail sales and services not otherwise permitted.
- (4) Home occupations, Type 2. (see Article 3.4. Home Occupations)

Section XX “Special Use Standards”

- (45) Such other uses as determined by the ~~zoning official~~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~~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.~~

(fg) Development standardsStandards:-

~~The following development standards shall apply in this district:–For multifamily principal uses, development standards are the same as in RMF-15 districts, except on bridgeless barrier islands, which must be in accordance with–section 3-9-70.5~~ Section 2.3.2.2. Bridgeless Barrier Islands.section 3-9-70.5

Minimum lot requirements:

Area, square foot .....12,000

Width, feet .....100

Minimum yard requirements:

Front yard, feet .....25

Side yard:

Interior .....None

Abutting a road, feet .....20

Rear yard:

Interior, feet .....10

Abutting a road, feet .....25

Side and rear yard, abutting water, feet .....20

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Maximum lot coverage by all buildings, percent .....35

Maximum height of structures, feet .....38

Accessory buildings, same as principal building.

<b><u>Lot (min.)</u></b>	
Area (sq. ft.)	12,000
Width (ft.)	100
<b><u>Yards (min. ft.)</u></b>	
Front	25
Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	25
Abutting water	20
<b><u>Bulk (max.)</u></b>	
Lot Coverage	35%
Height (ft.)	38
Density (units/acre)	0

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, article XXII, chapter 3-5 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 4.7. Landscaping and Buffering, article XXII, chapter 3-5 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.

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 ~~section 3-9-98 4.12. Waterfront Property. section 3-9-98.~~

(g) *Signs.* Signs shall be in accordance with ~~section 3-9-95~~ Article 4.10. Sign Code. section 3-9-95

(h) *Off-street parking* Off-street parking shall be in accordance with ~~section 3-9-90~~ Article 4.9. Parking Standards. section 3-9-90

~~(Minutes of 12-8-81, § 7; Res. No. 87-254, § 24, 10-20-87; Res. No. 87-255, § 9, 10-20-87; Ord. No. 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. 2001-031, § 1(p), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

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**Editor's note**

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

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