



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, March 18, 2025
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson
Roll Call-Carlos Maldonado
Invocation-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval
 - 1. Planning Commission Minutes February 18, 2025 (1)

2. BUSINESS ITEMS

3. OTHER ITEMS

- 3.1 Planning Report - Indoor storage / outdoor storage code recommendations
 - 1. Indoor Storage Location Map
 - 2. Existing Mini-warehouse Std's
 - 3. Large Retail Design Std's
 - 4. Indoor Storage Example
 - 5. LDC storage amendments.doc (2)
 - 6. Use Table (changes) -Zephyrhills (2025), FL Code of Ordinances (2)

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or**

she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.



Planning Commission Meeting Minutes Tuesday February 18th, 2025, at 6:00 PM

I. Call to Order-Mayor Monson

A regular Planning Commission meeting was called to order by Mayor Monson at 6:00 PM in Council Chambers of City Hall at 5335 8th Street, Zephyrhills.

II. Roll Call-Carlos Maldonado

III. Commission Members Present:

Mayor Monson, Dr. Randy Stovall, David Armstrong (arrived at 6:08 pm), Thomas Vanater, Tracy Sullivan, Beth Aker (Absent), Dr. Christa Remington, Ellen Taylor (arrived at 6:36 pm), Clyde Bracknell.

IV. Invocation by-Christa Remington

V. Pledge of Allegiance

1.Consent items

1.1 Planning Commission Meeting Minutes from November 19, 2024.

The minutes were motioned for approval with the condition of minor changes on name correction.

2. Business Items

2.1 Preliminary draft-Zephyr Knoll future land use category discussion.

The discussion began with an introduction by the planning director Todd Vandeberg. A new potential future land use was discussed. The last Planning Commission items in November were Wire Ranch Hotel and they were discussed briefly considering they fall within the region the new zoning is being proposed. The new zoning category being discussed Zephyr-Knoll could support a mix of uses for future development. A vision workshop was completed prior to this meeting. This new zoning category will be a part of the comprehensive plan update. City wide visioning that will work with the housing elements and show the growth of the city, density, building heights and traffic related matters. Tammy Vrana with Veronica Consulting displayed a power point presentation. A recap of the vision workshop was mentioned, and possible suggestions from the board on their suggestions and discussed the next steps for the approval of the new zoning category. The discussion



began with a recap of the Joint visioning workshops results. The previous workshop purpose was to assess current conditions, consider relevant principles and review developments examples, envision desirable developments in the planning area and to align on priorities (consensus). The primary area in focus is located from Kossik Rd through Gall Blvd up to Terrabella Ave, a slide was presented showing the focus properties, existing development, future development entitled that is going to be built. The planning principles reviewed main point of interest are traffic, utilities, preserve/protect existing rural enclaves and development patterns. A goal is to preserve the ecosystem services such as floodplains, wetlands, groundwater recharge and efficient use of natural resources. The workshop's main purpose was to see the future development best supports the needs of our growing community and what our ideas are for shaping the future of the planning area. The ideal use for the new zoning classification would be good land use for commercial mixed-use such as retail, office, hotel, benefits are low-traffic generators, neighborhood-oriented uses. The development patterns are possible village concept, activity hub (concerts, shopping, recreation), Neighborhood-like, walkable/multimodal the process could start with the hotel that went through Last Planning Commission meeting. Connectivity was mentioned such as new connecting, backage streets, new streets and grids with walk/bike greenways, limited curb cuts on us 301 and street extensions including Terrabella Ave. Regional parks are also a possibility with the new zoning. Flood plan, topography and soils areas were displayed to support a possible park in the area. A vision concept was displayed showing mixed use possibilities that will make opportunities for numerous projects such as an assisted living facility. A greenway trail is also a possibility to connect within the proposed region that was left there intentionally from projects within the area starting off Green Slope Drive. Articulating the vision will need to create new future land use categories and place type, initiate a plan amendment to apply the category to focus area and will require a future rezonings to be Planned Unit Development. Small discussion mentioning the new development within the Trotters Crossing project that will have approximately 90 new homes was mentioned briefly considering it will fall within the area in question. The new future land use category Zephyr Knoll purpose will be for higher density single family and multi-family residential and be will be compatible with retail/office. The density will be 7.5-14 dwelling units per gross acre. Mixed use category for the proposed use purpose will be more intensive residential, office and retail, a balanced land use mix with multimodal mobility. The density will be 0.0-14 dwelling units per gross acre, nonresidential up to 1.0 floor area ration with impervious surface ration up to 80% impervious. Considerations tools to achieve specific goals and manage growth will be development bonus which

City of Zephyrhills



will allow floor area and/or density beyond what is normally permitted by the FLUM in exchange for providing public benefits. Also, transferrable development rights which will allow landowners to transfer the development potential of one parcel to another parcel. Another topic covered was transferable development rights such as landowners in sending areas can sell their development rights, developers purchasing TDRs (transferable development rights) can build more in Receiving areas, rights are often converted into marketable TDR credits to facilitate credit transactions. Plan Amendment (FLUM) Zephyr Knoll future land use category main focus will be mixed use (MU) and residential use (RU). Next process will be to initiate a plan amendment to designate Zephyr Knoll on the future land use map. The total vision focus area will be 71.48 acres west of 301 20.3 ac and East of 301 51.18 ac. An example of Walmart parking was shown showing that the parking lot took up most of the property. The new zoning category could assist with making more use of the impervious areas with sufficient parking areas. A Mixed-use corridor/center was discussed for the location in question. The mixed-use corridor center will be a good function as a vibrant activity hub that blends retail, office, dining, entertainment, hotel, and recreational uses to foster a unique district identity. A few slide show examples on the mixed-use corridor center were displayed showing numerous possibilities of potential uses that could be conventional. After the presentation, a discussion took place among the board and staff. An example of a project in Wesley Chapel; Avalon Park was shown as an example of what could be built under the new proposed zoning. All board members agreed with the proposal; no negative comments were mentioned. This item wasn't required to be voted on for approval, It will be brought back to a future public meeting to be implemented into the comprehensive plan.

Adjourn

OTHER ITEMS 3.1

Planning Report - Indoor storage / outdoor storage code recommendations

Issue:

Storage code recommendations.

Background:

The City previously approved a moratorium on indoor storage, recreational vehicle storage and outdoor storage. The moratorium has expired and staff is providing a planning report on use / code ideas for consideration. Staff has prepared a map showing the existing / proposed indoor storage locations in and around the City (*See attachment*). The intent of the moratorium was to review / assess these three types of storage and determine from a use and standards if changes should be proposed.

History: Council approved Ordinance #1431-21 that amended the Zoning use table for the mini-warehouse / self-storage use category as described below. The Land Development Code's current standards (*Section 7.09.16*) for indoor storage are provided in the agenda packet as an attachment. Council also approved Ordinance 1439-22 requiring indoor storage facilities to comply with the City's large retail design standards (*See attached*).

The three types of storage uses are listed below, showing which zoning categories they are allowed / considered and suggestions to consider:

A.) Indoor storage:

- * Provisional use in C2 zoning (Planning Commission approval);
- * Permitted use in C3 zoning;
- * Conditional use in LI zoning (Council approval);

Considerations:

- 1.) No Changes;
- 2.) Amend the use table as to where future indoor structures are permitted:
 - * Discussion of amending the use table for indoor storage based on the amount of existing / planned indoor storage;
 - * Discussion of no longer allowing stand-alone indoor storage on a separate parcel;
 - * Discussion on allowing indoor storage as part of a mixed use project (not fronting on any public ROW - ie project at NW corner of 301 / pretty pond);
 - * Discussion on mixed use building (first floor(s) retail / office) and indoor storage above (see attached photos);
 - * Discussion on where to allow indoor storage: Remove use out of LI zoning to preserve those lands for industrial / manufacturing / jobs;
 - * Discussion of requiring a conditional use for indoor storage under C-2 & C-3 zoning but only as part of a mixed use project / building (as described above);

- * No allowance in the CRA or consider as a conditional use if it's a mixed-use building;
- * Misc. - Require a type C buffer.

B.) Recreational vehicle storage:

Recreational vehicle storage - Storage of vehicles: motorhomes, boats, camping trailers, truck trailers and other equipment. All vehicle types must be in proper working order.

- * RV storage may be considered as a conditional use in C-3 & LI zoning.

Considerations:

- 1.) No changes;
- 2.) Amend the use table as to where future indoor structures are permitted:
 - * Discussion if there are sufficient RV storage opportunities in the general SE Pasco area;
 - * Discussion if this use should be excluded from the LI zoning category to allow for more economic development / manufacturing;
 - * Discussion on leaving the use in C-3 zoning category (conditional use);
 - * Discussions on screening / buffering around the perimeter of the use.

C.) Outdoor storage:

The storage for more than 3 consecutive days of any product, materials, equipment, appliances, personal property of any kind or materials that are a byproduct of a permitted use on an unenclosed and/or uncovered area including material paydown areas.

- * Outdoor storage may be considered as an accessory use / ancillary to the primary use;
- * This use may not be considered as a stand alone / primary use;
- * Existing LI Zoning definition - Sect. 2.01.03.18 - The total gross area covered by building, structure or stored materials shall not exceed 50% of the land area of the site upon which activity is conducted. Discussions on the benefit of having a maximum area to ensure not too much land is being taken up for outdoor storage / paydown area.

Considerations:

- 1.) No changes;
- 2.) Amend the use table:
 - * Discussions that it is typical to see / allow outdoor storage allowed as an ancillary use;
 - * Discussions on the amount of outdoor storage and should there be a maximum percentage of the site allowed for outdoor storage;
 - * Discussions on screening / buffering around the perimeter of the use.

There are proposed text amendments to the City's Land Development Code: See last two attachments. The Zoning use table document is quite lengthy (see pages 51 & 53) that provides the recommended changes. The changes are provided in strike through and underline format.

Attachment(s):

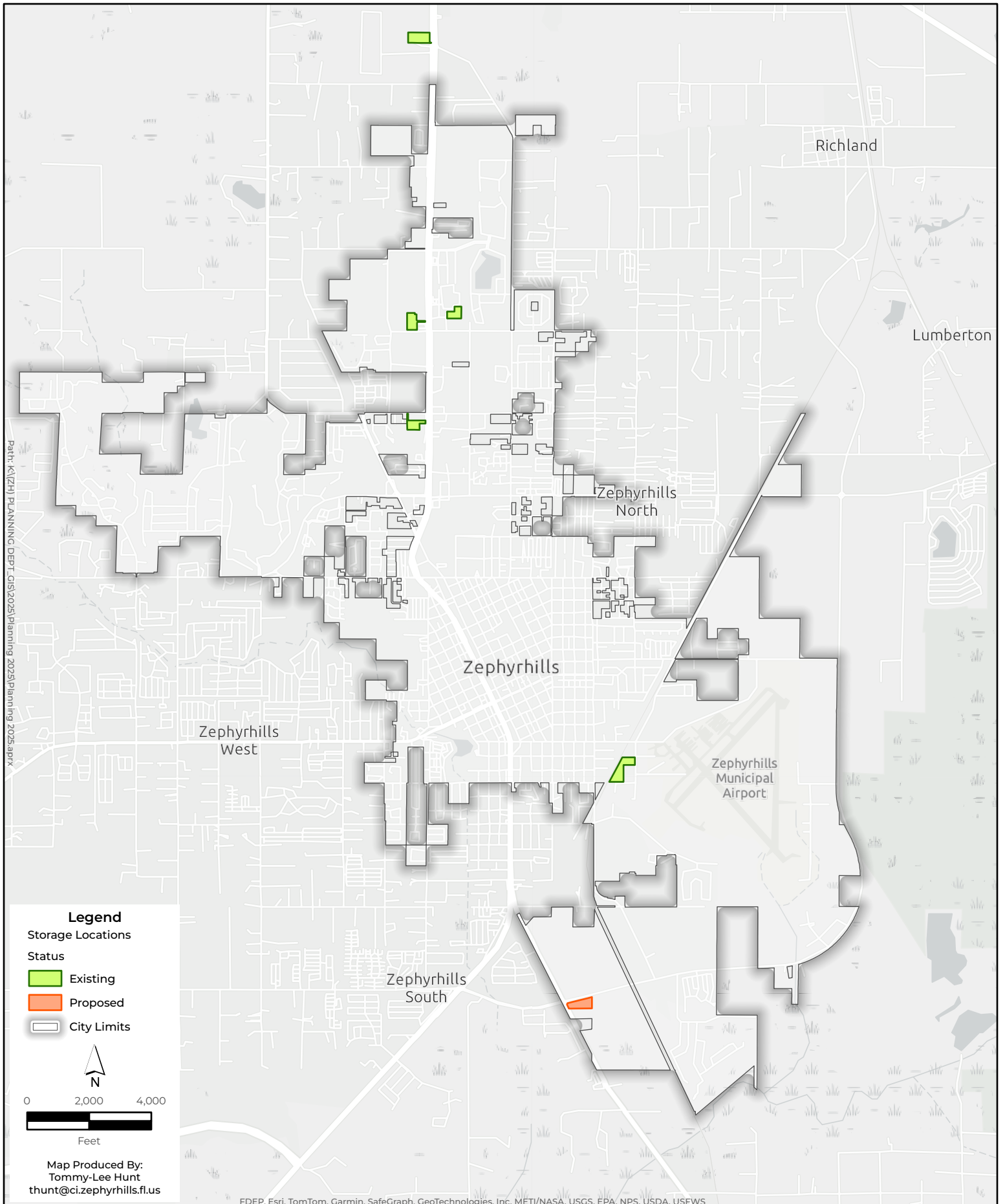
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Fiscal Impact:

NA

Staff Recommendation:

Information only.



Sec. 7.10.02. - Additional design standards for large retail projects.

- (A) *Purpose.* These standards are intended to provide developers of large retail building development with guidelines for creating safer, efficient, pedestrian-friendly projects with human-scale orientation, while discouraging large, nondescript buildings and "unfriendly" pedestrian design, limited landscaping and vast non-shaded parking lots. As a basis for developing the guidelines, the citizens of the city and visitors alike will benefit from enhanced large retail project design, which accomplishes the following activities:
- (1) To encourage large, single building construction with definition that has the appearance of multiple buildings rather than enormous warehouses with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas and concealment of unsightly mechanical structures from public view;
 - (2) To encourage efficient, pedestrian- oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas and other internal/external components;
 - (3) To encourage parking lot design that meets vehicular needs, while providing a safer, efficient comfortable pedestrian flow;
 - (4) To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit; and
 - (5) To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.
- (B) *Definition.* Any new commercial retail building, whose total gross leasable area equals or exceeds 25,000 square feet, specifically, mercantile uses, and/or shopping center uses.
- (C) *Additional development standards.* The following additional standards shall be required for all large retail projects:
- (1) *Facades/detail features.* No uninterrupted and/or unadorned length of any portion of the facade shall exceed 100 linear feet (this measurement shall not apply to the backs of buildings that are not visible to the public). Interruptions of the continuous lengths of the facade shall include wall plane projections and/or recesses of not less than five feet in off-set and a minimum of 20 feet in length and one or more of the following: Architectural features such as pilasters; columns; canopies/porticos; arcades, colonnades, and/or parapets (see Figure 7.10.02(a)). All facades shall include repeating patterns at intervals of no more than 30 feet, horizontally or vertically. The repeating patterns shall include windows, color changes, texture changes, material module changes, and/or surface modeling changes such as offsets, reveals or ribs of no less than 12 inches in width (see Figure 7.10.02(b)).

Figure 7.10.02(a)

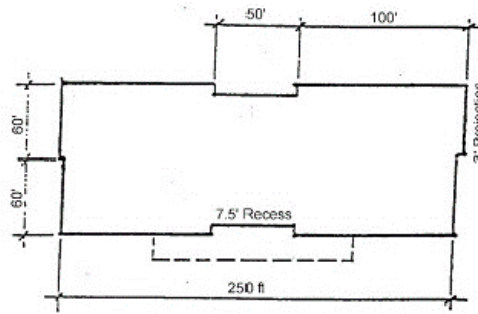
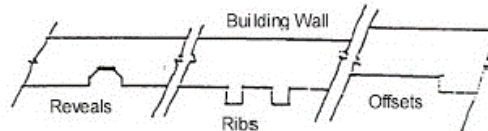
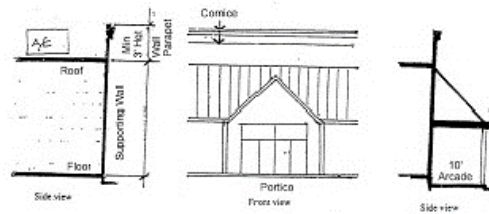


Figure 7.10.02(b)



- (a) Multiple stores within a single building. Where a large retail project contains individual stores that are less than 25,000 square feet of gross floor area each, with separate, exterior customer entrances, the street level facade of each store shall provide the design and/or placement such as windows between the height of three feet and eight feet above the walkway grade, for no less than 60 percent of the horizontal length of the building facade of each store.
- (2) *Materials.* Unfinished tilt-up concrete panels, prefabricated steel panels or similar non-glass, smooth faced panels shall not be exposed.
- (3) *Entryways.* Each business facade without an entrance shall include at least one customer entrance or be screened from public view with no less than 20 foot wide buffer. (This criteria is intended to improve aesthetics of buildings whose entrance may not be along the front facade and to improve appearance of an otherwise blank wall.) Customer entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-the-doorway cornice parapets, peaked roof forms, arches, outdoor patios, display windows, integrated architectural details such as tile work, moldings, planters or wing walls, and/or landscaped sitting areas. The non-customer/ loading areas shall be screened from public view with a landscaped buffer to be installed and approved by the Site Plan Review Committee.
- (4) *Roofs.* Flat unarticulated roof lengths, longer than 100 feet in length shall be concealed or addressed by utilizing at least two of the following options (see Figure 4-18.c):

Figure 7.10.02(c)



- (a) Effective concealment of flat roof lines, rooftop equipment and heating, ventilating and air conditioning (HVAC) units from any facade view by adjacent land uses of lesser intensity and public right-of-way. The parapet design shall be a minimum of three feet in height and shall incorporate a three dimensional cornice treatment. Alternative designs such as varying the parapet height for a minimum linear distance of 100 feet and a minimum vertical height of two feet shall be subject to approval by the Site Plan Review Committee.
 - (b) Overhanging eaves that extend no less than three feet past the supporting walls.
 - (c) Two or more sloping roof planes.
- (5) *Pedestrian circulation.* Large retail projects shall be pedestrian oriented through design features that enhance pedestrian safety, efficiency and connectivity with a clear definition between vehicular areas and pedestrian walkways.
- (a) *Sidewalks.* Pedestrian connectivity between the project building entrances and parking areas, public sidewalks, out parcel buildings and transit stops shall be clearly indicated through the use of landscaped areas and sidewalks which are made of materials such as scored concrete, pavers or bricks. All projects building sides with customer entrances shall include such a sidewalk along the full length of each facade.
 - (b) *Pedestrian amenity area.* Large retail projects shall include design features such as pedestrian amenity areas, which include well landscaped sitting areas with design components such as seating elements and/or other amenities in shaded areas. A minimum of four benches or other similar amenity, shall be provided at each customer entrance/pedestrian amenity area.
- (6) *Parking areas.* Parking lots and access aisleways shall be designed utilizing the following standards:
- (a) *Parking lot design.* Vast, unbroken parking lots are prohibited. Parking areas shall be designed so that no more than 100 spaces of the total required spaces are part of a clearly defined grouping of spaces. The groups shall be broken into individual lots and/or clearly separated by well landscaped or weather-protected pedestrian walkways, significant landscape or geographic features, and/or by design components of the proposed building(s). Separations shall be no less than eight feet in width at any point. No required parking space shall be located further than 500 feet from the nearest customer

entrance. At least 20 percent of the required parking spaces shall be placed in the rear or side areas of the proposed development, if feasible, as determined by the Site Plan Review Committee. Alternative designs that incorporate existing natural resources are encouraged, subject to approval by the Site Plan Review Committee; and/or

(b) *Parking spaces.* The number of parking spaces shall be determined in accordance with the Land Development Code standards. Each parking space in excess of the minimum shall require an additional landscaped area of ten square feet to be placed within the internal parking area, frontage road, and/or right-of-way buffer. The use of pervious parking areas, including turf block may be considered for no more than 20 percent of the total constructed required parking spaces, subject to approval by the Site Plan Review Committee.

(7) *Landscaping.* The following landscaping standards shall be incorporated into the design of all large retail projects:

(a) *Foundation.* Foundation landscaping shall be required for at least 50 percent of each facade length located along a public right-of-way, parking area or which includes a customer entrance (see Figure 7.10.02(d)). The landscaping shall be incorporated into a minimum of a five-foot wide landscaped bedding area located between and in addition to the required building sidewalk and the first vertical wall of the building facade. Large commercial planters or alternative designs may be used to meet these criteria (see Figure 7.10.02(e)).

Figure 7.10.02(d)

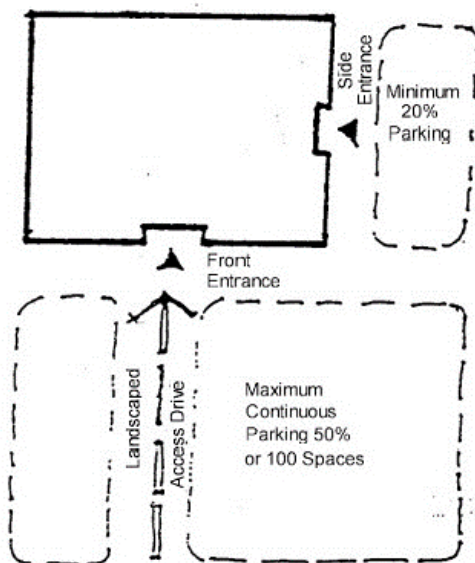
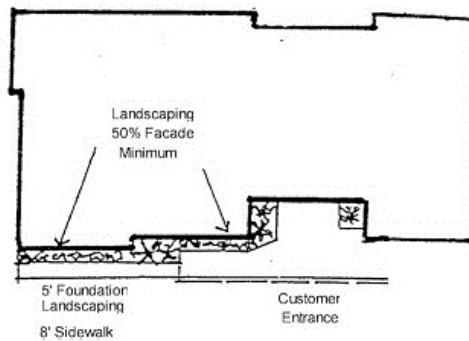
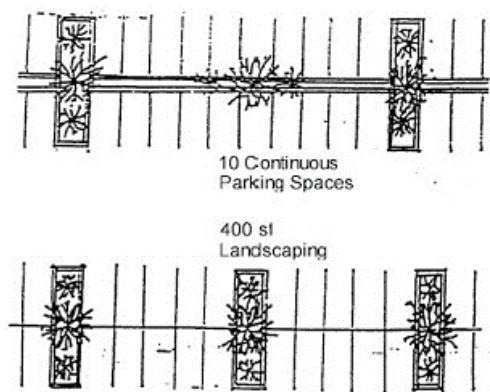


Figure 7.10.02(e)



- (b) *Bufferyards.* Bufferyards, rather than setbacks, shall be required along all collector and arterial roadways, which include an unbroken (except for required driveways, sidewalks and other public safety elements), landscaping area no less than 30 feet in width and planted according to Buffer standards. If existing vegetation is to be preserved, a varying buffer design may be utilized where the average width is 20 feet. Alternative designs are subject to approval by the Site Plan Review Committee.
- (c) *Parking areas.* Every ten spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands and shall include at least one over-story tree, one under-story tree and six shrubs. No median shall be less than five feet in width and no more than ten spaces shall be continuous without landscaping (see Figure 7.10.02(f)). Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs are subject to approval by the Site Plan Review Committee, but in no case shall the total required landscaping area be decreased.

Figure 7.10.02(f)

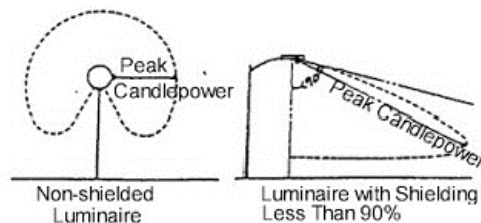


- (d) *Access driveway.* Main access driveways from the public right-of-way into the proposed development shall be completely separated from any parking area and/or pedestrian walkway by a landscaped island, not including intersection and walkways. At least one, four-inch (dbh), over-story tree shall be planted or preserved at 40 feet on-center spacing.
- (e)

Frontage roads. Frontage roads need not be landscaped; however, when parking area landscaping cannot be met, the Site Plan Review Committee may approve no more than 20 percent of the required parking area landscaping for placement along frontage roads.

- (f) *Drainage retention areas (DRA).* In addition to all land development requirements, a landscaped buffer shall be planted adjacent to public right-of-way and/or access drives, in coordination with an approved DRA. Alternative DRA design is encouraged, subject to approval by the Site Plan Review Committee.
 - (g) *Tree preservation.* All large retail projects shall comply with tree preservation standards and the requirements shall be in addition to divisions (C)(7)(a), (b) and (c) of this section.
- (8) *Exterior lighting.* Exterior lighting design shall enhance security of pedestrians and motorists alike. All pedestrian walkways and parking spaces shall be adequately lighted through the use of individual or combination lighting features such as standard luminaire, street lamp, and/or bollard types of fixtures. Alternative designs are subject to approval by the Site Plan Review Committee (see Figure 7.10.02(g)). Lighting shall be designed according to the following standards:

Figure 7.10.02(g)



- (a) *Maximum height.* Exterior light sources such as luminaries or lampposts shall not exceed 20 feet in height. Shielded light sources may not exceed 35 feet in height.
- (b) *Illumination.* All lighting shall be designed to minimize the spillage onto adjacent noncompatible land uses. Non-shielded fixtures are permitted and maximum illumination factor of five foot candles. Shielded fixtures are permitted a maximum illumination factor of 12 foot candles.
- (c) *Location design.* Lighting sources (interior or exterior) shall be shielded from vehicular travel lanes so that glare to motorists is minimized. Areas located on waterways, such as docks and nature trails and other regulated areas shall utilize shielded light fixtures so that the light source is adequately shielded from view on the waterway or regulated area. Lighting and other improvements, such as cart returns, shall be incorporated into the landscape design.
- (d) *Exterior illumination.* Exterior illumination shall be engineered for public safety and not impact adjacent properties to an extent greater than is necessary to address the safety issue. Lighting plans may be required by the Site Plan Review Committee and extensive

lighting systems justified by appropriate study at the applicant's expense.

- (9) *Signage*. Signage shall be designed as part of a complete system and may be approved as part of the overall site plan, without acquiring a separate permit.
- (10) *Outdoor storage and sales*. Outdoor storage (including seasonal storage trailers) and sales shall be permitted in designated areas only, as approved during development site plan review and shall be screened from view from residential land districts and uses through landscaping and/or other design features.
- (11) *Compliance*. In addition to the application requirements of the LDC, a colored facade rendering shall be submitted to the Director of Development at time of application submission to ensure that the development standards required herein are adhered to.
- (12) *Conflict*. In the case of any conflicts between these requirements and requirements contained in the city's Building Code, and/or Florida Building Code, the more stringent code shall prevail.

Sec. 7.10.02. - Additional design standards for large retail projects.

- (A) *Purpose.* These standards are intended to provide developers of large retail building development with guidelines for creating safer, efficient, pedestrian-friendly projects with human-scale orientation, while discouraging large, nondescript buildings and "unfriendly" pedestrian design, limited landscaping and vast non-shaded parking lots. As a basis for developing the guidelines, the citizens of the city and visitors alike will benefit from enhanced large retail project design, which accomplishes the following activities:
- (1) To encourage large, single building construction with definition that has the appearance of multiple buildings rather than enormous warehouses with unbroken, blank walls. Good design encourages clearly defined entryways, articulated roof lines to prevent monotony, pedestrian amenity areas and concealment of unsightly mechanical structures from public view;
 - (2) To encourage efficient, pedestrian- oriented design which effectively resolves the incompatibility between pedestrians and motorists, while providing interconnectivity between buildings, parking areas and other internal/external components;
 - (3) To encourage parking lot design that meets vehicular needs, while providing a safer, efficient comfortable pedestrian flow;
 - (4) To encourage adequate landscaping that allows large buildings and their components to blend with their surroundings, while providing screening and shade for the public benefit; and
 - (5) To encourage enhanced lighting and signage design, to avoid forms of nuisance and intrusiveness into adjacent areas, while enhancing public safety.
- (B) *Definition.* Any new commercial retail building, whose total gross leasable area equals or exceeds 25,000 square feet, specifically, mercantile uses, and/or shopping center uses.
- (C) *Additional development standards.* The following additional standards shall be required for all large retail projects:
- (1) *Facades/detail features.* No uninterrupted and/or unadorned length of any portion of the facade shall exceed 100 linear feet (this measurement shall not apply to the backs of buildings that are not visible to the public). Interruptions of the continuous lengths of the facade shall include wall plane projections and/or recesses of not less than five feet in off-set and a minimum of 20 feet in length and one or more of the following: Architectural features such as pilasters; columns; canopies/porticos; arcades, colonnades, and/or parapets (see Figure 7.10.02(a)). All facades shall include repeating patterns at intervals of no more than 30 feet, horizontally or vertically. The repeating patterns shall include windows, color changes, texture changes, material module changes, and/or surface modeling changes such as offsets, reveals or ribs of no less than 12 inches in width (see Figure 7.10.02(b)).

Figure 7.10.02(a)

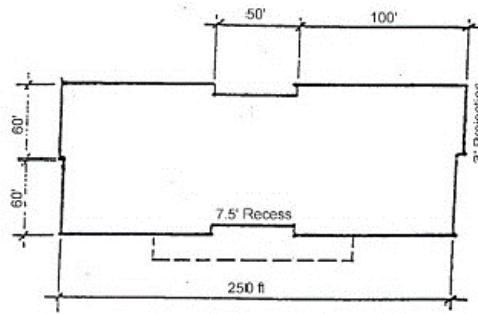
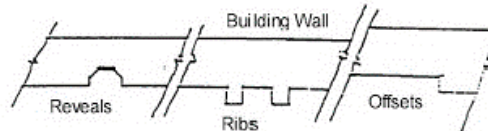
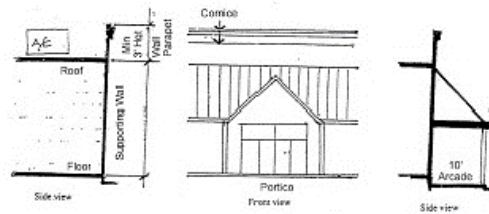


Figure 7.10.02(b)



- (a) Multiple stores within a single building. Where a large retail project contains individual stores that are less than 25,000 square feet of gross floor area each, with separate, exterior customer entrances, the street level facade of each store shall provide the design and/or placement such as windows between the height of three feet and eight feet above the walkway grade, for no less than 60 percent of the horizontal length of the building facade of each store.
- (2) *Materials.* Unfinished tilt-up concrete panels, prefabricated steel panels or similar non-glass, smooth faced panels shall not be exposed.
- (3) *Entryways.* Each business facade without an entrance shall include at least one customer entrance or be screened from public view with no less than 20 foot wide buffer. (This criteria is intended to improve aesthetics of buildings whose entrance may not be along the front facade and to improve appearance of an otherwise blank wall.) Customer entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-the-doorway cornice parapets, peaked roof forms, arches, outdoor patios, display windows, integrated architectural details such as tile work, moldings, planters or wing walls, and/or landscaped sitting areas. The non-customer/ loading areas shall be screened from public view with a landscaped buffer to be installed and approved by the Site Plan Review Committee.
- (4) *Roofs.* Flat unarticulated roof lengths, longer than 100 feet in length shall be concealed or addressed by utilizing at least two of the following options (see Figure 4-18.c):

Figure 7.10.02(c)



- (a) Effective concealment of flat roof lines, rooftop equipment and heating, ventilating and air conditioning (HVAC) units from any facade view by adjacent land uses of lesser intensity and public right-of-way. The parapet design shall be a minimum of three feet in height and shall incorporate a three dimensional cornice treatment. Alternative designs such as varying the parapet height for a minimum linear distance of 100 feet and a minimum vertical height of two feet shall be subject to approval by the Site Plan Review Committee.
- (b) Overhanging eaves that extend no less than three feet past the supporting walls.
- (c) Two or more sloping roof planes.
- (5) *Pedestrian circulation.* Large retail projects shall be pedestrian oriented through design features that enhance pedestrian safety, efficiency and connectivity with a clear definition between vehicular areas and pedestrian walkways.
- (a) *Sidewalks.* Pedestrian connectivity between the project building entrances and parking areas, public sidewalks, out parcel buildings and transit stops shall be clearly indicated through the use of landscaped areas and sidewalks which are made of materials such as scored concrete, pavers or bricks. All projects building sides with customer entrances shall include such a sidewalk along the full length of each facade.
- (b) *Pedestrian amenity area.* Large retail projects shall include design features such as pedestrian amenity areas, which include well landscaped sitting areas with design components such as seating elements and/or other amenities in shaded areas. A minimum of four benches or other similar amenity, shall be provided at each customer entrance/pedestrian amenity area.
- (6) *Parking areas.* Parking lots and access aisleways shall be designed utilizing the following standards:
- (a) *Parking lot design.* Vast, unbroken parking lots are prohibited. Parking areas shall be designed so that no more than 100 spaces of the total required spaces are part of a clearly defined grouping of spaces. The groups shall be broken into individual lots and/or clearly separated by well landscaped or weather-protected pedestrian walkways, significant landscape or geographic features, and/or by design components of the proposed building(s). Separations shall be no less than eight feet in width at any point. No required parking space shall be located further than 500 feet from the nearest customer

entrance. At least 20 percent of the required parking spaces shall be placed in the rear or side areas of the proposed development, if feasible, as determined by the Site Plan Review Committee. Alternative designs that incorporate existing natural resources are encouraged, subject to approval by the Site Plan Review Committee; and/or

(b) *Parking spaces.* The number of parking spaces shall be determined in accordance with the Land Development Code standards. Each parking space in excess of the minimum shall require an additional landscaped area of ten square feet to be placed within the internal parking area, frontage road, and/or right-of-way buffer. The use of pervious parking areas, including turf block may be considered for no more than 20 percent of the total constructed required parking spaces, subject to approval by the Site Plan Review Committee.

(7) *Landscaping.* The following landscaping standards shall be incorporated into the design of all large retail projects:

(a) *Foundation.* Foundation landscaping shall be required for at least 50 percent of each facade length located along a public right-of-way, parking area or which includes a customer entrance (see Figure 7.10.02(d)). The landscaping shall be incorporated into a minimum of a five-foot wide landscaped bedding area located between and in addition to the required building sidewalk and the first vertical wall of the building facade. Large commercial planters or alternative designs may be used to meet these criteria (see Figure 7.10.02(e)).

Figure 7.10.02(d)

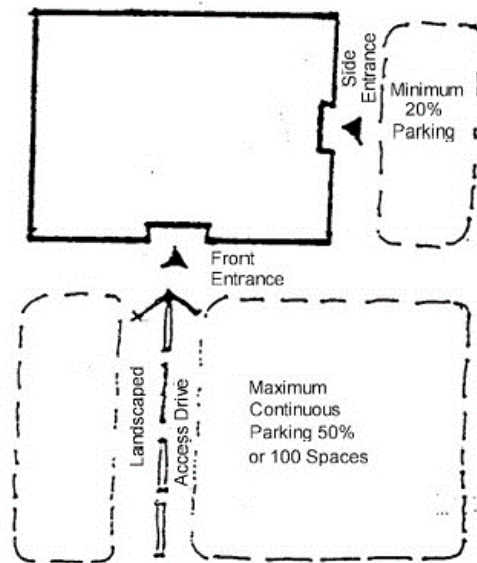
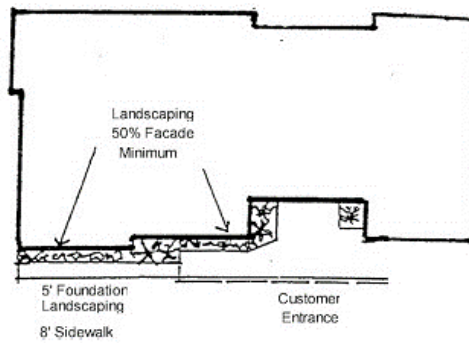
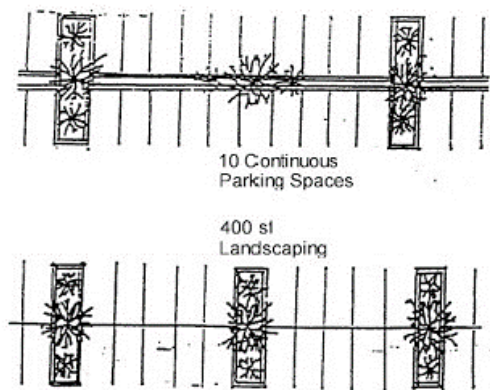


Figure 7.10.02(e)



- (b) *Bufferyards.* Bufferyards, rather than setbacks, shall be required along all collector and arterial roadways, which include an unbroken (except for required driveways, sidewalks and other public safety elements), landscaping area no less than 30 feet in width and planted according to Buffer standards. If existing vegetation is to be preserved, a varying buffer design may be utilized where the average width is 20 feet. Alternative designs are subject to approval by the Site Plan Review Committee.
- (c) *Parking areas.* Every ten spaces shall be designed with 400 square feet of landscaping to be placed in medians or islands and shall include at least one over-story tree, one under-story tree and six shrubs. No median shall be less than five feet in width and no more than ten spaces shall be continuous without landscaping (see Figure 7.10.02(f)). Grouping of landscaped islands is encouraged to promote the healthy growth of larger trees. Alternative designs are subject to approval by the Site Plan Review Committee, but in no case shall the total required landscaping area be decreased.

Figure 7.10.02(f)

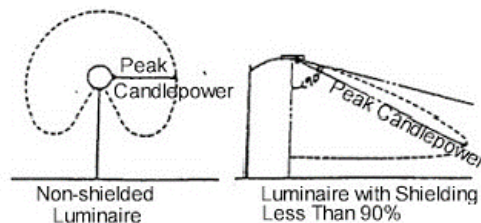


- (d) *Access driveway.* Main access driveways from the public right-of-way into the proposed development shall be completely separated from any parking area and/or pedestrian walkway by a landscaped island, not including intersection and walkways. At least one, four-inch (dbh), over-story tree shall be planted or preserved at 40 feet on-center spacing.
- (e)

Frontage roads. Frontage roads need not be landscaped; however, when parking area landscaping cannot be met, the Site Plan Review Committee may approve no more than 20 percent of the required parking area landscaping for placement along frontage roads.

- (f) *Drainage retention areas (DRA).* In addition to all land development requirements, a landscaped buffer shall be planted adjacent to public right-of-way and/or access drives, in coordination with an approved DRA. Alternative DRA design is encouraged, subject to approval by the Site Plan Review Committee.
 - (g) *Tree preservation.* All large retail projects shall comply with tree preservation standards and the requirements shall be in addition to divisions (C)(7)(a), (b) and (c) of this section.
- (8) *Exterior lighting.* Exterior lighting design shall enhance security of pedestrians and motorists alike. All pedestrian walkways and parking spaces shall be adequately lighted through the use of individual or combination lighting features such as standard luminaire, street lamp, and/or bollard types of fixtures. Alternative designs are subject to approval by the Site Plan Review Committee (see Figure 7.10.02(g)). Lighting shall be designed according to the following standards:

Figure 7.10.02(g)



- (a) *Maximum height.* Exterior light sources such as luminaries or lampposts shall not exceed 20 feet in height. Shielded light sources may not exceed 35 feet in height.
- (b) *Illumination.* All lighting shall be designed to minimize the spillage onto adjacent noncompatible land uses. Non-shielded fixtures are permitted and maximum illumination factor of five foot candles. Shielded fixtures are permitted a maximum illumination factor of 12 foot candles.
- (c) *Location design.* Lighting sources (interior or exterior) shall be shielded from vehicular travel lanes so that glare to motorists is minimized. Areas located on waterways, such as docks and nature trails and other regulated areas shall utilize shielded light fixtures so that the light source is adequately shielded from view on the waterway or regulated area. Lighting and other improvements, such as cart returns, shall be incorporated into the landscape design.
- (d) *Exterior illumination.* Exterior illumination shall be engineered for public safety and not impact adjacent properties to an extent greater than is necessary to address the safety issue. Lighting plans may be required by the Site Plan Review Committee and extensive

lighting systems justified by appropriate study at the applicant's expense.

- (9) *Signage*. Signage shall be designed as part of a complete system and may be approved as part of the overall site plan, without acquiring a separate permit.
- (10) *Outdoor storage and sales*. Outdoor storage (including seasonal storage trailers) and sales shall be permitted in designated areas only, as approved during development site plan review and shall be screened from view from residential land districts and uses through landscaping and/or other design features.
- (11) *Compliance*. In addition to the application requirements of the LDC, a colored facade rendering shall be submitted to the Director of Development at time of application submission to ensure that the development standards required herein are adhered to.
- (12) *Conflict*. In the case of any conflicts between these requirements and requirements contained in the city's Building Code, and/or Florida Building Code, the more stringent code shall prevail.



value SELF STORAGE

value SELF STORAGE

Sec. 7.09.16. Indoor storage, Mini-warehousing and / storage units, outdoor storage and Recreation vehicle storage.

- (A) **Indoor storage /** mini-warehouses are defined as a building or group of buildings in a controlled access and/or fenced compound that contain individual, compartmentalized or controlled access stalls or lockers for the dead storage of goods or wares belonging to individual lessees of the stalls and accessible to the lessees at all times through individual doors.

(1) Indoor storage / mini-warehouses shall not be allowed on individual lots / parcels and may be allowed as part of a mixed use development and oriented in the rear and not abutting public rights of way or be vertically integrated into a mixed use building. Projects integrated into a mixed use building may be allowed on an individual lot / parcel.

- (B) Dead storage is defined as the storage of goods, wares and physical objects only with no sales, conferences, repairs or other activity other than placement, removal and sorting of goods. One office space for a manager shall be permitted.

- (C) The applicant shall provide a site plan with information on the property lines, street lines, curb cuts, type **b of** buffer/landscaping, location of structures including signs, parking spaces, travel lanes and enhanced perimeter screening (enhanced fence/wall).

- (D) Lot coverage shall not exceed 50 percent.

- (E) Height of buildings shall not exceed one story with a maximum height of 15 feet in the CRA and Form-Based Code (FBC). A conditional use petition may be submitted for projects located outside the CRA & FBC for review/consideration that exceed one story - 15 feet.

- (F) Signs shall be limited to one per adjacent street frontage and shall not exceed the maximum height of **25 10** feet or exceed 50 square feet in area. No sign shall be permitted on the building other than on building frontage walls.

- (G) All lights shall be shielded to direct light onto the uses established and away from adjacent property or streets.

- (H) All equipment and materials of any type shall be stored within a building.

- (I) Storage shall be as follows:

- (1) No business activity other than rental of storage units shall be conducted on the premises and the units shall be used for dead storage only;
- (2) All equipment and materials of any type shall be stored within a building; and
- (3) Storage of explosive or highly flammable material shall be prohibited.

(J) Fencing shall be required to shield adjoining properties, as well as the protection of the lessees. The decorative wall/fence shall be of new material with a maximum of six feet in height. Fencing/walls that adjoin residential districts or residential uses shall be a decorative solid masonry, or aluminum with solid pillars at equal intervals. Maintenance of the fence/wall shall be the responsibility of the owner.

- (K) Access and parking shall be as follows:

- (1) All one-way drives shall provide for one parking lane 12 feet in width and one travel lane 12 feet in width. All two-way driveways shall provide for one parking lane 12 feet in width and two travel lanes each 12 feet in width. Traffic direction and parking areas shall be designated by signs or painted lines. Parking lanes may be eliminated from driveways not serving any storage areas;
- (2) Vehicular ingress-egress shall be limited to 150 feet apart, centerline to centerline; and

(3) A minimum of two parking spaces for the manager and office personnel shall be located near the manager's office.

(L) Buildings shall conform to Section 7.10.02 (additional design standards for large retail buildings).

(m) Indoor storage may consider vehicle storage (Boats, RV's, campers) of side / rear setbacks with no visibility from public rights of ways.

(n) Outdoor storage:

(1) Storage for more than 3 consecutive days of any product, materials, equipment, appliances, personal property of any kind and materials that are a byproduct of a permitted use on an unenclosed and/or uncovered area including laydown areas.

(2) Outdoor storage may only be considered as an accessory / ancillary use to a primary use.

(3) Outdoor storage may not be allowed as a primary / stand alone use.

(4) Outdoor storage / laydown areas shall require improved access from the right(s) of way, screening / buffer / irrigation.

(o) Recreational vehicle storage:

(1) Recreational vehicle storage: motorhomes, boats, camping trailers, truck trailers and other equipment.

(2) All stored vehicles must be in proper working order.

(3) Perimeter landscape buffer / irrigation with screening is required.

(4) RV storage areas shall require improved access from the right(s) of way, screening / buffer / irrigation.

(5) A minimum percentage of 25% of the RV storage spaces shall be covered with a permanent cover.

Section 2.01.03.18 Light Industrial (LI).

This category is established to identify area of the city appropriate for location of light manufacturing, materials processing, storage of bulk commodities, distribution facilities and similar processes which usually require extensive site area to avoid adverse environmental risk to adjacent land and conflict with other urban activities. The total gross area covered by the building, structures or stored materials shall not exceed 25 50 percent of the land area of the site upon which the activity is conducted. A conditional use may be applied for consideration of stored materials that exceed 25 percent of the land area.

(Ord. 1439-22, § 1, 6-27-2022)

Permission Key	<p>P - Permitted as of right. C - Conditional - Level 3 review. S - Provisional - Level 2 review. A - Accessory - Ancillary to the principal use only, review may be required. SE - Special Exception - Level 2 review. T - Temporary - Permissible for a specific, set, limited time. Review or permit required. Blank spaces on this table indicate that the use is not permitted within zoning districts.</p>																				
Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
RESIDENTIAL																					
ACCESSORY AND ANCILLARY																					
Accessory dwelling unit	A	A	A	A															A	A	A

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Home occupation	P	P	P	P	P	P	P												P	P	P

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Live/work unit										S	S									P	P	P

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Recreational vehicle								P	P													
MULTI-FAMILY AND SINGLE-FAMILY																						
Apartments					P					C									S	S	S	

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Bungalow court				P	P					C											S	S
Duplex				P	P																	
Multiplex				P	P					C											S	S
SINGLE-FAMILY																						

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Townhouse, villa, condo				S	P					C									C	S	S
Single-family detached	P	P	P	P					C											S	S

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Mobile/manufactured home						P	P															
CONGREGATE LIVING																						

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Group home	P	P	P	P	P															S	S

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<p>Uses</p>	<p>Zoning Districts</p>																					
<p>Residential care facility (RCF)</p>	<p>S</p>	<p>S</p>	<p>S</p>	<p>P</p>	<p>P</p>																<p>S</p>	<p>S</p>

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Intensive care facility				C	P					P	S	C									

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Transient care facility (TCF)										C	C	C										

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COMMERCIAL																					
ACCESSORY AND ANCILLARY USES																					
Outdoor merchandise display										A	A	A	A						A	A	A
Outdoor merchandise storage												A	A								
ACCOMMODATIONS																					

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Bed and breakfast		S E	S E	S E	S E					S	C								S	S	S	
Hotel											S	P	P						C			

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Inn										S	P	P							S	S	S	
AUTOMOBILE ORIENTED																						
Automobile service/repair												P	P	C								

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Automobile/vehicle sales and rentals													P								
Car wash/detailing											S	P	P								
Gasoline (fuel) service station												P	P	P		C					

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Heavy vehicle/equipment service/repair													P	P		S						
Parts and accessory sales												P	P	A								
Towing services													S E	P								
RETAIL SALES AND SERVICE																						

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Auction house													P	P							
Big box, large retail, and the like												P	P								

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Convenience store										S	P	P	P						S	C	C
Flea market (indoor/enclosed)												C	C	S							

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Flea market (outdoor/open)																						
General retail sales											P	P	C							P	S	S

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Greenhouse													C	C								
Landscape supply/garden center											A	C	P	A								

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Mobile/temporary sales										T	T	T	T	T			T		T	T	T
Pawnshop												S	P								

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Shopping center												P	C									
FINANCIAL, BUSINESS, AND PROFESSIONAL																						
Financial services (bank)											P	P	P	P						S		

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Financial services (commercial lender, non-bank)											P	P	P									
Office (professional/corporate)										P	P		C	A					P		P	P

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Office (trades/fleet)												P	P	S								
FOOD AND BEVERAGE																						

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Brewery													P	P								
Brewery (regional/small)												P	P	P					S			

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Distillery</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
													P	P							

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Craft distillery</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
												C	P	P							

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Drinking establishment, bar, tavern											S	S	P						S	S	S

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Catering/food service contractor											A	P	P	P						A	A	A
Liquor store											S	S	S							S		

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Restaurant (drive-through service)											S	P	P									
Restaurant (full service)										S	S	P	P			SE			P	S	S	

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Restaurant (café)										S	P	P	P			SE			P	P	P
PERSONAL SERVICES																					
Adult (regulated uses)													C	C							

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Barbershop/salon										P	P	P							P	P	P
Laundromat/dry cleaner										P	P	P							C		
Laundry/dry cleaning plant													P	P							

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Pharmacy/drug store</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
										S	P	P							S		

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Medical marijuana treatment center dispensing facility										S	P	P							S		
Tattoo/body piercing										S	P	P							P		

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Personal services										P	P	P	P						S	S	S
PET/ANIMAL ORIENTED																					
Kennel											A	C	P								

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Uses	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Pet care services (indoor)										S	P	P	S							P	P	P
Pet care services (indoor/outdoor)												C	C	P								
Veterinary clinic/hospital												P	P	P						S	S	S

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
CIVIC, INSTITUTIONAL, AND NON-PROFIT																						
EDUCATION																						
College/university										P	P	P	P							S		
Grade school (public or private)	P	P	P	P	P						P	P	P	P						S	S	S

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Technical trade/vocational										S	P	P	P	S		S			S		
Child day care services/pre-school										P	S	C							S	S	S
PUBLIC ADMINISTRATION																					

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Government offices/facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P	P	P
HEALTH AND HUMAN RESOURCES																					
Blood/organ banks											A	A	P	P						A	

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Uses	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Funeral services										S	S	P	P							S	S	S
Hospital												C	P									
Medical/dental clinic or office										P	P	P	P							S	S	S

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Rehabilitative services										S	S	P	P								C	C
Social assistance										P	P	P	P							P	P	P
ASSOCIATION, NON-PROFIT, AND PHILANTHROPIC																						

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Association, non-profit, charitable and philanthropic organization										P	P	P	C						P	P	P
House of worship	S	S	S	S	S	S	S	S	S	S	S	S	S						P	P	P
ARTS, ENTERTAINMENT, RECREATION, AND OPEN SPACE																					

Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Museum										P	P	P	P			P	P		P	P	P
Performing arts center										S	P	P					P		S	S	S
Studio										P	P	P							P	P	P
Theater											S	P	P						S		
RECREATION AND OPEN SPACE																					

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Fitness center, gym, and the like										S	P	P	P						P	S	S
Recreation/sports center													S	S			S				
Private club/recreation facility	S E	S E	S E	S E	S E	SE	SE	SE	SE	SE	S E	S E	S E	S E					SE	SE	SE

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Sport shooting range (indoor)</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
												C	C	C							
<p>INDUSTRY, TRANSPORTATION, AND STORAGE</p>																					
<p>MANUFACTURING, PROCESSING, AND WHOLESALE</p>																					
<p>Construction services</p>													S	P							

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Drug processing/manufacturing</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
													P	P							

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Heavy industry/manufacturing</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
High-tech manufacturing													C	P		S					
Laboratory (testing)												S	P	P							

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Light industry/manufacturing													C	P		P						
Lumber yard														C								

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Paint booth												S E	S E	P								
Publishing and printing												A	P	P								
Recycling collection center																				C		
Recycling processing center																						
STORAGE																						

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Junkyard																						
Materials handling and storage																						
Indoor - Mini-warehouse/self- storage												C	S-C	P								

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Outdoor storage</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
												A	A	A							

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Recreational vehicle storage</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
													C	€							

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Uses	Zoning Districts																					
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
Tank farm																						
Warehouse													P	P								

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<p>Uses</p>	<p>Zoning Districts</p>																				
<p>Wholesale distribution</p>	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
													S	S							
<p>TRANSPORTATION RELATED</p>																					
<p>Airport related services</p>														S	P	P					

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Uses	Zoning Districts																				
	ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H
Commercial parking structure										S	S	S	S	S					S	S	S
Freight transportation services													P	P		P					
Transit center										S	P	P	P	S					S	S	S

