

ORDINANCE NO. 22-5427

AN ORDINANCE OF THE CITY OF SARASOTA, FLORIDA AMENDING THE ZONING CODE (2002 EDITION) ARTICLE II, DEFINITIONS AND RULES OF CONSTRUCTION, DIVISION 2, DEFINITIONS, SECTION II-201, DEFINITIONS, TO ADD ALCOHOL PRODUCTION TERMINOLOGY DEFINITIONS; ARTICLE VI, ZONE DISTRICTS, DIVISION 4, OFFICE ZONE DISTRICTS, DIVISION 5, COMMERCIAL ZONE DISTRICTS, DIVISION 6, PRODUCTION INTENSIVE COMMERCIAL ZONE DISTRICTS, DIVISION 7, SPECIAL PURPOSE ZONE DISTRICTS, AND DIVISION 10, DOWNTOWN ZONE DISTRICTS, TO AMEND THE PRIMARY USE TABLES IN EACH DIVISION TO INCLUDE THE NEW ALCOHOL PRODUCTION USES; ARTICLE VII, REGULATIONS OF GENERAL APPLICABILITY, DIVISION 2, OFF-STREET PARKING AND LOADING, TO ESTABLISH THE REQUIRED OFF-STREET PARKING FOR BREWPUB AND TASTING ROOM USES, AS WELL AS DIVISION 6, ADDITIONAL USE AND DEVELOPMENT STANDARDS, TO ADD USE AND DEVELOPMENT STANDARDS FOR THE NEW ALCOHOL PRODUCTION USES; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 02-4357, which adopted a new Zoning Code for the City of Sarasota [hereinafter the Zoning Code (2002 edition)] was adopted by the City Commission on April 29, 2002; and

WHEREAS, Briana Dobbs, Sr. Planner, pursuant to instructions from the City Manager, filed Zoning Text Amendment 22-ZTA-08 seeking amendments to the Zoning Code (2002 edition) to create new definitions, uses and standards regarding alcohol production facilities; and

WHEREAS, the Planning Board, acting in its capacity as the Local Planning Agency for the City of Sarasota, held a duly noticed public hearing on June 8, 2022 in accordance with Article IV, Division 12, of the Zoning Code (2002 edition) to review the proposed Zoning Text Amendments contained herein and made its recommendation to the City Commission as to which of such amendments satisfy the standards for review set forth in Section IV-1206, Zoning Code (2002 edition); and

WHEREAS, the City Commission hereby finds that based upon the foregoing recitals, it is in the best interest of the citizens of the City of Sarasota to amend the Zoning Code (2002 edition) as requested by Zoning Text Amendment Application No. 22-ZTA-08 and as approved herein; and

WHEREAS, the City Commission held a duly noticed public hearing on August 1, 2022 and held a second duly notice public hearing on September 6, 2022 to receive public comment, has considered the recommendations of the Planning Board and Planning staff and has found and determined that the adoption of the proposed amendments to the Zoning Code (2002 edition) as set forth herein would promote the public health, safety and welfare and the redevelopment of the City and would thus serve a valid public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SARASOTA, FLORIDA:

Section 1. Findings of Fact: The City Commission hereby finds that the recitations contained in the preamble to this Ordinance as set forth above are true and correct and adopts said recitations as findings of fact.

Section 2. Adoption of Text Amendments: The Zoning Code (2002 edition), Article II, Definitions and Rules of Construction, Division 2, Definitions, Section II-201, Definitions, as well as Division 3, Description of the Use Categories, Section II-305, Commercial use categories and Section II-306, Industrial use categories; Article VI, Zone Districts, Division 4, Office Zone Districts, Division 5, Commercial Zone Districts, Division 6, Production Intensive Commercial Zone Districts, Division 7, Special Purpose Zone Districts, and Division 10, Downtown Zone Districts, the primary use tables in each such division; Article VII, Regulations of General Applicability, Division 2, Off-Street Parking and Loading, as well as Division 6, Additional Use Development Standards, Sections VII-601, Purpose, and VII-602, Specific standards for certain uses, are hereby amended. The City Commission hereby adopts the above-described amendments to the text of the Zoning Code (2002 edition) which are more fully set forth in Exhibit A, a copy of which is attached hereto and incorporated by reference herein. Exhibit A contains the portions of the above-referenced Zoning Code sections and tables in which the proposed amendments would be codified with modifications shown in “black line” format by

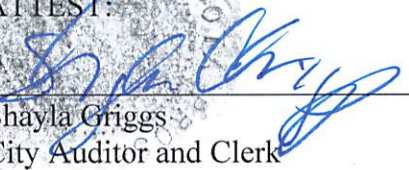
which deletions from existing text are shown by ~~strike-through~~ and additions to existing text shown by underline.

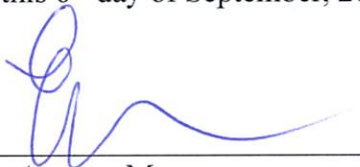
Section 3. Severability: It is hereby declared to be the intention of the City Commission that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance be deemed severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

Section 4. Effective Date: This Ordinance shall take effect immediately upon second reading.

PASSED on first reading by title only, after posting on the bulletin board at City Hall for at least three (3) days prior to first reading, as authorized by Article IV, Section 2, Charter of the City of Sarasota, Florida this 1st day of August, 2022.

PASSED on second reading and finally adopted this 6th day of September, 2022.

ATTEST:

Shayla Griggs
City Auditor and Clerk


Erik Arroyo, Mayor

- Yes Mayor Erik Arroyo
- Yes Vice Mayor Kyle Scott Battie
- Yes Commissioner Jen Ahearn-Koch
- Yes Commissioner Liz Alpert
- Yes Commissioner Hagen Brody

1. NEW DEFINITIONS

Article II - DEFINITIONS AND RULES OF CONSTRUCTION

DIVISION 2. - DEFINITIONS

Sec. II-201. - Definitions.

Alcohol Production Terminology:

Brewpub: An establishment where food and non-distilled fermented beverages are duly licensed to be made on the premises.

Craft Distillery: A duly licensed establishment that produces less than 75,000 gallons of spirits per year. Spirits can be sold or distributed on premises. On-site sale may include package sales for off-site consumption and limited on-site consumption through an accessory tasting room.

Microbrewery: A duly licensed establishment that produces less than 15,000 barrels of non-distilled fermented beverages a year. Non-distilled fermented beverages can be sold or distributed on the premises. On-site sale may include package sales for off-site consumption and limited on-site consumption through an accessory tasting room.

Regional Brewery: A duly licensed establishment that produces an amount equal to or greater than 15,000 barrels of non-distilled fermented beverages a year and follows state statutes for any accessory tasting room on premises.

Tasting Room: A room that is ancillary to the production of alcohol at a regional brewery, microbrewery, winery, or craft distillery where the public can purchase and/or consume alcoholic beverages.

Winery: An establishment where wine and/or mead beverages are duly licensed to be made on the premises and then sold or distributed, and which produces less than 100,000 gallons of wine and/or mead per year. On-site sale may include package sales for off-site consumption and limited on-site consumption through an accessory tasting room.

Accessory Nanobrewery/nanodistillery: A duly licensed establishment that produces alcoholic beverages as an accessory use to a restaurant, bar, tavern, or nightclub primarily for on premise consumption.

Sec. II-305. - Commercial use categories.

(f) *Retail sales and service.*

- (1) *Characteristics.* Retail sales and service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
- (2) *Accessory uses.* Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
- (3) *Examples.* Examples include uses from the five subgroups listed below:

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- a. *Sales-oriented*: Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.
- b. *Personal service-oriented*: Laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; business, martial arts, dance or music classes and other vocational, business or trade schools; taxidermists; mortuaries; veterinarians; and animal grooming.
- c. *Entertainment-oriented*: Restaurants, cafes, delicatessens, taverns, brewpubs, and bars; continuous entertainment activities such as pool halls; indoor firing ranges; theaters, health clubs, gyms, hotels, motels, recreational vehicle parks, and other transient lodging with an average length of stay of less than one week.
- d. *Repair-oriented*: Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; recycling drop-off; tailor; locksmith; and furniture upholsterer.
- e. *Adult use establishments*: Adult bookstore, video store, theatre, modeling studio, photographic studio, physical culture establishment and similar uses.

Sec. II-306. - Industrial use categories.

(b) *Manufacturing and production.*

- (1) *Characteristics.* Manufacturing And Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.
- (2) *Accessory uses.* Accessory activities may include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, truck fleets, and caretaker's quarters. Living quarters, except for caretakers, are subject to the regulations for residential uses in the zone.
- (3) *Examples.* Examples include processing of food and related products; regional breweries, ~~distilleries, and wineries~~; weaving or production of textiles or apparel; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; ship and barge building; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items, and other electrical items; production of artwork and toys; sign making; production of prefabricated structures, including mobile homes; and the production of energy.

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2. PRIMARY USES AND USE STANDARDS

Article VI – ZONE DISTRICTS

Division 4. – OFFICE ZONE DISTRICTS

Sec. VI-402. - Uses.

Table VI-401. Primary Uses Allowed in the Office Zones

Use Categories	OND	OCD	ORD	SMH	OPB	OPB-1	OP	MCI	BG
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use									
RESIDENTIAL USE CATEGORIES									
Household Living	P(1)	P(1)	P(1)		C				
Group Living	P(2)	P(2)	P(2)	P				P	
COMMERCIAL CATEGORIES									
Commercial Recreation									
Commercial Parking									
Quick Vehicle Servicing									
Major Event Entertainment									
Auditorium, convention center								P	
Office	P(3,4,6)	P(4)	P		Only office uses below				
Alarm system, security operation office	See Office above				P	P	P		
Contractor, tradesman's office	See Office above								
Data and Computer services	See Office above				P	P	P		
Employment Office	See Office above								
Financial Institutions	See Office above				P	P	P		
Medical/Dental Laboratory	See Office above				P	P	P	P	
Newspaper Office w/o printing	See Office above						P		
Office, business or professional	See Office above				P	P	P	P	
Office or clinic, medical or dental	See Office above				P	P	P	P	
Optical and eye care facility	See Office above				P	P	P	P	

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Use Categories	OND	OCD	ORD	SMH	OPB	OPB-1	OP	MCI	BG
Radio and television station w/o transmission towers or dishes	See Office above				P	P	P See "Other Uses" Below		
Travel Agency	See Office above								
Retail Sales and Service	Only retail sales and service uses below								
Barber and Beauty Shop		P (5,6)	P (5,6)						
Bed and Breakfast									
Book, Gift, Florist and Sundry Store		P (5,6)	P (5,6)						
Dry Cleaners, Tailor and Dressmaker		P (5,6)	P (5,6)						
Health Club		P (5,6)	P (5,6)						
Pharmacy				MC(9)					
Restaurant and Delicatessen		P (5,6)	P (5,6)						
<u>Brewpub</u>		<u>P (5,6)</u>	<u>P (5,6)</u>						
Self-Storage									
Vehicle Repair									
INDUSTRIAL USE CATEGORIES									
INSTITUTIONAL USE CATEGORIES									
Basic Utilities	P	P	P	P	P	P	P	P	P
Colleges		C (4)	C					P	
Community Services		C (4)	C					C	
Short-Term Housing and Mass Shelters			C						
Social Service facility			C					C	
Library		P	P					P	
Day Care	L (3,4,8)	L (4,8)	L (8)		P	P	P	P	
Medical Centers				P				P	
Parks and Open Space	P	P	P	P	P	P	P	P	P
Private Clubs	C	MC (4)	MC					P	
Religious Institutions	C	MC (4)	MC					P	
Schools	C	MC (4)	MC					P	
Botanical Gardens									P(10)
OTHER USE CATEGORIES									
Aviation and Surface Passenger Terminals									
Helipad									

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Use Categories	OND	OCD	ORD	SMH	OPB	OPB-1	OP	MCI	BG
Detention Facilities									
Radio and Frequency Transmission Facilities			C(7)				P(7)		
Commercial Wireless Telecommunication Towers	C	C	C		C	C	C	C	
Rail Lines and Utility Corridors									

Notes for table VI-401:

(1) *Household living limitation.*

- a. Housing types are limited to those defined in table VI-402.
- b. Residential uses on a OND or OCD zoning lot must be located above ground floor of any building.
- c. Residential portions on the ground floor of mixed use projects on a ORD zoning lot must be less than 50 percent of the total ground floor area of the project, which may consist of one or more buildings. In addition, nonresidential portions of mixed-use projects must be completed and receive a certificate of occupancy in advance or at the same time as the certificate of occupancy for any residential portion of the project.

(2) *Group living limitation.*

- a. Housing types are limited to those defined in table VI-402.
- b. All group living uses in OND, OCD and ORD zones are regulated as follows:
 1. *Less than 20 residents.* Group living uses for less than 20 residents are allowed as a permitted use, subject to section VII-602(aa).
 2. *20 or more residents.* Group living uses for 20 or more residents are minor conditional uses. They are also subject to section VII-602(aa).
 3. *Exception.* Normally all occupants of a building are counted. However, in this instance, staff persons that do not live on the site are not counted to determine whether the facility meets the 20 resident cutoff, above which a minor conditional use is required.

(3) *Building design limitation.* The design of all buildings used for nonresidential purposes that does not occupy an existing building originally designed as a residential building shall be designed to be residential in character. The building design may employ sloped roofs, gables, porches, double-hung windows and other elements normally associated with residential buildings.

(4) *Parking area location limitation.* Parking areas shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude parking lot access driveways. Parking areas shall not be located on street corners unless one of the following conditions exist.

- a. If a zoning lot fronts on three streets, then parking may be located on only one corner.
- b. If a zoning lot fronts on four streets, then parking may be located on only two corners.

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- (5) *Retail sales and service limitation in the OCD and ORD zones.* Retail sales and service uses must be located within an office building and are limited to ten percent of the total floor area of the building; exclusive of parking area; larger amounts of retail sales and service are prohibited. Uses are limited in size in order to limit their potential impact on the office character of the zone. Ancillary retail sales and service uses are meant to primarily service the office uses in the building.
- (6) *Drive-through facility limitation.* Drive-up windows and drive-through uses are prohibited.
- (7) *Radio and frequency transmission facilities limitation.* Maximum height of any tower shall be limited to 150 feet.
- (8) All applicants for a day care facility, that provide child care for more than ten children, shall hold a community workshop as set forth in section IV-201(b) prior to submitting an application for a provisional use permit.
- (9) *Pharmacy limitation.* Pharmacy use allowed only when accessory to a medical center and approved under the minor conditional use process. Pharmacy as a primary use is prohibited. See section VII-904(16).
- (10) *Accessory uses consistent with botanical gardens.* Activities consistent with similar cultural institutions include, but are not limited to, event facility, greenhouses, dock facilities, plant/gift shops, offices, snack bars, parking garages, and restaurant are permitted as an accessory use to the botanical garden's primary use. Accessory restaurant uses are limited to ten percent of the total developed floor area on site; exclusive of parking areas; larger amounts of restaurant space is prohibited. Accessory restaurants shall not provide catering or kitchen facilities for off-site events.
 - a. Accessory restaurants shall be designed to minimize and mitigate noise impacts on adjacent residential property. Sound from outdoor dining areas shall be directed away from residential uses.

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Division 5. – COMMERCIAL ZONE DISTRICTS

Sec. VI-502. – Primary uses.

Table VI-501. Primary Uses Allowed in the Commercial Zones

Use Categories	CND (2,3,4)	CSD (2,3)	CRD (2,3)	CGD	CSC
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use					
RESIDENTIAL USE CATEGORIES					
Household Living	P(1)	P(1)	P(1)	P(1)	
Group Living			P (1)	P(1)	
COMMERCIAL CATEGORIES					
Commercial Recreation				C	C
Commercial Parking	L	L	L	L	
Quick Vehicle Servicing				C	
Major Event Entertainment				C	
Office	P	P	P	P	P
Retail Sales and Service	Only retail sales and service as noted below				
Sales-oriented	P	P	P	P	P
Exceptions to sales-oriented noted below					
Alcoholic Beverage Store	C	C	C	C	P
Convenience Store	C	C	C	C	C
Motor vehicle/boat sales agency				C	
Motor vehicle/boat showroom				P	P
Pharmacy			P(5)	P(5)	
Personal service-oriented	P	P	P	P	P
Entertainment-oriented	P	P	P	P	P
Exceptions to entertainment-oriented noted below					
Bars, Tavern, Nightclubs	C	C	C	C	C
Hotel/Motel and Other Temporary Lodging		P	P	P	
Repair-oriented	P	P	P	P	P
Adult Use Establishments (see article IV, division 4)					C
Self-Storage					
Vehicle Repair				C	
INDUSTRIAL USE CATEGORIES					
Artist, sculptor, potter, weaver, etc. studios	L	L	L	L	L
INSTITUTIONAL USE CATEGORIES					
Basic Utilities	P	P	P	P	P
Colleges		C	C	C	C
Community Services		C	C	C	C

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Use Categories	Exceptions to community services noted below				
	CND (2,3,4)	CSD (2,3)	CRD (2,3)	CGD	CSC
Short-Term Housing and Mass Shelters				C	
Libraries/Museums	P	P	P	P	P
Day Care	P	P	P	P	P
Medical Centers					
Parks and Open Space	P	P	P	P	P
Private Clubs	MC	MC	MC	MC	MC
Religious Institutions	P	P	P	P	P
Schools	P	P	P	P	P
OTHER USE CATEGORIES					
Aviation and Surface Passenger Terminals	C	C	C	C	C
Detention Facilities					
Radio and Frequency Transmission Facilities					
Commercial Wireless Telecommunication Towers	C	C	C	C	C
Rail Lines and Utility Corridors					

Table VI-501-A. Primary Uses Allowed in the Commercial Zones

Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use									
RESIDENTIAL USE CATEGORIES									
Household Living	Only household living use types below								
Single		P							
Two		P							
Townhouse		P	P						
Multiple		P	P						
Mixed use development		P	P	P(4)					
Group Living	Only group living use types below								
Assisted living facility		P	P						
Community residential home		P	P						
Dormitory, educational	P	P	P						P
Group home facility		P	P						
Nursing home		P	P						
COMMERCIAL CATEGORIES									
Commercial Recreation	Only commercial recreation use types below								

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Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
Recreational facilities (indoor)	C		C		C	C	C	MC	MC
Recreational facilities (outdoor)									
Commercial Parking	P	P	P		P	P	P	P	P
Quick Vehicle Servicing	Only quick vehicle service use types below								
Automatic fueling station									
Car wash (non self-service)	C		C				MC	MC	MC
Car wash (self-service)	MC	MC	MC			MC	MC	MC	MC
Motor vehicle fuel station	MC	MC	MC			MC	P	P	P
Motor vehicle service station			MC				P	P	P
Major Event Entertainment	Only major event entertainment use types below								
Auditorium, convention center	P	P	P			P	P	P	P
Pari-mutual facility									
Office	Only office use types below								
Alarm system, security operation office	P	P	P		P	P	P	P	P
Contractor, tradesman's shop/office									
Data and computer services		P			P		P	P	P
Employment Office	P	P	P		P	P	P	P	P
Financial Institutions	P	P	P	MC(4)	P	P	P	P	P
Medical/dental laboratory		P			P				
Newspaper office w/o printing	P	P	P		P	P	P	P	P
Office, business or professional	P	P	P	P(4)	P	P	P	P	P
Office or clinic, medical or dental	P	P	P	P(4)	P	P	P	P	P
Optical and eye care facility	P	P	P				P	P	
Travel agency	P	P	P	P(4)	P	P	P	P	P

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Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
Radio and television station w/o transmission towers or dishes	P	P	P		P	P	P	P	P
Retail Sales and Service	Only retail sales and service use types below								
Adult bookstore/video store (2)							P	P	P
Adult theater (2)							C	C	C
Alcoholic beverage store	C	C	C	C		C	C	C	C
Antique store	P	P	P	P	P	P	P	P	P
Apparel/clothing store	P	P	P	P	P	P	P	P	P
Appliance and household equipment sales, lease or service	P	P	P		P	P	P	P	P
Art or framing gallery	P	P	P	P	P	P	P	P	P
Art or craft supplies, retail	P	P	P	P	P	P	P	P	P
Automobile rental agencies	P(1)	P(1)	P(1)			P(1)	P(1)	P(1)	P(1)
Bakery, retail	P	P	P	P	P	P	P	P	P
Bar or tavern			C	C				C	C
<u>Brewpub</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Barber, beauty shop, tanning salon	P	P	P	P	P	P	P	P	P
Bed and Breakfast	P	P	P		P				P
Boat sales, rental or lease			MC						
Book, stationery store	P	P	P	P	P	P	P	P	P
Carpet or floor retail sales		P	P		P		P	P	P
Convenience store	C	C	C			C	C		C
Copying, duplicating shop	P	P	P			P	P	P	P
Crematory	P	P	P						P
Dance and music studio	P	P	P	P(4)	P			P	P
Delicatessen	P	P	P		P	P	P	P	P
Department store					P		P	P	
Drugstore	P	P	P	P	P	P	P	P	P
Dry cleaners or laundromat, retail	P	P	P	P	P	P	P	P	P

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Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
Florist, plant or gift shop	P	P	P	P	P	P	P	P	P
Food or grocery store	P	P	P	P	P	P	P	P	P
Fortune tellers, astrologists, psychics, palmists, etc.									
Funeral homes	P	P	P						P
Furniture sales	P	P	P	P	P	P	P	P	P
Garden center or plant nursery (w/o outside bulk material storage)	P	P							P
Hardware store	P	P	P			P	P	P	P
Health club or spa, exercise, exercise instruction or dance facility	P	P	P	P(4)	P	P	P	P	P
Home electronic sales, lease or service	P	P	P		P	P	P	P	P
Home improvement center								P	
Hotel/motel		P	P		P				P
Interior design and decorating shop	P	P	P		P	P	P	P	P
Jewelry store	P	P	P	P	P	P	P	P	P
Lawn mower sales and service		P							
Locksmith	P	P	P		P	P	P	P	P
Mobile food truck		P	P						
Motor vehicle parts, retail		P	P				P	P	P
Motor vehicle sales agency									C
Motor vehicle sales lot (used)									
Motor vehicle showroom		P(1)	P						P
Music store	P	P	P		P	P	P	P	P
Newspaper, magazine or tobacco store	P	P	P	P	P	P	P	P	P
Nightclub			C	C				C	C
Office equipment sales, lease and service		P	P		P		P	P	P

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Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
Pawn shop									
Pet grooming services (3)	P	P	P			P	P	P	P
Pet store (w/o kennels)	P	P	P		P	P	P	P	P
Pharmacy	P(6)	P(6)	P(6)	P(6)	P(6)		P(6)	P	P
Photographic studios	P	P	P	P	P	P	P	P	P
Photographic stores, retail	P	P	P	P	P	P	P	P	P
Physical culture establishment (2)									C
Restaurant	P	P	P	P	P	P	P	P	P
Restaurant, fast food	P	P	P	P	P	P	P	P	P
School, vocational, trade or business		P	P						P
Shoe repair	P	P	P		P	P	P	P	P
Shoe store, sales (retail)	P	P	P	P	P	P	P	P	P
Sporting goods, retail (not boats)	P	P	P	P	P	P	P	P	P
Tailor or dressmaker	P	P	P		P	P	P	P	P
Theater, commercial		P	P				P	P	P
Theater, non-profit community	P	P	P		P	P	P	P	P
Thrift shop	P	P	P			P	P	P	P
Variety retail	P	P	P	P	P	P	P	P	P
Variety, sundry or candy store	P	P	P	P	P	P	P	P	P
Veterinary clinic	P	P	P		P	P	P	P	P
Video, movie store (non-adult)	P	P	P	P	P	P	P	P	P
Self-Storage									
Vehicle Repair									
INDUSTRIAL USE CATEGORIES									
Industrial Service	Only industrial service use types below								
Printing shop	P	P	P		P	P	P	P	P
Taxi or limousine dispatching service		P(1)	P						P
Taxi or limousine operations facility									P
Tool and equipment rental		P							P

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Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
Manufacturing and Production	Only manufacturing and production use types below								
Artist, sculptor, potter, weaver, etc. studios		P	P						
Warehouse and Freight Movement									
Waste-Related									
Wholesale Sales	Only wholesale sale use types below								
Wholesale facility (w/o manufacturing onsite)									
INSTITUTIONAL USE CATEGORIES									
Basic Utilities	P	P	P	P	P	P	P	P	P
Colleges	P	P	P						P
Community Services	Only community service use types below								
Library	P	P	P		P	P	P	P	P
All other community services		C(5)							
Day Care	Only day care use types below								
Adult day care	P	P		P	P	P	P	P	P
Child care	P	P	P		P	P	P	P	P
Family day care		P	P						
Medical Centers									
Parks and Open Space	Only park use types below								
Cemeteries, columbaria and mausoleums	P	P	P			P	P	P	P
Park	P	P	P	P	P	P	P	P	P
Private Clubs	P	P	P		P	P	P	P	P
Yacht club									
Religious Institutions	P	P	P		P	P	P	P	P
Schools	P	P			P	P	P	P	
OTHER USE CATEGORIES									
Aviation and Surface Passenger Terminals	Only Aviation and Surface Passenger Terminal use types below								
Bus and transportation terminals		C(1)							P
Detention Facilities									
Radio and Frequency Transmission Facilities	Only Radio and Frequency Transmission Facility use types below								

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Use Categories	CN	CBN	NT	CT	CP	CSC-N	CSC-C	CSC-R	CG
Commercial wireless telecommunication towers	C	C	C	C	C	C	C	C	C
Rail Lines and Utility Corridors									

Sec. VI-504. - Special NT, CP and CT development standards.

(a) *North Trail (NT) district.*

- (1) Site plan review is required in accordance with article IV, division 5.
- (2) Exterior lighting shall be provided for nighttime illumination of display areas, parking lots, walkways, entrances, and exits. These areas shall be lit, at a minimum, one-half hour after sunset and one-half hour before sunrise during hours of operation. The use of a photoelectric switch is highly recommended.
- (3) Prohibited hours of operation are from 10:00 p.m. to 6:00 a.m., except as otherwise provided in subsection (5)b. Urgent care centers, colleges, universities, restaurants, brewpubs, theaters, hotels, and motels, residential uses, bed and breakfast inns, and existing radio and television stations, transmitters, bars, and taverns are excluded from this restriction. All other allowable uses shall apply for a major conditional use to extend their hours of operation.

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EXHIBIT A

Division 6. – PRODUCTION INTENSIVE COMMERCIAL ZONE DISTRICTS

Sec. VI-602. - Primary uses.

Table VI-601. Primary Uses Allowed, Production Intensive Commercial

Use Categories	ICD	IGD	IHD
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use			
RESIDENTIAL USE CATEGORIES			
Household Living			
Group Living			
COMMERCIAL CATEGORIES			
Commercial Recreation	C		
Commercial Parking	P		
Quick Vehicle Servicing	P	P	P
Major Event Entertainment	C		
Office	P	P	P
Retail Sales and Service	Only retail sales and service as noted below		
Sales-oriented	P	P	P
Exceptions to sales-oriented noted below			
Convenience store	C	C	C
Personal service-oriented	P	P	P
Pharmacy	P		
Entertainment-oriented	P	P	P
Exceptions to entertainment-oriented noted below			
Bars, Tavern, Nightclubs	C	C	C
Hotel/Motel and Other Temporary Lodging	P		
Mobile food truck	P	P	P
Repair-oriented	P	P	P
Adult Use Establishments (see article IV, division 4)	C	C	C
Self-Storage	P	P	P
Vehicle Repair	P	P	P
INDUSTRIAL USE CATEGORIES			
Industrial Service		P	P
Boat sales, storage and repair	P	P	P
Contractor storage yard	P	P	P
Microbrewery, Winery, Craft Distillery	P	P	P
Printing shop	P	P	P
Tool and equipment rental	P	P	P
Upholstery and furniture repair shop	P	P	P
Manufacturing and Production		L	P
Artist, sculptor, potter, weaver, etc. studios	P	P	P
Warehouse and Freight Movement		P	P
Waste Related			C
Wholesale Sales	P	P	P
INSTITUTIONAL USE CATEGORIES			

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Use Categories	ICD	IGD	IHD
Basic Utilities	P	P	P
Colleges	C		
Community Services	MC	MC	MC
Short-Term Housing and Mass Shelters	C		
Day Care	P	P	P
Medical Centers			
Parks and Open Space	P	P	P
Private Clubs	MC		
Religious Institutions	P	P	P
Schools	P	P	P
OTHER USE CATEGORIES			
Aviation and Surface Passenger Terminals	C	C	C
Detention Facilities		C	C
Radio and Frequency Transmission Facilities	C	C	C
Commercial Wireless Telecommunication Towers	C	C	C
Rail Lines and Utility Corridors		C	C

Table VI-601A. Primary Uses Allowed, Production Intensive Commercial

Use Categories	CI	ILW	I
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use			
RESIDENTIAL USE CATEGORIES			
Household Living			
Group Living	Only group living use types below		
Dormitory, educational	P		
COMMERCIAL CATEGORIES			
Commercial Recreation	Only commercial recreation use types below		
Recreational facilities (indoor)	P	P	P
Recreational facilities (outdoor)	C	P	P
Commercial Parking	P	P	
Quick Vehicle Servicing	Only quick vehicle service use types below		
Automatic fueling station		P	P
Car wash (non-self-service)	MC	P	P
Car wash (self-service)	P	P	P
Motor vehicle fuel station	P	P	P
Motor vehicle service station	P	P	P
Major Event Entertainment	Only major event entertainment use types below		
Auditorium, convention center	P	P	P
Pari-mutual facility	C		
Office	Only office use types below		
Alarm system, security operation office	P	P	
Contractor, tradesman's shop/office	P(1)	P	P
Data and Computer services	P	P	

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Use Categories	CI	ILW	I
Employment Office	P	P	P
Financial Institutions	P	P	P
Medical/Dental Laboratory	P	P	P
Newspaper Office w/o printing plant	P	P	
Office, business or professional	P	P	P
Office or clinic, medical or dental	P	P	P
Optical and eye care facility		P	
Travel agency	P	P	
Radio and television station w/o transmission towers or dishes	P	P	P
Retail Sales and Service	Only retail sales and service use types below		
Sales-oriented		P	
	Exception to sales-oriented noted below		
Adult bookstore/video store (3)	P	P	P
Adult theater (3)	C	C	C
Alcoholic beverage store	MC		
Antique Store	P	P	
Apparel/clothing store	P	P	
Appliance and household equipment sales, lease or service	P	P	
Art or framing gallery	P	P	
Art or craft supplies, retail	P	P	
Automobile rental agencies	P	P	P
Bakery, retail	P	P	
Bar or tavern	C	MC	
Barber, Beauty Shop, tanning salon	P	P	
Bed and Breakfast			
Boat sales, rental or lease	P	P	
Book, stationery store	P	P	
<u>Brewpub</u>	<u>P</u>	<u>P</u>	<u>P</u>
Carpet or floor retail sales	P	P	
Convenience store	C	C	C
Copying, duplicating shop	P	P	
Crematory	P	P	P
Dance and music studio	P	P	
Delicatessen	P	P	
Department store			
Drugstore	P	P	
Dry cleaners or laundromat, retail	P	P	
Florist, plant or gift shop	P	P	
Food or grocery store	P	P	
Fortune tellers, astrologists, psychics, palmists, etc.	P	P	
Funeral homes	P	P	P

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Use Categories	CI	ILW	I
Furniture sales	P	P	
Garden center or plant nursery w/o outside bulk material storage)	P	P	P
Hardware store	P	P	P
Health club or spa, exercise, exercise instruction or dance facility	P	P	P
Home electronic sales, lease or service	P	P	
Home improvement center	P	P	P
Hotel/motel			
Interior design and decorating shop	P	P	
Jewelry store	P	P	
Lawn mower sales and service	P	P	P
Locksmith	P	P	P
Mobile food truck		P	
Motor vehicle parts, retail	P	P	P
Motor vehicle sales agency	P	P	P
Motor vehicle sales lot (used)	P	P	P
Motor vehicle showroom	P	P	P
Music store	P	P	
Newspaper, magazine or tobacco store	P	P	
Nightclub	C	C	
Office equipment sales, lease and service	P	P	
Pawn Shop	P		
Pet grooming services (2)	P	P	
Pet store (w/o kennels)	P	P	
Pharmacy	P(6)	P(6)	
Photographic studios	P	P	
Photographic stores, retail	P	P	
Physical culture establishment (3)	C	C	C
Restaurant	P	P	P
Restaurant, fast food	P	P	P
School, vocational, trade or business	P	P	P
Shoe repair	P	P	
Shoe store, sales (retail)	P	P	
Sporting goods, retail (not boats)	P	P	
Tailor or Dressmaker	P	P	
Theater, commercial	P	P	
Theater, non-profit community	P	P	P
Thrift shop	P	P	
Variety retail	P	P	
Variety, sundry or candy store	P	P	
Veterinary clinic	P	P	
Video, movie store (non-adult)	P	P	

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Use Categories	CI	ILW	I
Self-Storage	P	P	P
Vehicle Repair	P	P	P
INDUSTRIAL USE CATEGORIES			
Industrial Service	Only industrial service use types below		
Boat sales, storage and repair	P	P	P
Contractor storage yard	P(5)	P	P
Contractor, Tradesman's shop/office (unlimited)		P(5)	P
Furniture repair, dipping and stripping, upholstery	P	P	P
Heavy machinery and equipment sales		P	P
Kennel, boarding		P	P
Laundry and dry cleaning facility		P	P
Microbrewery, Winery, Craft Distillery	P	P	P
Motor vehicle towing/storage		MC	P
Motor vehicle wrecking yard			C
Outdoor storage yard		P (4)	P
Printing shop	P	P	P
Recycling materials separation facility		MC	P
Recycling center		MC	P
Research and development (HAZMAT)		C	C
Research and development (non-HAZMAT)		P	P
Taxi or limousine dispatching service	P	P	P
Taxi or limousine operations facility	P	P	P
Tool and equipment rental	P	P	P
Truck stop		P	P
Upholstery and furniture repair shop	P	P	
Manufacturing and Production	Only manufacturing and production use types below		
Artist, sculptor, potter, weaver, etc. studios	P	P	P
Assembly (HAZMAT)		C	C
Assembly (non-HAZMAT)		P	P
Boat building and repair yard		P	P
Carpentry or cabinet shop	P	P	P
Generating Plant, electric or gas		C	C
Manufacturing, paper products and stationery (excluding paper)		MC	P
Manufacturing, candy and confections		P	P
Manufacturing, clothing dry goods and apparel (not tanning or curing of raw hides or skins)		P	P
Manufacturing, cosmetics and perfume		C	C
Manufacturing, electronic equipment, appliances and components		P	P

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Use Categories	CI	ILW	I
Manufacturing, fabricating, heating, plumbing and air conditioning equipment			P
Manufacturing, fabricated metal			P
Manufacturing, furniture and fixtures		MC	P
Manufacturing, motor vehicle parts			P
Manufacturing, musical instruments and toys		P	P
Manufacturing, optical and glass products		MC	P
Manufacturing, pharmaceuticals		P	P
Manufacturing, pottery, ceramics		MC	P
Manufacturing, processing, compounding, foods (not slaughterhouse)	MC		P
Marble tile, processing, polishing or cutting		P	P
Masonry and stone working		P	P
Molding, casting or shaping of plastic products		MC	P
Newspaper Office w/ printing plant		P	P
Testing/experimental laboratories (non-HAZMAT)		P	P
Testing/experimental laboratories (HAZMAT)		C	C
Welding, blacksmith or machine shop		P	P
Warehouse and Freight Movement	Only warehouse and freight movement use types below		
Coal, wood and lumber yards		P	P
Cold storage facility		P	P
Motor vehicle storage lot	P	P	P
Moving and storage operations		P	P
Package express delivery services	P	P	P
Warehouse and distribution (HAZMAT)		C	C
Warehouse and distribution (non-HAZMAT)	P	P	P
Waste-Related			
Trash and refuse removal service		C	C
Wholesale Sales	Only wholesale sale use types below		
Wholesale facility		P	P
Wholesale facility (w/o manufacturing onsite)	P	P	P
Garden center or plant nursery w/ outside bulk material storage)	P	P	P
INSTITUTIONAL USE CATEGORIES			
Basic Utilities	P	P	P
Colleges	P		
Community Services	Only community service use types below		
Library	P	P	
Social Service facility	C		
Day Care	Only day care use types below		
Adult day care	P	P	

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Use Categories	CI	ILW	I
Child care	P	P	
Family day care			
Medical Centers			
Parks and Open Space	Only park use types below		
Cemeteries, columbaria and mausoleums	P	P	P
Park	P	P	P
Private Clubs	P	P	P
Religious Institutions	P	P	P
Schools	P		
OTHER USE CATEGORIES			
Aviation and Surface Passenger Terminals	Only terminal use types below		
Bus and transportation terminals	P	P	P
Detention Facilities			
Radio and Frequency Transmission Facilities		P	P
Commercial Wireless Telecommunication Towers	C	P	P
Rail Lines and Utility Corridors	Only as specified below		
Railroad ROW, tracks, sidings, yards, areas for rail car storage and switching facilities		P	P

Notes for Table VI-601A:

- (1) *Manufacturing limitation.* No manufacturing of concrete or asphalt on site.
- (2) *Pet grooming limitation.* No boarding, kennel or veterinary services are permitted.
- (3) *Adult use limitation.* See specific restrictions found in article IV, division 4 of this Code.
- (4) *Outdoor storage limitation.* No wrecking yards, including motor vehicle or junk yards, or yards in whole or in part used for scrap or salvage operations, or processing, storage, display or sale of scrap, salvage or used building materials, motor vehicle or motor vehicle parts.
- (5) *Contractor storage yard limitation.* No storage, display or sale of scrap, salvage, second hand building materials, inoperative motor vehicles or used motor vehicle parts allowed.
- (6) *Pharmacy limitation.* Pharmacy use permitted only when accessory to a drugstore or grocery store. Pharmacy as a primary use is prohibited.

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Division 7. – SPECIAL PURPOSE ZONE DISTRICTS

Sec. VI-702. - Primary uses.

Table VI-701. Primary Uses Allowed in the Special Purpose Zones

Use Categories	WFR	G	CRT
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P = Permitted Use			
RESIDENTIAL USE CATEGORIES			
Household Living	P(3)	C(3)	P(3)
Group Living	P(4)	C(4)	P(4)
COMMERCIAL CATEGORIES			
Commercial Recreation	Only commercial recreation use types below		
Recreational facilities (indoor)		C	
Recreational facilities (outdoor)		C	
Commercial Parking			P
Quick Vehicle Servicing	Only quick vehicle service use types below		
Automatic fueling station			
Car wash (non-self-service)			
Car wash (self-service)			
Motor vehicle fuel station			
Motor vehicle service station			
Major Event Entertainment	Only major event entertainment use types below		
Auditorium, convention center			
Pari-mutuel facility			
Office	Only office use types below		
Alarm system, security operation office			P
Contractor, tradesman's shop/office			
Data and Computer services			P
Employment Office			
Financial Institutions			P
Medical/Dental Laboratory			
Newspaper Office w/o printing			
Office, business or professional			P
Office or clinic, medical or dental			P
Optical and eye care facility			
Travel agency			P
Radio and television station w/o transmission towers or dishes			P

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Use Categories	WFR	G	CRT
Retail Sales and Service	Only retail sales and service use types below		
Adult bookstore/video store (1)			
Adult theater (1)			
Alcoholic beverage store			
Antique Store			P
Apparel/clothing store			P
Appliance and household equipment sales, lease or service			P
Art or framing gallery			P
Art or craft supplies, retail			P
Automobile rental agencies			
Bakery, retail			P
Bar or tavern			
Barber, Beauty Shop, tanning salon			P
Bed and Breakfast			P
Boat sales, rental or lease			
Book, stationery store			P
<u>Brewpub</u>			<u>P</u>
Carpet or floor retail sales			P
Convenience store			C
Copying, duplicating shop			P
Crematory			
Dance and music studio			C
Delicatessen			P
Department store			
Drugstore			P
Dry cleaners or laundromat, retail			P
Florist, plant or gift shop			P
Food or grocery store			P
Fortune tellers, astrologists, psychics, palmists, etc.			
Funeral homes			
Furniture sales			P
Garden center or plant nursery w/o outside bulk material storage)			
Hardware store			P
Health club or spa, exercise, exercise instruction or dance facility			
Home electronic sales, lease or service			P
Home improvement center			
Hotel/motel	MC		P
Interior design and decorating shop			P
Jewelry store			P
Lawn mower sales and service			

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Use Categories	WFR	G	CRT
Locksmith			P
Mobile food truck		P(6)	
Motor vehicle parts, retail			
Motor vehicle sales agency			
Motor vehicle sales lot (used)			
Motor vehicle showroom			
Music store			P
Newspaper, magazine or tobacco store			P
Nightclub			
Office equipment sales, lease and service			P
Pawn Shop			
Pet grooming services (2)			P
Pet store (w/o kennels)			P
Pharmacy			P(5)
Photographic studios			P
Photographic stores, retail			P
Physical culture establishment (1)			
Restaurant			P
Restaurant, fast food			
School, vocational, trade or business			P
Shoe repair			P
Shoe store, sales (retail)			P
Sporting goods, retail (not boats)			P
Tailor or Dressmaker			P
Theater, commercial			
Theater, non-profit community			P
Thrift shop			P
Variety retail			P
Variety, sundry or candy store			P
Veterinary clinic			
Video, movie store (non-adult)			P
Self-Storage			
Vehicle Repair			
INDUSTRIAL USE CATEGORIES			
Industrial Service	Only industrial service use types below		
Printing shop			P
Taxi or limousine dispatching service			
Taxi or limousine operations facility			
Tool and equipment rental			
Manufacturing and Production	Only manufacturing and production use types below		
Artist, sculptor, potter, weaver, etc. studios			P
Warehouse and Freight Movement			

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Use Categories	WFR	G	CRT
Waste-Related			
Wholesale Sales	Only wholesale sale use types below		
Wholesale facility (w/o manufacturing onsite)			
INSTITUTIONAL USE CATEGORIES			
Basic Utilities	P	P	P
Colleges			
Community Services	Only community service use types below		
Library		P	P
Day Care	Only day care use types below		
Adult day care			P
Child care			P
Family day care			P
Medical Centers			
Parks and Open Space	Only park use types below		
Cemeteries, columbaria and mausoleums		C	P
Park	P	P	P
Private Clubs			P
Private Recreation Club	C		
Yacht club			
Religious Institutions			P
Schools		P	P
OTHER USE CATEGORIES			
Aviation and Surface Passenger Terminals	Only Aviation and Surface Passenger Terminal use types below		
Bus and transportation terminals			
Detention Facilities			
Radio and Frequency Transmission Facilities	Only Radio and Frequency Transmission Facility use types below		
Commercial Wireless Telecommunication Towers	C	C	C
Rail Lines and Utility Corridors			
USES LIMITED TO SPECIAL PURPOSE ZONES (see article II-2 definitions)			
Government Uses		P	
Lease Hold Use		C	
Live/Work			C

Notes for table VI-701:

- (1) *Adult use limitation.* See specific restrictions in article IV, division 4 of this Code.
- (2) *Pet grooming limitation.* No boarding, kennel or veterinary services are permitted.
- (3) *Household living limitation.* Housing types are limited to those defined in table VI-702.
- (4) *Group living limitation.* Housing types are limited to those defined in table VI-702.
- (5) *Pharmacy limitation.* Pharmacy use permitted only when accessory to a drugstore or grocery store. Pharmacy as a primary use is prohibited.

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- (6) *Mobile food truck.* The number of mobile food trucks allowed on G-zoned city-owned properties may be increased at the discretion of the city manager.

Division 10. – DOWNTOWN ZONE DISTRICTS

Sec. VI-1004. - Primary uses.

Table VI-1001. Primary Uses Allowed in the Downtown Zone Districts

Use Categories See article II, division 3, description of the use categories	DTN (4, 5)	DTNE (5)	DTE (5)	DTC	DTB
blank = Prohibited Use C= Major Conditional Use MC= Minor Conditional Use L = Provisional Use P= Permitted Use					
RESIDENTIAL USE CATEGORIES See II-304					
Household Living (1)	P	P	P	P	P
Group Living (2)	P	P	P	P	P
COMMERCIAL CATEGORIES (3) See II-305					
Commercial Recreation			MC	MC	MC
Commercial Parking		MC	P	P	P
Quick Vehicle Servicing			MC	MC	
Major Event Entertainment			C	C	C
Office (6)	MC/H	P	P	P	P
Retail Sales and Service	Only retail sales and service as noted below				
Sales-oriented (6)	MC/H	P	P	P	P
Exceptions to sales-oriented noted below					
Alcoholic Beverage Store			MC	MC	MC
Convenience Store	MC	MC	MC	MC	MC
Motor vehicle/boat sales agency			MC	MC	MC
Motor vehicle/boat showroom			MC	MC	MC
Pawn Shops					
Pharmacy			P(8)	P(9)	
Personal service-oriented (6)	MC/H	P	P	P	P
Entertainment-oriented		P	P	P	P
Exceptions to entertainment-oriented noted below					
Bars, Tavern, Nightclubs			C	C	C
Hotel/Motel and Other Temporary Lodging	MC	P	P	P	P
Mobile food truck			P		
Bed and Breakfast	L/H				
Repair-oriented	MC	P	P	P	P
Adult Use Establishments (see Article 4, Division 4)					
Self-Storage					

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Use Categories See article II, division 3, description of the use categories	DTN (4, 5)	DTNE (5)	DTE (5)	DTC	DTB
Vehicle Repair			MC	MC	
INDUSTRIAL USE CATEGORIES See II-306	Only Industrial service use types below				
Manufacturing and Production	Only manufacturing and production use types below				
Artisan Studios (6) e.g. artist, sculptor, potter, or weaver	MC/H	P	P	P	P
INSTITUTIONAL USE CATEGORIES See II-307					
Basic Utilities	P	P	P	P	P
Colleges		C	C	C	C
Community Services	C	C	C	C	C
	Exceptions to community services noted below				
Short-Term Housing and Mass Shelters					
Labor pool, halfway houses, food pantries, soup kitchens					
Day Care (6, 7)	L/H	P	P	P	P
Medical Centers					
Parks and Open Space (see II-201 Definitions)	Only park and open space types below.				
Park	P(10)	P(10)	P(10)	P(10)	P(10)
Green	P				
Square	P	P	P	P	P
Plaza		P	P	P	P
Playground	P	P	P	P	P
Private Clubs	MC	MC	MC	MC	MC
Religious Institutions	MC	P	P	P	P
Schools	MC	P	P	P	P
OTHER USE CATEGORIES See II-308					
Aviation and Surface Passenger Terminals		C	C	C	C
Detention Facilities				C	
Radio and Frequency Transmission Facilities					
Commercial Wireless Telecommunication Towers	MC	MC	MC	MC	MC
Rail Lines and Utility Corridors					

Notes for table VI-1001:

- (1) *Household living limitation.* Housing types are limited to those defined in table VI-1002.
- (2) *Group living limitation.* Housing types are limited to those defined in table VI-1002.

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- (3) *Drive-through limitation.* Drive-up windows and drive-through uses are prohibited on any zoning lot where ingress or egress of the drive-up or drive-through use occurs on a primary street (map VI-101). See [subsection] IV-1903B.2.a. concerning adjustments to drive-through facilities.
- (4) *Commercial use limitation.* Commercial uses are subject to conditional use approval (as depicted in table VI-101) and subject to the following limitations, among others, that may be necessary to protect the residential character of the downtown neighborhood zone district:
 - a. The area available for office use is limited to the first story of the primary building and permitted on any floor of an accessory building.
 - b. The area available for retail stores use is limited to the first story on one corner of each block.
 - c. The area available for artisan use is limited to 600 square feet within the first story of a primary or accessory building.
- (5) Map VI-1003 identifies locations where a residential use is required along the road frontage. A residential use may consist of various residential structure types, including single-family and multiple-family dwellings or residential liner buildings.
- (6) *Reserved.*
- (7) *Additional requirements.* All applicants for a day care facility that provide child care for more than ten children, shall hold a community workshop as set forth in section IV-201(b) prior to submitting an application for a provisional use permit.
- (8) *Pharmacy limitation.* Pharmacy use permitted only when accessory to a drugstore or grocery store. Pharmacy as a primary use is prohibited.
- (9) *Distance separation.* New pharmacy uses shall be located at least 1,000 feet from existing pharmacies.
- (10) *Parks.* Publicly accessible parks are exempt from frontage regulations.

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Article VII – REGULATIONS OF GENERAL APPLICABILITY

DIVISION 2. – OFF-STREET PARKING AND LOADING

Sec. VII-204. Number of parking spaces required and bicycle standards.

Use	Off-Street Parking Requirements
Adult book and video stores, adult modeling studios, adult photographic studios, physical culture establishments	1 space/250 square feet of floor area
Adult theaters	1 space/three seats
Alcoholic beverage stores	1 space/250 square feet of floor area
Automotive-related uses: includes automatic fueling stations, car wash facilities, automotive service stations, garages	1 space/1 bay, if any, plus 1 space/each pump island, if any, plus 1 space/200 square feet of floor area
Barber/beauty shop	1 space/customer chair plus 1 space/250 square feet of floor area
Bars and nightclubs, outdoor bars	1 space/100 square feet of floor area
Bed and breakfast inns	1 space/guest unit plus 2 spaces/D.U.
Boarding kennels	1 space/350 square feet of floor area
Botanical gardens	1 space/250 plus 1 space/1,000 square feet of outdoor area
Brewpubs	1 space/150 square feet
Cemeteries, mausoleums and columbaria	1 space/250 square feet of office area
Colleges and universities	10 spaces/classroom plus spaces for any accessory use such as auditoriums or educational dormitories
Commercial marinas	1 space/500 square feet of storage/repair area plus pleasure craft: one space for each 3 slips; and charter boats: one space for every three seats
Day care centers; includes adult and child day care	1 space/300 square feet plus 3 spaces for off street loading and unloading.
Dental offices and clinics	1 space/175 square feet of gross leaseable floor area
Educational dormitories	.5 space/bed
Emergency shelter home	.25/bed plus 1/250 square feet office floor area
Financial institutions	1 space/250 square feet of floor area plus 1 space/automatic teller machine
Funeral homes and crematories	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating
Game rooms	1/250 [square feet] floor area
Golf courses	6 spaces per hole of golf, plus 1 space/250 square feet of floor area
Government uses	All uses not listed shall be provided as follows: 1 space for each 300 square feet for area used by the public; 1 space for each 600 square feet for areas not used by the public
Hospitals	1.5 spaces/each bed
Church/synagogue	1 space/5 seats in a chapel with fixed seating or 1 space/60 square feet of floor area in chapels without fixed seating.

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Use	Off-Street Parking Requirements
Industrial (light and heavy)	1 space/500 square feet of floor area
Libraries	1 space/300 square feet of floor area
Manufactured housing parks	1 space/manufactured home lot; plus 1 space/300 square feet of offices, laundry, recreation structure and similar facilities
Medical offices and clinics (all districts)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/250 square feet from 3,001 square feet to 5,000 square feet, plus 1 space/300 square feet from 5,001 square feet to 10,000 square feet, plus 1 space/350 square feet from 10,001 square feet to 20,000 square feet, plus 1 space/400 square feet over 20,000 square feet of gross leaseable floor area
Nursing homes	.25 space/bed
Offices (other than medical or dental offices or clinics)	1 space/200 square feet of floor area up to 3,000 square feet of gross leaseable floor area, plus 1 space/300 square feet from 3,001 square feet to 10,000 square feet, plus 1 space/325 square feet over 10,000 square feet of gross leaseable floor area
Offices, RMF-R zone (other than medical and clinics)	1 space/350 square feet of floor area
Hotels/motels	1/guest unit plus additional 1/10 guest units; plus spaces for accessory uses
Pari-mutuel facilities	1 space/4 seats plus 1 space/300 square feet of floor area
Parks	1 space/10 acres plus 1 space/300 square feet of floor area, if any
Private clubs, private recreation clubs	1 space/200 square feet of floor area
Recreational facilities	1/250 square feet of floor area plus 1/1,000 of outdoor recreation area
Recycling facilities, junkyards and automobile wrecking yards	1 space/300 square feet of office area plus 1 space/1,500 square feet of yard area
Residential dwelling units	2 spaces/D.U.
Residential dwelling units: Age restricted (senior) housing developments for persons over 55 years of age.	1.5 spaces/D.U.
Residential dwelling units: For each multi-family dwelling unit designated as affordable to households, for a minimum of 30 years, with an income at or below 120 percent of the Area Median Income (AMI)	.5 space/D.U.
Restaurants, fast food	1 space/300 square feet
Restaurants	1 space/150 square feet
Retail establishments	1 space/250 square feet of floor area
Schools, high schools	6 spaces/classroom plus spaces as needed for any accessory use such as auditoriums
Schools, elementary, middle and junior high	2 spaces/classroom plus spaces as needed for any accessory use such as auditoriums

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Use	Off-Street Parking Requirements
Special cabarets	1 space/three seats or 1 space/35 square feet floor area, whichever is greater
Shopping center	1 space/250 square feet of gross leasable floor area
Shopping mall	1 space/300 square feet of gross leasable floor area
Special care homes: Includes assisted living facilities, community residential homes, group home facilities, residential treatment facilities	.5 space/bed
Stadiums, auditoriums and meeting rooms	1 space/4 fixed seats plus 1 space/100 square feet of floor space capable of being used for temporary seating
Storage and warehouse facilities	1 space/300 square feet of office area plus 1 space/1,500 square feet of floor area
Tasting Rooms	1 space/250 square feet of floor area
Theaters	1 space/4 seats
Trade or service establishments	1 space/350 square feet of floor area
Transmission tower	1 space
Truck stops	1 space/300 square feet of floor area plus 1 big rig space/200 square feet of floor area
Vehicle sales	1 space/250 square feet of floor area used for showroom, parts department and offices plus 1 space/2,000 square feet of outdoor display area
Wholesale facilities	1 space/500 square feet floor area
Yacht and country club	1 space/250 plus 1 space/1,000 square feet of outdoor recreation area

DIVISION 6. - ADDITIONAL USE AND DEVELOPMENT STANDARDS

Sec. VII-601. - Purpose.

The purpose of this division is to provide regulations governing the size, location, and operation of certain uses and development types that have the potential to adversely affect adjoining uses.

- (a) Quick vehicle servicing/motor vehicle service uses.
- (b) Motor vehicle sales agency/lots (new or used).
- (c) Accessory drive-through facilities.
- (d) Stadiums and auditoriums.
- (e) Automobile wrecking yards and recycling facilities.
- (f) Accessory outdoor restaurants.
- (g) Child care and family day care facilities.
- (h) Commercial wireless telecommunication towers and antennas.
- (i) Reserved.
- (j) Outdoor commercial recreation facilities.
- (k) Reserved.
- (l) Religious institutions.

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- (m) Cluster housing development.
- (n) Motor vehicle fuel pumps.
- (o) Pharmacies. Pharmacies where permitted shall meet the following standards:
 - (1) New pharmacies in the Downtown Core (DTC) zone district shall be placed at least 1,000 feet apart from existing pharmacies.
 - (2) Medical marijuana dispensaries shall be located at least 500 feet from elementary, middle and secondary schools.
- (p) Motor vehicle showroom.
- (q) Motor vehicle storage lot.
- (r) Sale of alcoholic beverages.
- (s) Bed and breakfast inns.
- (t) Schools, kindergarten, elementary, secondary, vocational and trade (public or private).
- (u) Car washes, self-service and non-self-service.
- (v) Reserved.
- (w) Non-profit bingo.
- (x) Open air market/bazaar.
- (y) Attached single-family.
- (z) Alcoholism and drug receiving and treatment center.
- (aa) Group living.
- (bb) Convenience store.
- (cc) Accessory dwelling units.
- (dd) Manufactured home parks.
- (ee) Temporary uses and activities.
- (ff) Accessory home occupations.
- (gg) Flag lots.
- (hh) Short-term housing and mass shelters.
- (ii) Food trucks
- (jj) Brewpub
- (kk) Tasting room
- (ll) Accessory nanobrewery/nanodistillery

(jj) Brewpub.

- (1) Revenue from food sales shall be the primary source of the total business revenues.
- (2) Where permitted by local ordinance, state, and federal law, retail carryout sale of non-distilled fermented beverages produced on the premises shall be allowed.
- (3) Less than fifty percent (50%) of the total gross floor area of the establishment shall be used for the brewery function, including, but not limited to, the brewhouse, boiling and water treatment areas.

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bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks.

(4) No outdoor storage shall be allowed.

(5) Delivery access and functional loading bays may face a street only if located within a building having existing delivery access and/or loading bays facing a street or when located within a Production Intensive Commercial zone district. The existing configuration of delivery access and functional loading bays facing a street may continue, but delivery access or loading bays may not be enlarged or expanded.

(kk) Tasting room.

(1) Floor Area. The combined floor area of a tasting room, retail sales areas, and other areas intended for the general public shall not exceed twenty-five percent (25%) of the total floor area of the establishment.

(2) Parking. Parking for the tasting room shall be provided at a rate of 1 space per 250 square feet of floor area.

(ll) Accessory nanobrewery/nanodistillery.

(1) A nanobrewery/nanodistillery may be permitted as an accessory use to restaurants, bars, taverns, and nightclubs.

(2) Alcoholic beverages shall be primarily consumed on-site but may include retail carryout sale of alcoholic beverages produced on the premises where permitted by local ordinance, state, and federal law.

(3) Less than fifty percent (50%) of the total gross floor area of the establishment shall be used for the nanobrewery/nanodistillery function, including, but not limited to, the brewhouse, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks.

(4) No outdoor storage shall be allowed.

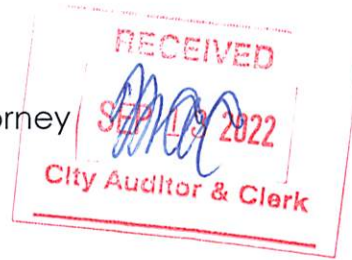
(5) Delivery access and functional loading bays may face a street only if located within a building having existing delivery access and/or loading bays facing a street or when located within a Production Intensive Commercial zone district. The existing configuration of delivery access and loading bays facing a street may continue, but delivery access or functional loading bays may not be enlarged or expanded.

CITY OF SARASOTA
Sarasota, Florida

Inter-Office Memorandum

September 8, 2022

TO: Shayla Griggs, City Auditor and Clerk
FROM: Michael A. Connolly, Deputy City Attorney
SUBJECT: Ordinance No. 22-5427



The City Commission, during its special meeting of September 6, 2022, passed on second reading and finally adopted Ordinance No. 22-5427. This Ordinance grants Application No. 22-ZTA-08 making amendments to the Zoning Code with regard to alcohol production terminology. Included herewith is the original of Ordinance No. 22-5427 for execution by the Mayor and attestation by you as the City Auditor and Clerk.

Kindly provide me with a photocopy of the fully executed Ordinance so that my file will be complete.

Thank you for your attention to this matter.

MAC/twa

Enc: 9/8/22 draft of Ordinance No. 22-5427

Cc: Steve Cover, Director, Planning (w/o enc)
Briana Dobbs, Sr. Planner (w/o enc)
Rebecca Webster, Planning Tech (w/o enc)
Ryan Chapdelain, GM, Planning (w/o enc)