

LIFESTYLE COMMERCIAL CENTER  
SUMMARY OF AMENDMENTS  
(Updated 06/21/09)

1  
2 Part 1. ULDC, Art. 1.1.2.L, Definitions (page 65 of 109), is hereby amended as follows:  
3

4 Reason for amendment: [Zoning] Amend to add definition for Live/Work Space to clarify use in the new  
5 Lifestyle Commercial Center Development District.  
6

7 CHAPTER I DEFINITIONS & ACRONYMS

8 Section 2 Definitions

9 L. Terms defined herein or referenced Article shall have the following meanings:

10 ....  
11 46. Live /Work Space – a space within a building that is used for residential and non-  
12 residential purposes where the residential use is the principal use.  
13 ....  
14

15  
16 Part 2. ULDC, Art. 1.1.3, Abbreviations and Acronyms (page 107 of 109), is hereby amended as  
17 follows:  
18

Reason for amendment: [Zoning] Amend to include Land Use Designation as an acronym for  
clarification in the PDD Use Matrix.

19 CHAPTER I DEFINITIONS & ACRONYMS

20 Section 3 Abbreviations and Acronyms

21  
22 ....  
23 **LUD** Land Use Designation  
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Part 3. ULDC, Table 3.E.1.B – PDD Use Matrix, (page 73-79 of 155), is hereby amended as follows:

<p><b>Reason for amendment:</b> [Zoning] Amend the PDD Use Matrix to include Lifestyle Commercial Center (LCC) Development District uses and to remove special Permit for Type II CLF from the commercial pod of PIPD.</p>
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**EXHIBIT DRAFT**

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**Table 3.E.1.B - PDD Use Matrix**

Use Type	PUD					MUPD						MXPD				PIPD				<u>LCC</u>												
	Pods					<u>Land-Use Designations LUD</u>						<u>Land-Use Designations LUD</u>				Use Zone				<u>LUD</u>												
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	I R	I N	I N	S T	C L	C H	C L	C H	O	I N	C O	I N	D M	D D	/	L	M H P D	R V P D	<u>C</u> <u>H</u>	N O T E		
<b>Residential Uses</b>																																
Single Family	P																													122		
Zero Lot Line Home	P													<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>														142	
Townhouse	P													<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>												<b>P</b>		132	
Multi-Family	P													<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>												<b>P</b>		87	
Mobile Home Dwelling					S																						P				85	
Accessory Dwelling	S				S																										1	
Congregate Living Facility, Type 1	P																														34	
Congregate Living Facility, Type 2	R			S										<b>S</b>	<b>S</b>					<b>S</b>									<b>D</b>		34	
Congregate Living Facility, Type 3	R	R		R		R	R	R	R			R		<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>												<b>R</b>		34	
Estate Kitchen	P																														48	
Farm Residence																															50	
Farm Worker Quarters					P																										51	
Garage Sale	P				P							P		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>									P					60	
Guest Cottage	P																															66
Home Occupation	P				P									<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>									P			<b>P</b>		70	
Kennel Type I (Private)	P																															73
<u>Live/Work Space</u>																													<b>P</b>	<b>141-1</b>		
Nursing Or Convalescent Facility		R		R		R	R					D		<b>R</b>	<b>R</b>																90	
Security Or Caretaker Quarters		S		S	S	S	S	S	S	S	S	S		<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>			<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>		119	
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037]																																
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Table 3.E.1.B - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD				PIPD			LCC		NOTE								
	Pods					Land Use Designations LUD						Land Use Designations LUD				Use Zone			LUD										
	R E S	C O M	R E C	C I V /	A G R I C U L T U R E	C L	C H	C L	C H	C O	I R	I N	I N	<del>C</del> L	C H	<del>C</del> L	<del>C</del> O	C H	C O	I N		C O	I N	M H P D	R V P D	<del>C</del> H			
<b>Commercial Uses</b>																													
Adult Entertainment																				S	S							2	
Auction, Enclosed		R					P				P										P							<u>P</u>	16
Auction, Outdoor							R				R	R								P	P	P						16	
Auto Paint Or Body Shop		R					R				R									P	P	P						17	
Auto Service Station		R				R	R				R				<del>R</del>	R				P	P	P					<u>R</u>	18	
Bed And Breakfast	D	D				S	S	S	S	S					<del>S</del>	S	<del>S</del>	S			S						<u>S</u>	20	
Broadcast Studio		R				R	P	R	P	P	P				<del>R</del>	R	<del>R</del>	R		P	P						<u>R</u>	21	
Building Supplies		R					R									R					P						<u>R</u>	22	
Butcher Shop, Wholesale							R					P				R				P	P	P						23	
Car Wash		R					R					P				R				P	P	P						25	
Catering Service																												26	
Contractor Storage Yard												P								P		P						35	
Convenience Store		P				P	P								<del>P</del>	P	<del>P</del>	P			P			P	P	<u>R</u>		36	
Convenience Store With Gas Sales							R				R					R				R	P						<u>R</u>	37	
Day Labor Employment Service		R					R				R										P							41	
Dispatching Office							R									R				P	P	P						42	
Dog Day Care							R									R				P	R						<u>R</u>	43	
Financial Institution		R				R	P	R	P						<del>R</del>	P	<del>R</del>	P			P						<u>R</u>	55	
Flea Market, Enclosed		P					R									R					P						<u>R</u>	57	
Flea Market, Open							R														R							58	
Funeral Home or Crematory		P				R	R									R					P							59	
Green Market																											<u>S</u>	64	
Hotel, Motel, SRO, Rooming And Boarding							R			R	R					R		R			P						<u>R</u>	72	
Kennel, Type II (Commercial)		R					R									R												74-1	
Kennel, Type III (Commercial -Enclosed)		R				R	R								<del>R</del>	R											<u>R</u>	74-2	
Kiosk						P	P	P	P	P					<del>P</del>	P	<del>P</del>	P		P	P	P					<u>P</u>	75	
Landscape Service		R					R									R				P	P	P						77	
Laundry Services		R				P	P	P	P						<del>P</del>	P	<del>P</del>	P		P	P			P	P	<u>P</u>		78	
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037]																													
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Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD				PIPD			LCC						
	Pods					Land-Use Designations LUD						Land-Use Designations LUD				Use Zone			LUD						
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L O	C H O	C R O	I N D	I N S T	C L	C H	C L O	C H O	I N D / L	C O M / G	I N D / D	M H P D	R V P D	C H	N O T E		
<b>Commercial Uses</b>																									
Lounge, Cocktail		R				R	P		P	P					R	P		R		P				<u>R</u>	79
Medical Or Dental Office		P				P	P	P	P						P	P	<del>P</del>	P		P				<u>P</u>	83
Monument Sales, Retail						P	P								P	P				P				<u>P</u>	86
Office, Business Or Professional		P				P	P	P	P						P	P	<del>P</del>	P		P				<u>P</u>	91
Parking Garage, Commercial		P					R		R	R									P						95
Parking Lot, Commercial		R					R		R	P															96
Pawnshop							R																		97
Personal Services		P				P	P	P	P						P	P	<del>P</del>	P		P		P		<u>P</u>	98
Printing And Copying Services		P				P	P	P	P						P	P	<del>P</del>	P		P				<u>P</u>	100
Repair And Maintenance, General		R					R				P				P	P	P								107
Repair Services, Limited		P				P	P	P	P		P				P	P	<del>P</del>	P		P					108
Restaurant, Type I		R					R		R						R	-	R		R					<u>D</u>	109
Restaurant, Type II		R				R	D	R	R	R					R	D	<del>R</del>	R		R				<u>D</u>	111
Retail Sales, Auto		P				P	P								P	P	<del>P</del>	P		P				<u>P</u>	113
Retail Sales, General		P				P	P								P	P	<del>P</del>	P		P				<u>P</u>	114
Retail Sales, Mobile Or Temporary		S													S	S			S						115
Self-Service Storage						R	R				P				P	R	P								120
Theater, Drive-In							R			R						R									128
Theater, Indoor		R					R			P					R									<u>R</u>	129
Towing Service And Storage											P				P										130
Vehicle Sales And Rental		R				R	R								R	R			R					<u>R</u>	135
Veterinary Clinic		R				R	P	R	P						R	R	<del>R</del>	R		P				<u>R</u>	136
Vocational School		R				R	P		P		P	D		R	R			R		P				<u>R</u>	137
Work/Live Space		P				P	P	P	P						P	P	<del>P</del>	P		P				<u>P</u>	141
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013]																									
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	Pods					<u>Land Use Designations LUD</u>						<u>Land Use Designations LUD</u>				Use Zone											
	R E S	C O M	R E C	C I V	A G R I C U L T U R A L	C L	C H	C L	C H	C O	C O	I N D	I N D	<del>C</del> L	C H	<del>C</del> L	C H	C O	I N D	C O M	I N D	M H P D	R V P D	<del>C</del> H			
<b>Public and Civic Uses</b>																											
Airport, Helipad & Landing Strip											R	R							R		R						10
Assembly, Nonprofit Institutional		R				R	R				R		R	<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>			R						<del>R</del>	14
Assembly, Nonprofit Membership				R		R	R	R	R	R		R	<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>			R							<del>R</del>	15
Cemetery				R																							27
Place Of Worship		R		R		R	R	R	R	R		R	<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>			R		R					<del>P</del>	29
College Or University				R		R	R	R	R	R	R	R	<del>R</del>	<del>R</del>					R							<del>R</del>	30
Day Camp			P	P			R			P	P			R												<del>R</del>	39
Day Care, General		R		R		R	R	R	R	R		R	<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>			R	R	R	R	R		<del>R</del>	40	
Day Care, Limited		P		P		P	P	P	P	P	P	P	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>			P	P	P	P	P	P	<del>P</del>	40	
Government Services		P		P		P	P	P	P	P	P	P	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>			P	P	P	P	P	P	<del>P</del>	63	
Hospital Or Medical Center		R				R	R		R			R	<del>R</del>	<del>R</del>		<del>R</del>			R						<del>R</del>	71	
Kennel, Type IV (Animal Shelter)						R	R					R	<del>R</del>	<del>R</del>													74-3
School, Elementary Or Secondary				R		R	R	R	R			D	<del>R</del>	<del>R</del>		<del>R</del>			R						<del>R</del>	118	
<b>Recreation Uses</b>																											
Arena, Auditorium Or Stadium		R					R							R													12
Campground										P													P				24
Entertainment, Indoor		R				R	R						<del>R</del>	<del>R</del>					P						<del>R</del>	45	
Entertainment, Outdoor		R				R	R			P	D		<del>R</del>	<del>R</del>					P								46
Fitness Center		R	P	R		R	R			R	P		<del>R</del>	<del>P</del>		<del>P</del>			P						<del>P</del>	56	
Golf Course			R			R	R	R	R	R	R		<del>R</del>	<del>R</del>	<del>R</del>	<del>R</del>			P		P	P	R			62	
Gun Club, Enclosed						R				R	R								P	R	P						67
Gun Club, Open										R																	67
Gun Range, Private																			P	R	P						68
Marine Facility		R	R				R			R				R					P								82
Park, Passive	P	P	P	P	R	P	P	P	P	P		P	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>			P	P	P	P	P	P	<del>P</del>	93	
Park, Public			P	P		R	P			P	P	P	<del>R</del>	<del>P</del>	<del>R</del>	<del>P</del>			P			R	R		<del>P</del>	94	
Special Event		S	S	S		S	S			S	S	S	<del>S</del>	<del>S</del>					S	S					<del>S</del>	124	
Zoo						R				R																	143
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	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	I R	I N	I N	<del>C</del> L	C H	<del>C</del> L	C H	C O	I N	C O	I N	M H P D	R V P D	<u>C</u> <u>H</u>	N O T E	
<b>Agricultural Uses</b>																										
Agriculture, Bona Fide					P																					3
Agriculture, Light Manufacturing																										4
Agriculture, Packing Plant																										5
Agriculture, Research/Development						P	P	P	P	P	P	P							P		P					3.1
Agriculture, Sales And Service							P													P						6
Agriculture, Storage																										7
Agriculture, Transshipment												P							P		P					8
Aviculture					P																					19
Community Vegetable Garden																										32
Equestrian Arena, Commercial				R							P															47
Farmers Market							P				P						P		P	P						52
Farrier																										53
Groom's Quarters	P				P																					65
Nursery, Retail		P			P		P								P					P						88
Nursery, Wholesale					P														P		P					89
Potting Soil Manufacturing																										99
Produce Stand																										101
Shadehouse					P																					121
Stable, Commercial					P						P															125
Stable, Private	P				P																					126
Sugar Mill Or Refinery																					P					127
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2008-037]																										
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<b>Utilities and Excavation Uses</b>																											
Air Curtain Incinerator																										9	
Air Stripper, Remedial																											11
Chipping And Mulching												P								P	P						28
Communication Cell Sites On Wheels (COW) Tower, Mobile																										<u>S</u>	31
Communication Panels, Or Antennas, Commercial	B	D	D	D		D	D	D	D	D	P	D		D	D	D	D		P	P	P				<u>D</u>	31	
Communication Tower, Commercial							D				R	R		R					P	P	P					31	
Composting Facility											P								P	P						33	
Electric Power Facility		R					R		R	R	R								R	R	R					44-1	
Electric Transmission Facility		R					R		R	R	R								R	R	R					44-2	
Excavation, Agricultural					P																					49	
Excavation, Type I																										49	
Excavation, Type II	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	<u>P</u>	49	
Excavation, Type III A																						R				49	
Excavation, Type III B																						R				49	
Recycling Center							P				P			P					P	P	P					103	
Recycling Collection Station		S		S		S	S	S	S	S	S	S		<u>S</u>	S	<u>S</u>	S		S	S	S				<u>S</u>	106	
Recycling Drop-Off Bin		S	S	S		S	S	S	S	S	S	S		<u>S</u>	S	<u>S</u>	S		S	S	S	S			<u>D</u>	104	
Recycling Plant											P								P	P	P					105	
Sanitary Landfill Or Incinerator																										117	
Solid Waste Transfer Station							R		R	R	R	R							P	R	P					123	
Utility, Minor	P	P		P		P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	<u>P</u>	134	
Water Or Treatment Plant				R			R		R	R	R			R					P		P	R	R			139	
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001]																											
<b>Notes:</b>																											
P Permitted by right																											
D Permitted subject to approval by the DRO																											
S Permitted in the district only if approved by Special Permit																											
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																											

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LIFESTYLE COMMERCIAL CENTER  
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1

Table 3.E.1.B - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD				PIPD			LCC	LUD	NOTE									
	Pods					Land-Use Designations <u>LUD</u>						Land-Use Designations <u>LUD</u>				Use Zone														
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	I R	I N	I N	I S	T	C L	C H	C L				C H	O	I N	C O	I N	M H	R V	R P	D D
<b>Industrial Uses</b>																														
Asphalt Or Concrete Plant																													13	
Data Information Processing						P	P		P		P					P	P		P		P	P	P						P	38
Film Production Studio								P		P	R	P									P	P	P						P	54
Gas And Fuel, Wholesale																							P							61
Heavy Industry																							P							69
Laboratory, Research						R	R	R	R	R	P	R			R	R						P	R	P						76
Machine Or Welding Shop												P										P	P							80
Manufacturing And Processing						R	R	R	R	R	P											P	P							81
Medical Or Dental Laboratory		P				P	P	P	P													P								84
Salvage Or Junk Yard												R											R							116
Transportation Facility																						P	P							133
Truck Stop												R										R	R							131
Warehouse							R					P										P	P							138
Wholesaling, General												P										P	P							140
[Ord. 2005-002] [Ord. 2004-040]																														
<b>Notes:</b>																														
P Permitted by rights																														
D Permitted subject to approval by the DRO																														
S Permitted in the district only if approved by Special Permit																														
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																														

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Part 4 . ULDC, Art.4.A, Supplementary Use Standards, (page 12 of 155), is hereby amended as follows:

Reason for amendment: [Zoning] Include Live/Work use within the residential uses of the Traditional Development Permitted Use Schedule, Table 3.F.1.F

8

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

F. Use Regulations

Uses permitted in a TDD shall be according to the land use zone designation on the master plan approved by the DRO, or the land use designation of the TDD, whichever is applicable. Uses may be further limited by the development order, concurrency reservation, or other applicable requirement. [Ord. 2005 – 002]

1. Use Designations

Uses permitted in a TDD are classified as: permitted, special, DRO, or requested, as indicated in Table 3.F.1.F-45, TDD Use Matrix. [Ord. 2005 – 002]

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LIFESTYLE COMMERCIAL CENTER  
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(Updated 06/21/09)

1

Table 3.F.1.F – Traditional Development Permitted Use Schedule

District Tier Pods	TND						TMD				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/Rec	Res	NC	Open Space/Rec			Dev.	Preserve	
<b>Residential Uses</b>											
....											
<u>Live/Work Space</u>											141-1
....											
[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037]											
<b>Notes:</b>											
P Permitted by right. D Permitted subject to approval by the DRO. S Permitted in the district only if approved by Special Permit. R Requested Use. [Ord. 2005-002]											

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Part 5 . ULDC, Art.4.A, Supplementary Use Standards, (page 12 of 155), is hereby amended as follows:

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**Reason for amendment:** [Zoning] Include Live/Work use within the residential uses of the Use Matrix, Table 4.A.3.A

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CHAPTER A USE CLASSIFICATION

10

Section 3 Use Matrix

11

The list of uses in Table 4.A.3.A-1, Standard Use Matrix, is intended to classify uses on the basis of common functional characteristics and land use compatibility. Uses not specifically listed, but consistent with the definition of a listed use, may be so classified by the Executive Director of PZB pursuant to Article 1.B, INTERPRETATION OF THE CODE.

12

**A. Standard Use Matrix**

Table 4.A.3.A-1, Use Matrix, applies as follows:

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Table 4.A.3.A-1 – Use Matrix

Use Type	Zoning District/Overlay																	NOTE
	Agriculture/Conservation			Residential					Commercial					Industry/ Public				
	P	A	A	AR	R	R	R	R	C	C	C	C	C	C	I	I	P	
C	G	P	R	U	E	T	S	M	N	L	C	H	G	R	L	G	O	P
	R		S	S					O	O			E				F	
	A		A	A														
<b>Residential Uses</b>																		
....																		
<u>Live/Work Space</u>																		141-1
....																		
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2007-001] [Ord. 2008-037]																		
<b>Key:</b>																		
P Permitted by right																		
D Permitted subject to approval by the DRO																		
S Permitted in the district only if approved by Special Permit																		
B Permitted in the district only if approved by the Zoning Commission (ZC)																		
A Permitted in the district only if approved by the Board of County Commissioners (BCC)																		

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LIFESTYLE COMMERCIAL CENTER  
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(Updated 06/21/09)

Part 6. ULDC, Art.4.B, Supplementary Use Standards, (page 31 of 155), is hereby amended as follows:

Reason for amendment: [Zoning] Amend to clarify uses to be permitted in the Lifestyle Commercial Center (LCC) Development District.

CHAPTER B SUPPLEMENTARY USE STANDARDS

This Section contains supplementary standards for specific uses. In the case of a conflict with other regulations in this Code, the more restrictive requirement shall apply, unless otherwise stated.

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

14. Assembly, Nonprofit Institutional

A site or facility open to the public, owned or operated by a not-for-profit organization for social, educational or recreational purposes. Typical uses include museums, cultural centers, recreational facilities, botanical gardens and community services such as after school care or tutorial services, medical services, and employment services.

a. Frontage and Access

1) General

The use shall front a collector, arterial or local commercial street. A place of assembly with collocated uses, or more than 15,000 square feet of GFA or 350 seats, including accessory uses, shall have frontage on and access from a collector or arterial street. [Ord. 2006-013]

2) Redevelopment and Revitalization Overlay

The use may be located on a local residential street, subject to the following criteria: [Ord. 2006-013]

- a) Limited to a maximum of 3,000 square feet of GFA, unless approved as a Class A conditional use; [Ord. 2006-013]
- b) A maximum of two acres, unless approved as a Class A conditional use; [Ord. 2006-013]
- c) Landscaping in accordance with Art. 7, Landscaping; [Ord. 2006-013]
- d) A minimum of one parking space per employee and two visitor parking spaces shall be provided; [Ord. 2006-013]
- e) No outdoor activities after 10:00 pm; [Ord. 2006-013]
- f) PBC or a CCRT approved neighborhood group shall own or operate the property and facility; [Ord. 2006-013]
- g) Prior to the issuance of a business tax receipt, the building shall comply with all applicable Health and Building Code requirements; and [Ord. 2006-013] [Ord. 2007-013]
- h) The following accessory uses shall be permitted: limited day care, day camp, neighborhood association office, police and fire rescue substations, and special events. [Ord. 2006-013]

b. TND and LCC Districts

Nonprofit institutional assembly shall be limited to a maximum of 10,000 square feet of GFA. [Ord. 2006-013]

c. AGR District

The use shall be limited to that which serves the needs of farm workers or residents of the AGR tier and shall not be located west of SR7. [Ord. 2006-013]

d. PO District

Nonprofit institutional assembly shall be government owned and operated. [Ord. 2006-013]

15. Assembly, Nonprofit Membership

A site or facility owned or operated by a not-for-profit organization for social, education or recreational purposes where paid membership is required. Typical uses include fraternal or cultural organizations and union halls.

a. Frontage and Access

The use shall front on a collector, arterial, or local commercial street. A place of assembly with collocated uses, or more than 15,000 square feet of GFA or 350 seats, including accessory uses, shall have frontage on and access from a collector or arterial street. [Ord. 2006-013]

b. AR/RSA

May be permitted in the AR/RSA with a SA FLU, subject to a Class A conditional use approval. [Ord. 2005 – 002]

c. AGR District

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LIFESTYLE COMMERCIAL CENTER  
SUMMARY OF AMENDMENTS  
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- 1 The use shall be limited to that which serves the needs of farm workers or residents of  
2 the AGR Tier and shall not be located west of SR 7. [Ord. 2006-013]  
3  
4 **d. PO District**  
5 A nonprofit membership assembly shall be government owned and operated. [Ord.  
6 2006-013]  
7 **e. TND and LCC Districts**  
8 Nonprofit membership assembly shall be limited to a maximum of 10,000 square feet of  
9 GFA. [Ord. 2006-013]  
10  
11 **16. Auction**  
12 An establishment engaged in the ~~public~~ sale of ~~goods~~ merchandise to the highest bidder in  
13 an enclosed building or outdoor.  
14 **a. Temporary**  
15 A temporary auction shall comply with the Special Event supplementary use standards,  
16 Article 2.D.2, Special Permit.  
17 **b. Enclosed**  
18 All activities, display and sale of merchandise shall occur within an enclosed building.  
19 MUPD  
20 An enclosed auction in a MUPD with IND FLU designation shall be subject to a  
21 Requested Use approval process.  
22 **bc. Outdoors**  
23 An auction with all or a portion of the activity, ~~and~~ display and sale of merchandise  
24 occurring outside of an enclosed building outdoor on site shall require approval of a Class  
25 A conditional use ~~provided the site meets the non-residential use location criteria of the~~  
26 Plan. [Ord. 2007-001]  
27 **ed. TMD and LCC Districts**  
28 Enclosed Auctions are permitted only ~~within enclosed buildings~~ in the U/S tier and shall  
29 be limited to a maximum of 5,000 square feet of GFA. [Ord. 2005 – 002]  
30  
31 **....**  
32 **18. Auto Service Station**  
33 An establishment primarily engaged in the retail sale of gasoline or motor fuels. An auto  
34 service station may include accessory activities such as the sale of vehicle accessories or  
35 supplies, the lubrication of motor vehicles, the minor adjustment or minor repair of motor  
36 vehicles, the sale of convenience food items, or an accessory restaurant.  
37 **a. Approval Criteria**  
38 Prior to approving a conditional or requested use for an auto service station, the BCC  
39 shall make a finding that the use is appropriately located. In making the determination  
40 that the use is appropriately located, the BCC shall consider whether or not:  
41 1) Adequate ingress and egress have been provided. [Ord. 2006-004]  
42 2) Adequate buffering and setbacks from residential areas have been provided. [Ord.  
43 2006-004]  
44 3) Sufficient vehicle stacking, circulation, access, and area for turning movements have  
45 been provided. [Ord. 2006-004]  
46 4) The number of fueling positions proposed is excessive. [Ord. 2006-004]  
47 5) There are an excessive number of similar stations in the vicinity. [Ord. 2006-004]  
48 **b. Location Criteria**  
49 1) **Intersection Criteria**  
50 A maximum of two auto service stations convenience stores with gas sales, or any  
51 combination thereof, shall be permitted at an intersection pursuant to Art. 5.E.2.B,  
52 Intersection Criteria. [Ord. 2006-004]  
53 2) **Separation Criteria**  
54 An auto service station shall be separated from any other auto service station or  
55 convenience store with gas sales pursuant to Art. 5.E.2.C.1. [Ord. 2006-004]  
56 3) **U/S Tier**  
57 An auto service station with a CL FLU designation shall also comply with the Major  
58 Intersection Criteria in Article 5.E.1, Major Intersection Criteria. [Ord. 2006-004]  
59 4) **Rural, Exurban, Glades and Agriculture Reserve Tiers**  
60 An auto service station shall also be located at the intersection of one collector and  
61 arterial street, or two arterial streets, as listed in the Florida Department of  
62 Transportation (FDOT) PBC Federal Functional Classification Table. [Ord. 2006-004]  
63 5) **WCRA Overlay**  
64 Auto Service Stations are prohibited in the NR, NRM, and NG sub-areas, as per  
65 Table 3.B.15.E-7 – WCRAO Sub-area Use Regulations. [Ord. 2006-004]  
66 **c. Collocated Restaurant**  
67 A restaurant may be collocated with an auto service station and subject to the use  
68 regulations applicable to the restaurant. [Ord. 2006-004]  
69 **d. Parking for Accessory Automatic Car Wash**

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LIFESTYLE COMMERCIAL CENTER  
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1 Parking for an accessory automatic car wash may be exempt from the parking  
2 requirements of Table 6.A.1.B-1, Minimum Off-Street Parking and Loading  
3 Requirements, subject to DRO approval. [Ord. 2006-004]

4 e. **Standards**

5 1) **Enclosed Repair**

6 All accessory repair activities shall be conducted within an enclosed structure. No  
7 outdoor storage of disassembled vehicles, or parts thereof, shall be permitted on site.

8 2) **Delivery Vehicles**

9 Parking of delivery vehicles shall be permitted only within a designated loading  
10 space. Overnight parking of delivery vehicles on-site shall be prohibited.

11 3) **Vehicle Testing**

12 Vehicles shall not be tested off-site on residential streets.

13 4) **Loudspeakers**

14 No outdoor speaker or public address systems audible off-site shall be permitted.

15 f. **TMD and LCC Districts**

16 Automotive service stations shall be permitted only on sites that are within 500 feet of the  
17 perimeter of the development. a TMD district but shall not be located on a Main Street.  
18 The maximum site area is shall be limited 10,000 square feet of GFA. A maximum of two  
19 gasoline pumps shall be permitted. Islands for gasoline pumps shall be located in the  
20 rear of a building with access from an alley, interior parking area, or a street not  
21 designated as a main street.

22 ....  
23 **22. Building Supplies**

24 a. **Retail**

25 An establishment engaged in the retail sale of building supplies and home improvement  
26 products.

27 1) Only permitted as an accessory use in an Industrial Zoning District.

28 b. **Wholesale**

29 An establishment engaged in the sale or fabrication and allied products to contractors for  
30 the construction, maintenance, repair and improvement of real property.

31 1) Retail sales of lumber and allied products to the consumer may be conducted, but  
32 must be clearly accessory to the primary use.

33 c. **CC District**

34 Building supplies in LCC shall be enclosed and shall be limited to 3,000 square feet of  
35 GFA with no outdoor storage area.

36 ....  
37 **30. College or University**

38 An institution of higher learning offering undergraduate or graduate degrees, and including  
39 the buildings required for educational or support services, such as classrooms, laboratories,  
40 dormitories and the like.

41 a. **LCC District**

42 A college or university located in LCC shall be limited to 10,000 square feet of GFA if  
43 located on the main street.

44 ....  
45 **34. Congregate Living Facility**

46 This term includes assisted living facilities; extended congregate care facilities, transitional  
47 living facilities, community residential homes, community transitional residences;  
48 rehabilitative home care services, boarding home, or home for the aged or any other  
49 residential structure, whether or not operated for profit, which undertakes for a period  
50 exceeding 24 hours: care, housing, food service, and one or more personal services for  
51 persons not related to the owner or administrator by blood or marriage. In addition, this term  
52 shall include other residential uses such as dormitories, group homes with a central dining  
53 facility, and similar bed-based uses.

54 a. **Maximum Occupancy**

55 1) **Type 1**

56 Six persons, excluding staff.

57 2) **Type 2**

58 14 persons, excluding staff.

59 3) **Type 3**

60 Determined by Table 4.B.1.A-4, Maximum Permissible Occupancy in Type 3  
61 Congregate Living Facilities, below; or, in the case of TDR's or a non residential  
62 district by the alternate density specified in the Plan by 2.34 residents. [Ord. 2005 –  
63 002]

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LIFESTYLE COMMERCIAL CENTER  
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Table 4.B.1.A-4 - Maximum Permissible Occupancy in Type 3 Congregate Living Facilities

FLU Category	Zoning District	Maximum Occupancy (Residents per Acre)	
		Standard District	Planned Development <sup>1</sup>
AGR	AGR	PROHIBITED	0.23
RR	AR	PROHIBITED	0.23
RR20	AR	PROHIBITED	0.11
LR1	RE, RT	PROHIBITED	2.34
LR2	RT	PROHIBITED	4.68
LR3	RT	PROHIBITED	7.02
MR5	RS	PROHIBITED	11.70
HR8	RS, RM	14.04	18.72
HR12	RM	18.72	28.08
HR18	RM	18.72	28.08

[Ord. 2005 – 002]

Notes

1. For the purpose of this Section, the required minimum acreage for a PDD consisting exclusive of a CLF may be reduced by 50 percent.
2. For CLF, one TDR unit is equivalent to 2.34 beds. [Ord. 2005 – 002]

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4) PDD Occupancy Bonus

a) No Double Counting Density

The gross area of a pod supporting a CLF in a planned development shall be deducted from the gross area of the planned development for the purpose of calculating the maximum density allowed in the PDD.

b. Separation

For the purpose of required separations, measurements shall be made from structure to structure, except where the separation required is between a structure and a district boundary, in which case the separation shall be measured from structure to district boundary.

1) Location of Type 1

A Type 1 CLF shall not be located within 1,000 feet of another CLF.

2) Location of Type 2 and Type 3

a) RM District

A Type 2 CLF shall be allowed as a permitted use, provided that it is not located within a radius of 1,200 feet of another CLF. [Ord. 2008-003]

b) Frontage

A Type 3 CLF shall front on and access from a collector or an arterial street. A Type 3 facility having 25 residents or less may front on a local street. [Ord. 2005-002]

c) Fire Rescue

A Type 2 or 3 CLF shall be located within five miles of a full service fire-rescue station.

c. Design and Compatibility

Type 2 and 3 CLFs shall comply with Art. 5.C, Design Standards. [Ord. 2005 – 002]

1) Planned Development Districts (PDDs)

A Type 3 facility having 250 residents or fewer may be located in a pod with access to a local street or a parking tract in a PDD. These facilities shall only be permitted in a multi-family, commercial, or civic pod, subject to the following criteria: [Ord. 2005 – 002]

a) Compatibility

The CLF shall be compatible with the surrounding area, including the height and mass of surrounding building(s). [Ord. 2005 – 002]

b) Height

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LIFESTYLE COMMERCIAL CENTER  
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The CLF shall not be more than one story higher than existing, or proposed development within a 150-foot radius of the facility. The measurement shall be made from structure to structure. [Ord. 2005 – 002]

d. **Minimum Lot Size Dimensions**

The minimum lot dimensions requirements of the district in which a Type II or Type III CLF is located shall apply, ~~except that in no case shall the lot size be less than The minimum lot size for a Type II CLF shall be 8,000 square feet for a Type 2 CLF, or one acre for a Type 3 CLF.~~

e. **Height**

The maximum height of a CLF shall comply with the regulations of the district in which it is located.

f. **Reserve Parking, for Type 2 and Type 3 CLFs**

Adequate provisions shall be made to reserve sufficient lot area to meet future parking standards if the facility is converted to other uses. The boundaries of the reserve parking area shall be identified on the site plan and shall not be within any lake, drainage or open space tract used to meet exemplary design criteria.

g. **Drop-off Area, for Type 2 and Type 3, CLFs**

A drop-off area shall be provided for group transportation, such as vans or similar vehicles.

h. **Cooking Facilities**

A CLF shall provide and continuously maintain a central dining facility. Food preparation shall be prohibited in sleeping areas or in individual quarters in Types 1 and 2 CLFs. Individual kitchen facilities may be provided in the living quarters of a Type 3 CLF.

i. **Signage**

1) **Type 1 and 2 CLFs**

Shall be limited to one freestanding identification sign no more than four square feet in sign face area and six feet in height.

2) **Type 3 CLF**

Shall be limited to one freestanding identification sign no more than 32 square feet in face area and eight feet in height.

j. **Accessory Uses**

1) **Type 1 and 2 CLFs**

May have accessory uses customarily incidental to a single-family dwelling.

2) **Type 3 CLF**

a) **Accessory Use**

Those accessory uses customarily incidental to a multi-family dwelling unit; and

b) **Non-Commercial Uses**

Noncommercial uses customarily incidental to a CLF, such as a common dining room, a central kitchen, nursing station, medical examination room, chapel, library, and on-site management offices.

k. **Accessory Commercial Uses**

A limited amount of commercial uses may be developed as permitted accessory uses in a Type 3 CLF. Such uses shall be limited to retail and personal service uses designed exclusively to serve the residents of the facility, such as a barber or beauty shop, convenience retail sales, and banking services. No more than ten percent of the GFA of the facility shall be used for accessory commercial uses. There shall be no exterior signage or other indication of the existence of these uses in the facility that may attract nonresidents.

l. **Conversion to Conventional Units**

1) **Structure**

Prior to conversion to conventional dwelling units, a structure designed to accommodate a CLF shall, if necessary, be structurally modified to comply with the standards of this Code.

2) **Restrictions**

The DRO shall not approve the site plan for a Type 3 CLF, until a declaration of restrictions in a form approved by the County Attorney has been recorded with the Clerk of the Circuit Court for PBC. This declaration shall expressly provide that:

a) the conversion of the facility to conventional dwelling units is prohibited, except in compliance with this Section; and

b) if permitted, conversion will not result in an increase in the number of units permitted on the site, unless the converted development has obtained the appropriate development order. If that development order has not been granted, the converted development must comply with the density permitted by the Plan;

c) the CLF will be maintained and operated in compliance with the Section at all times. Noncompliance shall result in a violation of this Code in accordance with Article 10.E, REMEDIES.

m. **Conversion to Other Uses**

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LIFESTYLE COMMERCIAL CENTER  
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(Updated 06/21/09)

CLFs that are converted to other uses, including other residential uses, shall comply with all standards in effect at the time of application for permits for the new use.

**n. Congregate Living, Personal Services**

Assistance with or supervision of essential activities of daily living such as eating, bathing, grooming, dressing, and ambulating; supervision of self-administered medication and such other similar services as may be defined by the Florida Department of Health and Rehabilitative Services.

**o. Emergency Generators**

A permanent emergency generator shall be required for all Type II and Type III CLFs, and shall meet the standards of Art. 5.B.1.A.18, Permanent Generators. [Ord. 2006-004]

....  
**37. Convenience Store with Gas Sales**

A convenience store which includes accessory gasoline retail sales to the general public.

**a. Floor Area**

A maximum of 5,000 square feet.

**b. Approval Criteria**

A convenience store with gas sales shall be subject to the approval criteria of Art. 4.B.1.A.18.a, Approval Criteria. [Ord. 2006-004]

**c. Location Criteria [Ord. 2006-004]**

**1) Intersection Criteria**

A maximum of two auto service stations and convenience stores with gas sales, or any combination thereof, shall be permitted at an intersection pursuant to Art. 5.E.2.B, Intersection Criteria. {ord. 2006-004}

**2) Separation Criteria**

A convenience store with gas sales shall be separated from any other auto service station or convenience store with gas sales pursuant to Art. 5.E.2.C.1. [Ord. 2006-004]

**3) U/S Tier**

A convenience store with gas sales with a CL FLU designation shall also comply with Art. 5.E.1, Major Intersection Criteria. [Ord. 2006-004]

**4) Rural, Exurban, Glades and Agricultural Reserve Tiers (AGR)**

A convenience store with gas sales shall be located at the intersection of one collector and arterial street, or two arterial streets, as listed in the FDOT PBC Federal Functional Classification Table. [Ord. 2006-004]

**d. Water**

Evidence of the protection of drinking water sources shall be provided to the Health Department prior to certification by the DRO. [Ord. 2006-004]

**e. Parking**

**1) Location**

A convenience store with gas sales greater than 3,000 square feet in GFA shall provide one half of the required parking spaces directly adjacent to the store. [Ord. 2006-004]

**2) Parking for Accessory Automatic Car Wash**

Parking for an accessory automatic car wash may be exempt from the parking requirements of Table 6.A.1.B-1, Minimum Off-Street Parking and Loading Requirements, subject to DRO approval. [Ord. 2006-004]

**f. Collocated Restaurant**

A Type I or II restaurant may be collocated with a convenience store with gas sales subject to the use regulations applicable to the restaurant use. [Ord. 2006-004]

**g. TMD and LCC Districts**

A maximum of two gasoline pumps shall be permitted. Islands for gasoline pumps shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street. [Ord. 2006-004]

**h. WCRA Overlay**

Convenience stores with gas sales are prohibited in the NR, NRM, and NG sub-areas, as per Table 3.B.15.E-7 – WCRAO Sub-area Use Regulations. [Ord. 2006-004]

....  
**43. Dog Daycare**

An establishment which provides daytime care and training for domestic dogs.

**a. LCC District**

Dog daycare in LCC district shall be limited to 5,000 square feet of GFA.

**ab. Use Approval**

Prior to review by DRO, approval shall be obtained from PBCACC. [Ord. 2006-036]

**bc. Waste Disposal**

A dog day care shall meet the ECR I and ECR II standards and shall be subject to all applicable rules and regulations of the FDEP, PBCHD and SWA.

**ed. Number of Dogs**

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The number of dogs permitted shall be based on the square footage of the facility pursuant PBCACC limitations and requirements. [Ord. 2006-036]

~~de.~~ **Runs and Drop-Off**

Facilities shall be subject to the following standards:

- 1) outdoor runs, play areas, yards, etc., shall be prohibited;
- 2) adequate drop-off areas shall be provided; and
- 3) three drop off spaces measuring 12 feet by 20 feet shall be provided for every 50 dogs.

....  
**54. Film Production Studio**

The use of a lot or building for the production of films or videotapes for exhibition or sale.

**a. ~~CHO and~~ CG, and TMD and LCC Districts**

Outdoor activities shall be located a minimum of 300 feet from a residential district.

**b. Film Permit**

A film permit shall be issued by the Director of the Film Liaison Office. The duration of the permit shall not exceed 24 months without approval of the Zoning Director. This permit may be issued in all districts. [Ord. 2007-001]

**c. TMD and LCC Districts**

Film production studios shall not be located on main street.

**55. Financial Institution**

An establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions, including outdoor automated teller machines and drive-thru only facilities.

**a. Development Thresholds and Approval Process**

A financial institution shall comply with the Development Thresholds and required approval processes of Table 4.B.1.A-5, Financial Institution Development Thresholds and Approval Processes. [Ord. 2007-013]

**Table 4.B.1.A-5 – Financial Institution Development Threshold and Approval Process**

Zoning District	Development Thresholds			Approval Process
	GFA		Drive-thru <sup>(1)</sup>	
CN and CLO	5,000 s.f. max	and	Not permitted	DRO
<del>CC, and CHO, and CG; CL, CH, and CLO and CHO</del> PDDs; COM Pod of PUD; <del>PIPD COM Use Zone; and TDDs and LCC</del>	5,000 s.f. max	and	No drive thru lanes	Permitted by Right
<del>CC; and, CL and CLO</del> PDDs; <del>and COM Pod of PUD; and, LCC</del>	5,000 s.f. max	and	≤ 3 drive thru lanes	DRO
<del>CG; CH and CHO</del> PDDs; <del>PIPD COM Use Zone Pod of PIPD; and, TDDs</del>	5,000 s.f. max	and	≤ 3 drive thru lanes	Permitted by Right
<del>CC, CHO and CG; CL, CH, CLO and CHO</del> PDDs; <del>COM Pod of PUD; PIPD COM Use Zone; LCC and, TDDs</del>	> 5,000 s.f.	or	> 3 drive thru lanes	Class A or Requested Use
<b>Ord. 2007-013</b>				
<b>Notes:</b>				
1. An ATM lane shall not be considered a drive through lane for purposes of development thresholds.				

**b. TMD District and LCC**

Drive-up teller units shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a ~~m~~ain ~~s~~treet.

....  
**57. Flea Market, Enclosed**

A retail sales within a building permanently enclosed by walls and roof in which floor space is rented to individual merchants to display and sell goods.

**a. TMD and LCC Districts**

Enclosed flea market in TMD and LCC districts shall be limited to 5,000 square feet of GFA.

....  
**75. Kiosk**

A freestanding outdoor unmanned structure which offers products for sale.

**a. Uses**

Shall be limited to the sale of general retail and convenience items only.

**b. Setbacks**

Shall comply with the requirements of the district in which it is located.

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- 1           c. **Architecture Compatibility**
- 2            Shall be architecturally compatible with the principle structure or the closest structure
- 3            within the development.
- 4           d. **Parking**
- 5            Shall not occupy required parking spaces.
- 6           e. **Landscaping and Buffering**
- 7            Shall be landscaped consistent with the provisions of Article 7, LANDSCAPING, including
- 8            foundation planting, terminal islands, interior landscaping, irrigation, and curbing.
- 9           f. **Maximum Number of Freestanding Structures**
- 10            1) **Standard Districts**
- 11              One kiosk per ~~project-site plan~~.
- 12              2) **Planned Development Districts**
- 13              Two kiosks per ~~project-site plan~~.
- 14           g. **Size**
- 15            A maximum of 100 square feet per kiosk.
- 16           ....
- 17           **78. Laundry Service**
- 18            An establishment that provides washing, drying, dry-cleaning, or ironing machines for hire to
- 19            be used by customers on the premises, or that is engaged in providing laundry and dry
- 20            cleaning services with customer drop-off and pick-up.
- 21            a. **CN District**
- 22              Shall not exceed 3,000 square feet of GFA.
- 23            b. **CC District and Commercial Pod of a PUD**
- 24              Shall not exceed 5,000 square feet of GFA.
- 25            c. **TMD District and LCC**
- 26              A laundry service shall not exceed 3,000 square feet of a GFA.
- 27            d. **Approval**
- 28              A laundry service over 15,000 square feet shall require approval of a Class A conditional
- 29              use or requested use, whichever is applicable.
- 30           ....
- 31           **87. Multi-family**
- 32            The use of a structure designed for two or more dwelling units which are attached, or the use
- 33            of a lot for two or more dwelling units excluding mobile homes. Typical uses include
- 34            apartments and residential condominiums. Multi-family uses are also subject standards in
- 35            Article 3, OVERLAYS & ZONING DISTRICTS, and the prohibition in the NR Sub-area of the
- 36            WCRAO, as outlined in Table 3.B.15.E-7, WCRAO Sub-area Use Regulations. **[Ord. 2006-**
- 37            **004]**
- 38            a. **TMD and LCC Districts**
- 39              On Main Streets multi-family units are permitted only on upper floors of mixed-use
- 40              buildings.
- 41           ....
- 42           **104. Recycling Drop-Off Bin**
- 43            A totally enclosed mobile structure, containing no more than four cubic yards, within which
- 44            pre-sorted, non-biodegradable recovered materials are collected for redistribution or sale for
- 45            the purpose of reuse, subject to DRO approval. If there is no DRO certified site plan on file
- 46            with the Zoning Division, a Special Permit shall be required. **[Ord. 2007-001]**
- 47            a. **Mobility**
- 48              The mobility of a drop-off bin shall be maintained at all times.
- 49            b. **Location**
- 50              The drop-off bin shall be located in or adjacent to an off-street parking area, and shall not
- 51              be located within required parking space. In TMD and LCC districts the recycling drop-off
- 52              bins shall be designed to be consistent with the buildings design.
- 53            c. **Maintenance**
- 54              The bin and adjacent area shall be maintained in good appearance and free from litter,
- 55              debris, and residue on a daily basis. Failure to maintain a good appearance shall result in
- 56              the revocation of the special use permit.
- 57            d. **Processing**
- 58              Only limited sorting, separation, or processing of deposited materials shall be allowed on
- 59              the site. The unit shall employ no mechanical sorting or processing equipment.
- 60            e. **Type of Materials**
- 61              Collection and storage of deposited materials shall be limited to pre-sorted, recyclable
- 62              glass, plastic, aluminum and steel containers, paper, newsprint and cardboard.
- 63            f. **Signage**
- 64              The name and phone number of a responsible party shall be clearly posted on the drop-
- 65              off bin. The name of the organization that is collecting the recyclable materials, if different
- 66              than the owner, shall also be posted on the drop-off bin.
- 67            g. **Number**

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1 Only one bin per material type per development, including out parcels, shall be permitted.

2 **h. Recycling Bin**

3 Recycling materials shall be contained within a leak-proof bin or trailer. There shall be no  
4 outdoor storage of materials or refuse.

5 **i. AR/RSA**

6 May be permitted in the AR/RSA District with a SA FLU, subject to DRO approval. [Ord.  
7 2005 – 002] [Ord. 2007-001]

8  
9 **106. Recycling Collection Station**

10 A totally enclosed structure or mobile container, containing more than four cubic yards, within  
11 which pre-sorted, recyclable and recovered materials are collected for redistribution or sale  
12 for the purpose of reuse, subject to Administrative Amendment approval. If no DRO site plan  
13 then Special Permit required. [Ord. 2007-001]

14 **a. TMD and LCC Districts**

15 1) Shall not be located on a Main Street.

16 2) A recycling collection stations shall be located in the service area of the buildings to  
17 be screened from view by enclosed walls.

18  
19 **109. Restaurant, Type I**

20 An establishment equipped to sell food and beverages in one of the following methods:  
21 drive-through sales to patrons in automobiles for take out who place orders through a window  
22 or remote transmission device; or sales to patrons for take out or dining in, that includes three  
23 or more of the following: food or beverage choices are advertised on a menu board;  
24 countertop sales where payment is made prior to consumption; disposable containers and  
25 utensils; limited service dining facilities with no hostess or waiters; and self service or  
26 prepackaged condiments. Traffic generation rates are normally in the range of 130 to 500  
27 trips per day, per 1,000 square feet of GFA, or as otherwise identified by the Institute of  
28 Traffic and Engineering. [Ord. 2006-004]

29 **a. Location Criteria**

30 A Type I restaurant with a drive through shall be subject to the following: [Ord. 2006-004]  
31 [Ord. 2007-001]

32 **1) Intersection Criteria**

33 A maximum of two Type I restaurants shall be permitted at an intersection in  
34 accordance with Art. 5.E.2.B, Intersection Criteria. [Ord. 2006-004]

35 **2) Separation Criteria**

36 A Type I restaurant shall be separated from any other Type I restaurant subject to  
37 these standards, in accordance with Art. 5.E.2.C.2. [Ord. 2006-004]

38 **3) Exception**

39 A Type I restaurant that is designed to enhance pedestrian circulation, safety and  
40 accessibility while limiting vehicular circulation using exemplary site design and  
41 architectural treatment that incorporates the following, may be exempt from  
42 intersection and separation criteria: [Ord. 2006-004]

43 a) Required sidewalks and related pedestrian connections fronting on the façade  
44 supporting the primary entrance shall be increased to eight feet in width; [Ord.  
45 2006-004]

46 b) Dumpster enclosures shall be physically connected to and architecturally  
47 consistent with the building and shall not be freestanding; [Ord. 2006-004]

48 c) No reductions in the width of required foundation planting areas shall be  
49 permitted; [Ord. 2006-004]

50 d) Wall signage is limited to one façade of the restaurant; [Ord. 2006-004]

51 e) Landscape plans and architectural elevations shall be required as part of any  
52 application for a Conditional or Requested Use, or any DOA affecting the items  
53 listed herein. [Ord. 2006-004]

54 f) Where applicable, a drive through, including queuing and by-pass lanes shall not  
55 be visible from adjacent public streets. This may be accomplished by the use of  
56 a Type 3 Incompatibility Buffer, exemplary architectural design that incorporates  
57 walls or other visual barriers a minimum of six feet in height, or a combination of  
58 the two; [Ord. 2006-004]

59 g) Required parking shall not be separated from restaurant entrances by any means  
60 of vehicular circulation with exception of drive isles used to access those parking  
61 spaces; [Ord. 2006-004]

62 h) The restaurant shall not have continuous vehicular circulation on all four sides.  
63 For the purposes of this Section, vehicular circulation shall include drive ways,  
64 drive aisles, or other means of internal vehicular circulation located within 50 feet  
65 or less of the building. Vehicular circulation shall not include customer parking  
66 provided for the restaurant, one-way drive-through lanes and related by-pass  
67 lanes serving the restaurant. [Ord. 2006-004]

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**eb. Approval Process Exceptions [Ord. 2006-004]**

**1) DRO Approval**

A Type I restaurant without a drive-through may be approved by the DRO in a district where the use is permitted by Table 3.B.1.B-21, PDD Use Matrix, Table 3.F.1.F-32, Traditional Development Permitted Use Schedule, Table 4.A.3.A-1, Use Matrix, or in an MUPD with a CL FLU designation, subject to the following: [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013]

- a) GFA including outdoor dining areas does not exceed 5,000 square feet; and [Ord. 2007-013]
- b) The use is not located in an out parcel or freestanding building. [Ord. 2007-013]

**2) Permitted by Right**

A Type I restaurant without a drive-through or located in an out parcel, may be permitted by right in any PDD or TDD with a commercial or institutional FLU designation, Pod or Use Zone; the commercial or recreational pod of a PUD, MHPD or RVPD; or the IL and all commercial Zoning districts, provided: [Ord. 2006-004]

- a) GFA including outdoor dining areas does not exceed 1,500 square feet; [Ord. 2006-004]
- b) All district specific requirements are addressed; [Ord. 2006-004]
- c) The total of all Type I restaurant uses does not exceed 25 percent of the overall GFA of the development, unless it is the sole use of the property; and [Ord. 2006-004]
- d) The restaurant is not located in a freestanding building, unless it is the sole use of the property. [Ord. 2006-004]

**bc. Major Intersection Criteria for CL FLU U/S Tier**

A Type I restaurant with a CL FLU designation shall comply with Article 5.E.1, Major Intersection Criteria, unless the restaurant meets the requirements of one or more of the following: Art. 4.B.1.A.109.c.1), DRO Approval, Art. 4.B.1.A.109.c.2), Permitted by Right, is located within a TMD, or complies with the design requirements outlined under Art. 4.B.1.A.109.a.3), Exception. [Ord. 2006-004]

**ed. TMD and LCC Districts**

A Type I Restaurant shall not: [Ord. 2005 – 002] [Ord. 2006-004]

- 1) Exceed 3,000 square feet of GFA. An additional 1,500 square feet shall be permitted for outdoor dining areas, for a maximum of 4,500 square feet of GFA. An exception shall be permitted where food is served cafeteria or buffet style, to allow up to 5,000 square feet of indoor dining area, for a maximum of 6,500 square feet of GFA. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001]
- 2) Be located in an outparcel or freestanding building; with exception to restaurants in a AGR TMD where food is served cafeteria or buffet style; or [Ord. 2005 – 002] [Ord. 2007-001]
- 3) Have a drive-thru, unless it is located in the rear of a building, with access from an alley or the interior of a parking area, and is covered by a canopy or the second story of a building. [Ord. 2005 – 002] [Ord. 2006-004]

**ee. Outdoor Dining**

Shall comply with the principal structure setbacks.

**ef. Exurban and Rural Tiers**

A Type I Restaurant shall comply with the following:

- 1) Shall not be the sole use on the property;
- 2) Shall be located in a MUPD ~~or~~ TDD, or LCC;
- 2) Shall not have direct ingress/egress to an adjacent arterial or collector R-O-W. Ingress/egress shall be from the interior of the overall vehicular circulation system for the development or interior streets, whichever is applicable; and,
- 3) Shall comply with the design requirements outlined under Art. 4.B.1.A.109.a.3), Exception.

....  
**111. Restaurant, Type II**

An establishment with no drive-through, equipped to sell food and beverages, served and consumed primarily on the premises, that includes three or more of the following: host or hostess assists patrons upon entry; food and beverage choices are offered from a printed menu provided by wait staff at a table; orders are taken at the table; food is served on dishes and metal utensils are provided; and, payment is made after meal consumption. Traffic generation rates are normally in the range of 90 to 130 trips per day, per 1,000 square feet of GFA or as otherwise identified by the Institute of Traffic and Engineering. [Ord. 2006-004] [Ord. 2007-001]

**a. Alcohol Sales**

A Type II Restaurant may include the on-premise sale, service and consumption of alcoholic beverages as an accessory use. A Type II Restaurant with less than 150 seats

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1 that does not qualify for a 4COP/SRX license shall obtain a Special Permit prior to  
2 obtaining an alcoholic beverage license. The Special Permit shall be subject to the  
3 following restrictions: [Ord. 2006-004]

4 **1) Accessory Use**

5 Alcohol sales, service, and consumption shall not exceed 30 percent of receipts. An  
6 annual accounting of the restaurant receipts prepared by a Certified Public  
7 Accountant (CPA) shall be provided to the Zoning Division.

8 **2) Kitchen**

9 The restaurant shall have a full kitchen which shall remain open and serving full  
10 course meals while alcohol is being served.

11 **3) Floor Area**

12 A maximum of 30 percent of the floor area of the restaurant or number of seats,  
13 whichever is less, shall be devoted solely to alcohol sales.

14 **4) Special Permit Renewal**

15 The Special Permit shall be renewed annually.

16 **b. Use Limitations and Approval Process**

17 **1) DRO Approval**

18 **a) CLO and CHO Districts; PDDs with a CLO or CHO FLU; LCC; TNDs NC**

19 A Type II Restaurant less than 3,000 square feet of GFA per establishment  
20 including outdoor dining areas, may be approved by the DRO, provided the total  
21 of all Type II Restaurants do not exceed 30 percent of the GFA of the  
22 development. [Ord. 2006-036] [Ord. 2007-013]

23 **b) CHO District; ~~and~~ PDDs with a CHO FLU; and LCC.**

24 If contained in an office, hotel or motel structure that does not exceed 30 percent  
25 of the GFA of the structure, or 5,000 square feet, whichever is less, may be  
26 approved by the DRO. [Ord. 2006-036] [Ord. 2007-013]

27 **c) CRE District; PDDs with a CL or CR FLU; PUD Commercial Pods and PIPD  
28 Commercial Use Zone**

29 A Type II Restaurant less than 5,000 square feet of GFA per establishment,  
30 including outdoor dining areas, may be approved by the DRO. [Ord. 2006-036]  
31 [Ord. 2007-013]

32 **2) Catering Service**

33 Catering may be permitted as an accessory use to a restaurant. Except in the IL  
34 district, the use of three or more delivery or service vehicles shall require DRO  
35 approval. [Ord. 2006-004] [Ord. 2006-036]

36 **3) Take Out Service**

37 Take out service is permitted as an accessory use provided there are no vehicle take  
38 out windows that include exterior menu boards, queuing lanes or order service.  
39 [Ord. 2006-004] [Ord. 2006-036]

40 **4) TNDs, ~~and~~ TMDs, and LCC**

41 Take out windows designed for vehicular use are prohibited unless located in the rear  
42 of a building, with access from an alley or the interior of a parking area, and covered  
43 by a canopy or the second story of a building. [Ord. 2006-004] [Ord. 2006-036]  
44 [Ord. 2007-001]

45 ....  
46 **113. Retail Sales, Auto Accessories and Parts**

47 An establishment providing retail sales of auto accessories and parts.

48 **a. Architecture**

49 Stand alone or freestanding auto accessory and parts stores contiguous to a public street  
50 or residential zoning district shall comply with Article 5.C, DESIGN STANDARDS.

51 **b. Disposal of Motor Oil**

52 Auto part stores shall provide an oil recycling drum or other device for the disposal of  
53 motor oil, as prescribed by the U.S. Environmental Protection Agency (EPA).

54 **c. LCC District**

55 Auto accessories and parts sales retail shall be limited to 3,000 square feet GFA in the  
56 LCC district provided that the use is not free standing building.

57 **114. Retail Sales, General**

58 An establishment providing general retail sales or rental of goods, but excluding those uses  
59 specifically classified as another use type. Uses include typical retail stores such as clothing  
60 stores, bookstores, business machine sales, food and grocery stores (excluding convenience  
61 stores), window tinting, and marine supply sales (excluding boat sales). Uses shall also  
62 include the sale of bulky goods such as household goods, lawn mowers, mopeds,  
63 motorcycles and golf carts. Retail establishments may include limited repair services for their  
64 products. For impact fee purposes, general retail also includes services such as  
65 entertainment, eating and drinking establishments, and personal services.

66 **a. TND District**

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In a Neighborhood Center, general retail sales shall not exceed 5,000 square feet of GFA per establishment (40,000 square feet for a food store or 20,000 square feet for a food store when the TND is developed as part of a TTD). In a multi-family building with more than 50 units, a "corner store" is allowed, provided it does not exceed 1,000 square feet and is integrated into the building and at a corner location.

b. **TMD and LCC Districts**

Shall not exceed 100,000 square feet of GFA per establishment in the U/S tier, 50,000 square feet of GFA per establishment in the Exurban and Rural tiers and 65,000 square feet of GFA in the AGR for the TMD. A drive-thru facility for a drug store is allowed if located in the rear of a building. Access shall be from an alley, an interior parking area, or a street not designated as a Main Street. The drive-thru facility shall be covered by a canopy or the second story of a building. [Ord. 2005 – 002]

c. **CN District**

Shall be limited to a maximum of 3,000 square feet of GFA per use.

d. **LOSTO**

Shall be limited to specialty shops selling merchandise such as hand-crafted items, nature books, prepackaged meals, snacks, and non-alcoholic beverages for consumption off the premises, hiking supplies such as backpacks and walking sticks, and outfitters renting equipment for recreational use including bicycles, skates, canoes, and kayaks and 3,000 square feet of total floor area shall be allowed subject to approval of a Special Permit.

e. **Fireworks**

The retail sale or storage of fireworks as a principal use in any commercial district is prohibited.

1) **Exception**

Temporary sale of sparklers, subject to a special permit.

....  
124. **Special Event**

A temporary activity which includes rides, amusements, food, games, crafts, performances, or services. Typical uses include carnivals, circuses, auctions, and revivals.

a. **Duration**

A maximum of 14 consecutive calendar days. Special events exceeding 14 days shall require approval of a Class A conditional use.

b. **Setbacks**

All buildings, trailers, vehicles, tents, mechanical devices, rides or animals related to an amusement or special event shall comply with the minimum setbacks of the district and shall be locked at a minimum of 50 feet from a street and 200 feet from any property line adjacent to a residential use.

c. **Frontage**

The minimum frontage on a public street shall be 200 feet. A special event shall not be permitted if the frontage abuts a street under construction.

1) **U/S Tier**

Primary access shall be from a paved arterial or collector street.

2) **Rural Tier**

In the Rural, Exurban, AGR and Glades Tiers, primary access shall be from a paved street. Access shall minimize traffic through nearby residential areas. Back-out parking directly onto a public street shall be prohibited.

d. **Parking**

Off-site parking may be and allowed subject to a Special Permit and conditions for temporary special events.

e. **Events Per Year**

There shall be no more than three special events permitted in any one calendar year per parcel of land.

f. **Attendance**

DRO approval shall be required for any event projected to attract more than 1,000 patrons on a site less than two acres. Project attendance shall be specified in the application.

g. **Separation**

A Special Permit shall not be issued for the same dates for two or more special events within one-half mile from each other.

h. **AR/RSA**

May be permitted in the AGR with a SA FLU, subject to a Special Permit approval. [Ord. 2005 – 002]

i. **LCC District**

Special events shall be located only in parking lots where excessive parking space is provided.

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LIFESTYLE COMMERCIAL CENTER  
SUMMARY OF AMENDMENTS  
(Updated 06/21/09)

1 129. Theater, Indoor

2 An establishment for showing motion pictures or live performances in an enclosed building.

3 a. CRE District

4 Shall not be allowed in a CRE district with an RR FLU designation.

5 b. CC, CG, ~~and MUPD~~ and LCC Districts

6 Indoor theaters not exceeding 15,000 square feet are a permitted use.

7 c. IL District

8 An indoor theater exceeding three acres in the IL district shall rezone to the CRE district.

9  
10 135. Vehicle Sales and Rental

11 An establishment engaged in the sale, rental, or lease of new or used motorized vehicles,  
12 equipment, or mobile homes as defined by the Department of Motor Vehicles. Typical uses  
13 include auto and truck rental, lease and sales; boat rental and sales; mobile home and  
14 recreational vehicle sales; construction equipment rental yards; moving trailer rental, and  
15 large implement sales or rental.

16 a. Development Standards

17 1) Lot Size

18 A minimum of three acres.

19 2) IL District

20 A minimum of one acre.

21 3) Accessory Uses

22 Repair facilities and sales of parts may be provided as an accessory use. Repair  
23 facilities and paint and body shops shall be located a minimum of 100 feet from any  
24 residential district.

25 4) Bay Doors

26 Service bay doors shall not be oriented toward any adjacent property in a residential  
27 district or toward any adjacent public street.

28 5) Outdoor Activities

29 There shall be no outdoor repair of vehicles or outdoor storage of disassembled  
30 vehicles or parts.

31 6) Sales Office

32 No mobile home, recreational vehicle, or other vehicle shall be used as a sales office,  
33 storage space or as a dwelling unit.

34 7) Car Wash

35 Car wash facilities shall use a water recycling system.

36 8) Loudspeakers

37 No outdoor speakers or public address systems that are audible from the exterior of  
38 the site shall be permitted.

39 9) Loading Space

40 Loading space shall be setback a minimum of 100 feet from an existing residential  
41 district, use or FLU designation.

42 10) Parking

43 Vehicles otherwise stated in this Section, all vehicular use areas for display, sale,  
44 rent, or storage shall comply with Article 6, PARKING.

45 b. Display

46 Outdoor area storage and display areas shall be permitted, subject to the following  
47 requirements:

48 1) Bull Pen Storage

49 Vehicle may be stored outdoors on an improved parking surface without reference to  
50 parking stalls, backup distances, parking stall striping or wheel stops. Outdoor sales  
51 and display parking shall conform to Article 6, PARKING, except for space striping.  
52 Parking for vehicle storage, sales or display may not be counted toward meeting the  
53 number of off-street parking spaces required for customers and employees. Vehicles  
54 shall not be stored or temporarily parked in a required parking space, handicap  
55 parking space, driveway, queuing area, fire lane, or other vehicle circulation area.

56 2) Parking

57 A barrier shall be provided between vehicles or display and customer parking. This  
58 barrier may be in the form of a landscape strip, curbing, removable bollards, or other  
59 suitable barrier approved by the DRO.

60 3) Display

61 No vehicle shall be parked, stored or displayed with its hood or trunk open. Motor  
62 vehicles on display shall not be elevated in full or in part.

63  
64  
65 (This space intentionally left blank)

66  
67 4) Operating Conditions

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LIFESTYLE COMMERCIAL CENTER  
SUMMARY OF AMENDMENTS

(Updated 06/21/09)

No vehicles shall be stored or displayed on-site except those which are intended for sale, rental or lease, and are in safe operating and running condition.

c. District and Overlay Limitations

1) CC, CG IL, and MUPD Districts

a) Truck and Trailer Rental

Truck and trailer rental, limited to a maximum of five vehicles per lot, shall be permitted as an accessory use to an auto service station or convenience store with gas sales subject to DRO approval. Truck and trailer rental exceeding five vehicles shall be permitted subject to requested or Class B conditional use approval. Designated storage spaces for each truck or trailer shall be depicted on the approved site plan. All storage spaces shall be setback a minimum of 100 feet from the front and side street property lines, or in a location which is fully screened from view from any public street by a combination of walls, fences or landscaping. No truck or trailer shall be stored or temporarily parked in a required parking space, handicapped parking space, driveway, queuing area, fire lane, or other vehicular circulation area.

2) CG and MUPD Districts

A vehicle sales and rental facility consisting of an indoor vehicle showroom only shall be allowed subject to DRO approval and the following criteria.

a) Floor Area

A maximum of 30,000 square feet and 15 display vehicles.

b) New Vehicles

Display shall be limited to new vehicles only.

c) Test Drives

Test drives shall not be permitted from the indoor vehicle showroom or on-site.

d) Parking

Vehicles for sale or lease shall not be parked or displayed outside of the showroom. Trucks used to transport vehicles to and from the showroom shall not be parked in required loading spaces and shall not be stored on-site.

e) Vehicle Operations

Display vehicles shall not operate engines during store hours. Engines shall only be permitted to operate during the transport of vehicle into or out of the showroom.

f) Maintenance and Repair

Maintenance, repair, painting or detailing shall not occur on-site.

3) IL District

In the district vehicle sales and rental uses shall be limited to the following:

a) Accessory Use

In the IL districts limited vehicle sales may be permitted as an accessory use to general repair and maintenance facilities, subject to DRO approval. The vehicle sales use shall be limited to a maximum of five vehicles per lot. Designated storage spaces for each vehicle shall be depicted on the approved site plan. All storage spaces shall be setback a minimum of 100 feet from the front and side street property lines, or in a location which is screened from view from any public street by a combination of walls, fences or landscaping. No vehicle shall be stored or temporarily parked in a required parking space, handicapped parking space, driveway, queuing area, fire lane, or other vehicular circulation area.

(1) Display

Vehicles on display shall be located within 100 feet of a repair bay.

b) Automobile Rental

Automobile rental shall be subject to Class A conditional use approval.

c) Mobile Home, RV, and Heavy Equipment Sales or Rental

The sale or rental of mobile homes, recreational vehicles or heavy equipment shall be permitted subject to Class B conditional use approval.

d) Rental Equipment

Construction equipment, moving trailer, farm equipment, and farm implement and machinery sales and rental uses shall require DRO approval.

4) WCRA Overlay

Vehicle sales and rental is prohibited in the NR, NRM, and NG sub-areas, as per Table 3.B.15.E-7 – WCRAO Sub-area Use Regulations. [Ord. 2006-004]

d. Temporary Sale

The temporary sale of vehicles shall be allowed as a Special Permit, and subject to the following additional standards.

1) CG, IL, and MUPD Districts

Temporary sale of vehicles shall be permitted.

2) Lot Size

A minimum of ten acres.

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LIFESTYLE COMMERCIAL CENTER  
SUMMARY OF AMENDMENTS

(Updated 06/21/09)

3) **Separation**

A minimum of 50 feet from all buildings.

4) **Duration**

Temporary sales shall be limited to five consecutive calendar days and shall be prohibited during the months of November and December.

5) **Parking**

A maximum of 50 required off-street parking spaces may be utilized. No activities shall extend beyond the permitted area.

6) **Signage**

Signage shall be permitted only in the designated event area.

7) **Hours of Operation**

Hours of operation shall be from 8:00 a.m. to 9:00 p.m.

8) **Location**

There shall be suitable access to the event area, subject to Zoning Division approval.

**e. Neighborhood Vehicle Rental Facility**

A rental facility that is limited to a maximum of six vehicles stored on site.

**1) Development Standards**

**a) Minimum Lot Size**

The lot size shall comply with the minimum required for the applicable zoning district. Legal non-conforming lots of record shall be able to develop a neighborhood vehicle rental facility provided all other minimum site development regulations can be met.

**b) Zoning Districts**

Facilities shall be permitted in the CN, CC, and CG zoning districts; PDDs with a CH or CL FLU designation; and the Neighborhood Center (NC) of a TDD.

**c) LCC District**

Shall not be located on the main street.

**ed) Approval Process**

This use shall be subject to DRO approval.

**ee) Parking**

The rental vehicles shall be parked in specifically designated spaces or located in bull pen storage. Vehicles shall not be parked in required or handicap spaces, driveways, queuing areas, fire lanes, or other vehicular circulation areas.

**ef) Outdoor Activities**

Maintenance, repair, detailing, washing, cleaning or related activities shall not be conducted on site.

**136. Veterinary Clinic**

An establishment engaged in providing medical care, treatment and temporary boarding for animals.

**a. AR and AGR Districts**

Shall be limited to livestock only and located on a minimum of five acres.

**b. CN District**

Shall not have outdoor facilities nor occupy more than 3,000 square feet of GFA.

**c. LCC District**

Shall be limited to an enclosed building with no outdoor runs or boarding facilities and occupy no more than 5,000 square feet GFA.

**ed. Outdoor Runs**

A veterinary clinic with outdoor runs or boarding facilities shall comply with the following standards:

**1) Lot Size**

A minimum of one acre.

**2) Setbacks**

Outdoor runs and boarding facilities shall not be located within 50 feet of any property line adjacent to an existing residential use, district or FLU; or 25 feet from any property line adjacent to a non-residential zoning district, use, or FLU.

**3) WCRAO**

Outdoor runs shall not be located within 25 feet of any property line.

**4) Design Runs**

Outdoor runs shall have a hard surface or grass with drains every ten feet, and shall be connected to an approved sanitary facility. A six foot high fence shall be required around the runs. If the fence is not opaque, a continuous opaque hedge, a minimum of four feet at installation, shall be provided around the run.

**137. Vocational School**

An establishment offering regularly scheduled instruction in technical, commercial, or trade skills such as business, real estate, building and construction trades, electronics, computer programming and technology, automotive or aircraft mechanics and technology, or other type of vocational instruction.

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LIFESTYLE COMMERCIAL CENTER  
SUMMARY OF AMENDMENTS  
(Updated 06/21/09)

1 a. **AGR, CC, ~~and~~ CG, ~~and~~ LCC Districts**  
2 A vocational school shall not involve heavy equipment or machinery, motor vehicle  
3 engines, or aircraft unless approved as a Class A conditional use.

4 b. **AGR-PUD**  
5 A Vocational School is not permitted.  
6

7 **141. Work/Live Space**  
8 A space within a building that is used jointly for residential, commercial and/or industrial  
9 purposes, where the residential space is accessory to the primary use as a place of work.  
10 **[Ord. 2004-040] [Ord. 2006-004] [Ord. 2007-013]**

11 a. **Floor Area**  
12 Shall not exceed 1,000 square feet of living area. **[Ord. 2004-040]**

13 b. **Office Space**  
14 A minimum of ten percent of the living area shall be designated as office space. **[Ord.**  
15 **2004-040]**

16 c. **WCRAO**  
17 Shall be permitted in accordance with Table 3.B.15.E-7 – WCRAO Sub-area Use  
18 Regulations. **[Ord. 2007-013]**

19 **141-1.Live/Work Space**  
20 A space within a building that is utilized for residential and non-residential purposes where  
21 the residential use is the principal use.

22 a. **Floor Area**  
23 The non-residential uses area shall not exceed ten percent of the total GFA of the living  
24 area.

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