AGENDA
Planning & Zoning Board
City Commission Chambers
August 20, 2019 8:30 a.m.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444. Email: Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

PUBLIC HEARING

ITEM 1:  
   a. Conditional use to allow a church, with a cemetery as an accessory use, on approximately 9.1 acres located south of Olive Street, east of Oregon Avenue and west of Beech Avenue (1506 Olive Street). Owner: Paxton Real Properties. Applicant: Thomas Workman. (CUP19-005) (Withdrawn by Applicant)
   b. Consideration of final decision.

ITEM 2:  
   Changes to Article 2 (Use Standards) to revise and consolidate the master use list and permitted uses table, add definitions and locational standards for certain high impact commercial uses, define micro-breweries, micro-winery and micro-distilleries, allow for small scale, craft/artisan manufacturing within commercial zoning districts, office support and accessory retail uses within I-2 zoning districts and the indoor cultivation and production of non-food crops within I-1 and I-2 zoning districts. Applicant: City of Lakeland. (LDC19-001)

ITEM 3:  
   Changes to Article 4 (General Site Development Standards) to adopt parking standards for single-family and two-family residential development. Applicant: City of Lakeland. (LDC19-002)

ITEM 4:  
   Changes to Article 2 (Use Standards) and Article 5 (Standards for Specific Uses) to adopt standards for food trucks and food courts, and alcoholic beverage sales into the Land Development Code. Applicant: City of Lakeland. (LDC19-003)

ITEM 5:  
   Changes to Article 4 (General Site Development Standards) to limit the use of barbed wire, razor wire, and electrical fences in commercial zoning districts. Applicant: City of Lakeland. (LDC19-004)

ITEM 6:  
   Changes to Article 3 (Urban Form Standards) to specify a minimum height of 24 feet for street facing building facades on properties located within the Urban Center (UCT) context sub-district. Applicant: City of Lakeland. (LDC19-005)

ITEM 7:  
   Changes to Article 3 (Urban Form Standards) to provide additional options for compliance with civic open space requirements in areas zoned for dense urban development. Applicant: City of Lakeland. (LDC19-006)

ITEM 8:  
   Changes to Article 3 (Urban Form Standards) to adopt a new definition for frontage buildout, increase the maximum front setback range for principal structures in single-family zoning districts, and allow entrance features to be optional within the Suburban Neighborhood context sub-district. Applicant: City of Lakeland. (LDC19-007)
ITEM 9: Changes to Article 6 (Natural Resource Protection Standards) to allow an administrative variance process for the construction of shoreline stabilization structures, such as seawalls and riprap, and from the 50-foot minimum setback requirement for property located on protected lakeshores when constructing principal or accessory structures. Applicant: City of Lakeland. (LDC19-008)

ITEM 10: Changes to Section 1.6 (Definitions) to revise the definitions for multi-family and two-family dwellings. Applicant: City of Lakeland. (LDC19-009)

ITEM 11: Changes to Article 3 (Urban Form Standards) to redefine how transparency is measured for new development within office, commercial, and light industrial zoning districts, and allow for reduced transparency for development located outside of downtown. Applicant: City of Lakeland. (LDC19-010)

ITEM 12: Changes to Article 9 (Subdivision Standards) to provide clarification regarding the arrangement of lots and lot lines when subdividing property. Applicant: City of Lakeland. (LDC19-011)

ITEM 13: Changes to Article 4 (General Site Development Standards) to adopt buffering and locational standards for aboveground equipment such as backflow preventers, utility meters, and sprinkler monitoring systems. Applicant: City of Lakeland. (LDC19-012)

ITEM 14: Changes to Article 2 (Use Standards) to adopt development standards for single-family residential uses within (LD) Limited Development zoning districts. Applicant: City of Lakeland. (LDC19-013)

ITEM 15: Revisions to the Special Public Interest (SPI) zoning overlay for South Lake Morton – Ordinance 3050, as amended, to revise the maximum living area for detached, secondary, residential structures and garage apartments to align with the standards for Accessory Dwelling Units (ADUs) specified under Section 4.3.2 of the Land Development Code. Applicant: City of Lakeland. (SPI19-001)

ITEM 16: Expansion of the Special Public Interest (SPI) zoning overlay for Florida Southern College – Ordinance 5144, as amended, to allow a new 2-story school building, as part of an expansion of the existing Roberts Academy school, on property located at 1131 Frank Lloyd Wright Way. Owner: Florida Southern College. Applicant: City of Lakeland. (SPI19-002)

GENERAL MEETING

ITEM 17: Review minutes of the July 16, 2019 meeting.

ITEM 18: Major Modification of PUD (Planned Unit Development) zoning to increase the maximum floor area for retail commercial/office uses from 50,000 to 55,000 square feet, allow up to four fast casual restaurants and one quick service (fast food) restaurant with drive-through service, remove existing entitlements for a 150,000 square foot office building, a 130-room hotel, and a convenience store with motor vehicle fuel sales, and adopt a new site development plan on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard. Owner: The Ruthven Group. Applicant: Jennifer Schroyer, Chastain-Skillman. (PUD19-009)  
Note: Applicant requests an additional one month delay.

ITEM 19: Plat approval for Wainwright Subdivision on 12.12 acres located 400 ft. north of the intersection of Kathleen Road and Griffin Road. Owner: The Ruthven Group. Applicant: Jennifer Schroyer, Chastain-Skillman. (SUB18-019)

ITEM 21: Community Planning & Housing Manager's Report.

ITEM 22: Audience.

ITEM 23: Adjourn.
**General Information:**

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**Request:**

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Changes to Article 2 (Use Standards) to revise and consolidate the master use list and permitted uses table, add definitions and locational standards for certain high impact commercial uses, define micro-breweries, micro-wineries and micro-distilleries, allow for small scale, craft/artisan manufacturing within commercial zoning districts, office support and accessory retail uses within I-2 zoning districts and the indoor cultivation and production of non-food crops within I-1 and I-2 zoning districts.
2.6 MASTER USE LIST

2.6.1 INTENT

It is the intent of this article to provide a master list of all uses addressed by this land development code and definitions for the uses that require such definitions. Some uses are further defined in Article 5 (Regulation of Specific Uses) and elsewhere in this code.

2.6.2 SIGNIFICANCE OF STANDARD INDUSTRIAL CLASSIFICATION NUMBERS

Some industrial, warehouse, wholesale and transportation uses in the Master Use List are described or defined by reference to a U.S. Government Standard Industrial Classification (SIC) code number or numbers. (The Standard Industrial Classification system is available on several U.S. Government agency web sites.) When the use is identified by the phrase "as listed in SIC group" followed by a number, the identification has no regulatory significance; it is provided for information only. When the use is identified by the phrase "including all uses listed in SIC group" followed by a number, the identification has regulatory significance; it means the use identified includes all the uses listed in the specified SIC group and that all those uses are permitted wherever the named use is permitted. When the use is identified by the phrase "including the following uses listed in SIC group" followed by a number and a list of uses, the identification has regulatory significance in that the list of uses that follow the SIC group number are included in the previously named use and that all those uses are permitted wherever the named use is permitted. However, no other uses, from the indicated SIC, group are permitted.

2.6.3 PRINCIPAL USES LISTED AND DEFINED

2.6.3.1 Principal Residential Uses

Convents and Monasteries

Dormitories: Including buildings used as group living quarters as an accessory use for a college, university, boarding school, orphanage, or other similar institutional use.

Fraternities and Sororities

Residential, Single-Family Attached: Single-family attached residential uses consist of single-family attached dwellings as defined in Article 2.

Residential, Single-Family Detached: Single-family detached residential uses consist of single-family detached dwellings as defined in Article 2.

Residential, Two-Family: Two-family residential uses consist of two-family dwellings as defined in Article 2.

Residential, Multi-Family: Multi-family residential uses consist of multi-family dwellings as defined in Article 2.
Residential, Multi-Family for the Elderly: Multi-family residential uses which are restricted to occupancy by the elderly. For the purposes of this section, the elderly shall be all persons who are 62 years of age or older plus all persons in a household the head of which is 62 years of age or older plus persons in a household at least half of whose members are 62 years of age or older. Units are considered to be restricted to occupancy by the elderly if they are restricted by any long term, binding public or private covenant. Covenants shall be considered to be long term if they will be in effect for a period of at least 15 years from the date of initial building occupancy. Covenants shall be considered to be binding if they are judged by the City Attorney to incorporate all reasonable and feasible language to render them binding.

Residential, Mobile Home

Residential, One or More Dwelling Units Located Above the First Floor of a Building Which Contains Another Permitted Principal Use on the First Floor

Residential, One or More Dwelling Units Located Above the First Floor of a Building Fronting on a Transit Oriented Corridor and Which Contains Another Permitted Principal Use on the First Floor

Farm Employee Housing: Single or multiple family dwellings or dormitories provided for the exclusive use of farm employees and their families.

Rooming Houses, Hostels and Similar Uses, Level I: Level I rooming houses and similar uses are uses which are: 1) owner-occupied, and 2) occupied by not more than eight guests at any one time, and 3) occupied only by guests whose visits are pre-arranged, and 4) occupied only by guests whose visits are for a period of not less than seven days, and 5) contain kitchen facilities. Rooming houses, hostels and similar uses by definition shall not include rescue missions or any similar use in which meals and/or lodgings are provided to the indigent at no cost or at a subsidized cost.

Rooming Houses, Hostels and Similar Uses, Level II: Level II rooming houses and similar uses are rooming houses and similar uses which are not Level I rooming houses and similar uses.

2.6.3.2 Principal Office Uses

Office Uses, Medical: Establishments primarily engaged in providing healthcare services to individuals. Examples include the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, diagnostic centers, outpatient care facilities, blood/plasma collection facilities, medical day spas and other miscellaneous types of medical services. This general category does not include establishments which offer long-term inpatient care such as hospitals and residential treatment facilities.

Office Uses, Non-Medical: Establishments which primarily focus on activities conducted in an office setting such as administrative offices for businesses and government agencies, professional offices and financial services. Examples include professional services such as lawyers, accountants, architects and engineers, financial businesses such as lenders,
brokerage houses, insurance agencies, real estates agencies and financial planners, data processing and software development, sales offices and call centers, travel agencies, public utility offices, counseling services, personnel services and recording/broadcast studios. This general category does not include building, electrical, plumbing, heating and air-conditioning contractors with shops or storage yards, or commercial testing laboratories where any office uses are incidental to the principal use of the property as an industrial-type service establishment.

**Office-Type Research and Development Facilities:** Research and development activities not involving processes or activities of an industrial nature. Such uses shall include establishments performing research and development on a contract basis as well as facilities of manufacturing or other activities performing proprietary research and development.

2.6.3.3 Principal Commercial Uses

a. Commercial Lodging Uses

**Bed & Breakfasts:** An establishment in a single-family detached dwelling, not a hotel or motel, with five rooms or less which offers short-term lodging accommodations and may offer meals to registered guests as part of the accommodation.

**Hotels:** Establishments containing six or more guest rooms or suites which offer short-term lodging accommodations for the general public intended or designed for temporary occupancy in which all or most rooms are accessed using an interior hallway. Such facilities may include, as an accessory use, uses such as restaurants, bars, meeting rooms, indoor and outdoor recreational facilities, gift shops, barber shops, beauty salons and day spas.

**Motels:** Establishments containing six or more guest rooms or suites which offer short-term lodging accommodations for the general public intended or designed for temporary occupancy in which all or most rooms are accessed directly from the exterior of the building. While those accessory uses commonly associated with hotels are permitted, motels generally offer less services and amenities than full-service hotels.

b. Motor Vehicle Oriented Uses

**Commercial Vehicles, Construction Equipment & Trailers, Sales, Rental & Service:** Businesses specializing in the sales, rental and service of commercial vehicles, construction equipment and trailers as defined in Sub-Section 5.17.2.

**Drive-Through/Drive-In Facilities:** Facilities which allow for the delivery of products or services to customers while they remain in their motor vehicles, as either a principal or accessory use. Examples include drive-through windows for bank tellers and dry cleaners, coffee shops, pharmacies, fast food restaurants and ice cream shops with drive-through facilities.
**Mobile Home, Boat and Recreational Vehicle Sales, Rental & Service:** Businesses specializing in the sales, rental or service of mobile homes, boats, and recreational vehicles. Recreation Vehicles are vehicles designed, intended and used for the purpose of an off-site temporary housing or for recreational activities and traveling. Such vehicles include, but are not limited to, travel trailers, hard-sided truck campers, camping trailers, self-propelled motor homes and bus campers.

**Motor Vehicle Fuel Sales, Minor:** Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have no more than six pumps/twelve fueling positions.

**Motor Vehicle Fuel Sales, Major:** Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have more than six pumps/twelve fueling positions. Where allowed as a conditional use, such uses shall be only located on an arterial street, at an intersection with another arterial or collector street or an interchange with any limited access highway, subject to a minimum separation distance of 300 feet from any residential zoning districts.

**Motor Vehicle Parts & Accessory Stores:** Stores specializing in the retail sales of motor vehicle parts and accessories, typically without dedicated service bays, where any installation of the products sold is incidental to the principal retail use.

**Motor Vehicle Rental:** Rental agencies specializing in the short-term rental of automobiles, light trucks, motorcycles and similar vehicles. Sales of used motor vehicles are prohibited, except when incidental motor vehicle rentals. This category does not include rentals and leasing of heavy trucks, tools or equipment which are classified as an Industrial Type Service Establishment, Level II.

**Motor Vehicle Sales, New:** Businesses specializing in the sales of new automobiles, light trucks, motorcycles and similar vehicles. Sales of used motor vehicles are prohibited except when incidental to new vehicle sales.

**Motor Vehicle Sales, Used:** Businesses specializing in the sales of used or pre-owned automobiles, light trucks, motorcycles and similar vehicles.

**Motor Vehicle Service & Repair, Minor**
- Electric vehicle charging and battery exchange facilities, as a principal use
- Motor vehicle cleaning, polishing and detailing
- Motor vehicle service centers and service stations, including stores specializing in the sales and installation of tires, batteries and other minor parts and accessories.
- Motor vehicle repair, not including body work and paint shops
- Motor vehicle washing facilities, automated or self-service
- Small engine repair

**Motor Vehicle Repair, Major**
- Body Shops & Collision Centers
- Paint Shops
Off-Street Parking, Surface: Surface parking lots, as either a principal or accessory use, intended for the short-term parking of motor vehicles by the general public in support of another adjacent or nearby use in accordance with the development standards specified by Section 5.16. This use does not include lots intended for the temporary storage of impounded or repossessed vehicles and lots intended for the wholesale storage of equipment and vehicles which are classified as either an industrial-type service or wholesale trade and transportation use.

Off-Street Parking, Structured: Parking garages, as either a principal or accessory use, intended for the short-term parking of motor vehicles by the general public in support of another adjacent or nearby use. This use is subject to the same restrictions as surface parking lots.

c. Personal Services Uses

Barber Shops, Hair Salons & Day Spas: Establishments licensed by the State of Florida which provide personal grooming services and/or non-medical therapeutic treatments for the purposes of improving health, beauty and relaxation. Examples include hair cutting and styling, nail, skin, and body treatments, massages, and other similar services.

Banks, Credit Unions and Savings & Loan Associations: Establishments which are chartered by the Federal government or the State of Florida and offer banking services such as deposits and withdrawals, commercial and consumer loans, mortgages, checking and savings accounts, and debit cards.

Exercise, Fitness & Martial Arts Studios: Commercial establishments which provide indoor exercise equipment and recreational facilities and/or regularly scheduled classes in fitness and wellness activities including martial arts training.

Funeral Homes and Crematoriums: Establishments which receive and prepare the bodies of the deceased for final disposition, in accordance with state law and local ordinances, and offer services such as burial or cremation.

Kennels: Establishments which confine or house domesticated animals for the purposes of sale, rental, boarding, breeding or other commercial venture and are subject to the development standards specified by Section 5.7 of the Land Development Code. A kennel shall not include pet shops or animal shelters or animal boarding when offered as an accessory use to another permitted principal use such as a veterinary clinic or animal hospital.

Laundry and Cleaning Establishments, Retail: Establishments which provide service directly to the public and service to the public or through pick up stations located off the premises, but not including industrial facilities that serve primarily institutional customers or facilities that serve other retail laundry and cleaning establishments. This category includes self-service, coin-operated laundry establishments.
Music & Dance Studios: Establishments which offer instruction and practice or rehearsal space for musicians and dancers where all activities occur inside an enclosed building.

Payday Loan, Title Loan & Check Cashing Services: Commercial establishments which, as a principal use, offer consumer financial services such as short term, high interest loans in exchange for a pay stub and post-dated check against future earnings or secured against a title on a motor vehicle, or services in which checks and money orders are cashed for a fee. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another payday loan, title loan & check cashing service use.

Pet Grooming & Pet Day Care: Establishments which offer grooming services for domesticated animals and short-term care, supervision and protection of such animals for a period of less than 16 hours per day, with no provisions for overnight boarding.

Repair-Oriented Services: Commercial establishments oriented towards the general public which offer repair or alteration services for consumer electronics, appliances, tools, jewelry, sports equipment, apparel and other durable consumer goods in which all activities occur inside an enclosed building where the business is located. This category of uses does not include industrial-type services such as plumbing repair, electrical repair, HVAC repair, and other miscellaneous services offered by special trade contractors in which all work is performed off-site.

Tax Preparation Services, Retail: Seasonal tax preparation services marketed and oriented towards the general public in a retail context, where tax returns are not prepared by a certified professional accountant and in which high interest, short-term loans, secured by a taxpayer’s anticipated refund, may be offered.

Tattoo Parlors & Body Art Establishments: Establishments, which through the use of needles or other instruments designed to contact, penetrate or puncture the skin, offer services such as tattooing or body piercing. This use does not include tattooing performed by a licensed medical professional for medical or dental purposes, or the application of permanent cosmetic makeup as an accessory use to another personal services use such as a hair salon or day spa.

Veterinary Clinics and Animal Hospitals: Establishments which offer primarily veterinary services in accordance with the standards specified by Section 5.23. Such establishments may allow overnight boarding of animals as an accessory use.

d. Recreation & Entertainment Uses

Adult (Regulated) Uses: Regulated Use shall mean adult arcade, adult book store, adult dancing establishment, adult entertainment, adult theater or massage establishment. For purposes of this code these terms are further defined in Section 5.3 (Adult (Regulated) Uses).
**Adult Arcade Games:** As defined in Section 5.2

**Bars, Lounges and Related Entertainment Uses**
- Ballrooms
- Banquet halls
- Bars
- Cabarets and cabaret theaters
- Dinner theaters
  Night clubs, including restaurants, dining rooms or other similar establishments where dancing, floor shows or other form of lawful entertainment is provided for guests after eleven o'clock, P.M.

**Commercial Recreation, Indoors**
- Auditoriums and meeting halls
- Billiards, pool halls
- Bowling alleys
- Game arcades
- Gymnasiums
- Skating rinks, indoor
- Swimming pools, indoor
- Tennis, hard ball and racquetball facilities, indoor
- Theaters, indoor

**Commercial Recreation, Outdoors**
- Amphitheaters
- Amusement parks, including outdoor facilities, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.
- Drive-in theaters
- Go-cart and other recreation vehicle tracks
- Golf driving ranges
- Miniature golf establishments
- Sports and recreation camps
- Sports parks including batting cages, trampolines and similar sports facilities
- Stadiums and sports arenas
- Swimming pools, including water-filled enclosures, permanently constructed or portable, have a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.
- Tennis, hand ball and racquet ball courts
- Water slides

**Marine Uses**
- Boat and yacht clubs, membership
- Boat excursions and sightseeing docks
- Marinas including facilities for storing, servicing, fueling, berthing and securing of pleasure boats.
Outdoor Gun Ranges: Outdoor shooting facilities, either public or private, where as specified in Table 2.3-3.

e. Restaurant Uses

**Carry Out/Delivery:** Restaurants, which through the design of physical facilities, service or packaging procedures, specialize in the sales of ready-to-eat, prepared foods primarily intended for off-site consumption. This category includes restaurants with limited traffic such as snack bars and sandwich shops.

**Food Trucks:** A mobile food unit, mobile food vendor or any other food service/vending vehicle or cart that has been inspected and licensed as such by the appropriate state agency.

**Food Truck Courts:** A commercial site intended to host two or more food trucks on a semi-permanent basis as either a principal or accessory use.

**Restaurants, Low Turn-Over:** Eating establishments with low turnover rates usually of at least one hour or longer. Generally high quality, destination restaurants which do not rely on drive-by traffic with the majority of sales occurring during evening dinner hours.

**Restaurants, High Turn-Over:** Eating establishments with high turnover rates generally of less than one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve breakfast, lunch and dinner, and are sometimes open 24 hours per day, with the majority of sales coming from eat-in customers. This category includes “fast casual” type restaurants with or without drive-through facilities.

**Restaurants, Very High Turn-Over:** Fast food “quick service” type eating establishments with or without drive-through facilities. This type of restaurant is characterized by a high volume of drive-through or carry out sales; long hours of service, often 24 hours per day, and very high turnover rates for eat-in customers, generally less than 30 minutes.

f. Retail Sales Uses

**Accessory Retail to a Permitted Principal Use in I-2 Zoning Districts:** Up to 10% of the floor area may be used for retail sales accessory to a permitted principal use within I-2 zoning district. Such sales must be directly related to a manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.

**Antique Shops & Consignment Boutiques:** Retail establishments specializing in the sale of furniture, artwork and decorative objects, generally produced at least 30 years ago or older, and those which sell used items of moderate to high value (typically
clothing, accessories or furniture) on behalf of the original owner who receives a percentage of the sales price. This category does not include thrift or secondhand stores.

**Artisan-Oriented Retail:** Small-scale manufacturing establishments, less than 10,000 sq. ft. in floor area, which primarily produce and offer for retail sale items such as jewelry, furniture, pottery, leathercraft, textiles, painting and sculpture and in which all activities occur indoors within an enclosed building.

**Big Box Retail:** Retail establishments containing 40,000 square feet of gross floor area or greater which offer a broad range of convenience and consumer goods, and fresh, processed or prepared foods, or specialize in a single consumer product category such as office supplies, home furnishings, electronics, appliances, or sporting goods.

**Building Materials Sales, Retail, Level I**
- Awnings
- Cabinets
- Doors
- Electrical supply
- Fencing dealers
- Flooring
- Hot tubs and whirl pools
- Insulation material
- Lumber
- Plumbing supply
- Prefabricated buildings
- Roofing materials, but not hot tar or aggregate
- Swimming pools
- Tile dealers
- Wallboard
- Window and screen

**Building Materials Sales, Retail, Level II**
Building material dealers, including the following uses listed in SIC group 5211:
- Brick dealers, retail
- Cement dealers, retail
- Concrete and cinder block dealers, retail
- Lime and plaster dealers, retail
- Roofing material dealers including hot tar and aggregate dealers
- Sand and gravel dealers, retail
- Structural clay products, retail

**Convenience Store:** A retail store typically 4,000 square feet or less, generally open 24 hours a day or into the late evening, which primarily sells convenience foods and goods such as candy, snacks, drinks, processed and prepared foods, tobacco products and package sales of alcoholic beverages for off-site consumption. The sale of motor
vehicle fuel shall be permitted accessory to a convenience store only where motor vehicle fuel sales uses are permitted by right or as a conditional use.

**Department Stores:** Retail establishments containing 80,000 square feet of gross floor area or greater which carry several lines of merchandise, such as women's ready-to-wear and accessories, men's and boys' clothing, piece goods, small wares, and home furnishings, all of which are organized into separate departments.

**Dollar Stores & Variety Stores:** Retail establishments, usually 12,000 square feet in floor area or less, which maintain regular daytime and early evening store hours and offer for sale a combination of convenience foods and consumer goods for off-site consumption with a majority of items available for sale for ten (10) dollars or less.

**Drug Stores & Pharmacies:** Retail establishments which primarily sell prescription drugs, over the counter medicines and other items intended for health and wellness, but which may also sell small quantities of consumer goods such as convenience foods, personal care products, toys, gifts and sundries.

**Firearms Sales and Indoor Gun Ranges:** Retail stores which primarily sell firearms and accessories and/or offer indoor facilities which involve the use of firearms such as private gun clubs and shooting ranges. This category does not include general retail sales uses such as stores which specialize in sales of sporting goods or outdoor recreation merchandise and in which any sales of firearms are incidental.

**Grocery Stores:** Retail establishments generally containing 20,000 square feet of gross floor area or greater which primarily sell a wide variety of foods such as fresh meats, fish and poultry, fresh fruits and vegetables, dairy products, canned, packaged, frozen and prepared foods, that are intended for preparation or consumption at home or off-site.

**Liquor Stores:** A retail store selling beverages containing more than 14 percent of alcohol by weight for off-premise consumption.

**Micro-Breweries, Micro-Wineries & Micro-Distilleries:** Establishments which produce beer, wine or distilled spirits in relatively small quantities in conjunction with a restaurant, tasting room or retail sales operation. A micro-brewery is defined as an establishment which is duly-licensed to produce beer and/or cider in quantities not to exceed 15,000 barrels per year (465,000 U.S. gallons). A micro-winery is defined as an establishment which is duly-licensed to produce wine and/or mead in quantities not to exceed 100,000 U.S. gallons per years. A micro-distillery is defined as an establishment which is duly-licensed to produce distilled spirits in quantities not to exceed 15,000 U.S. gallons per year. Where permitted only through a conditional use, the maximum production capacity may be further limited to minimize impacts on adjacent uses.

**Medical Marijuana Dispensing Facilities:** As defined in Section 1.6, establishments authorized to sell and dispense medical marijuana and related supplies.
**Neighborhood Convenience Centers:** Small scale, neighborhood oriented commercial uses which may be allowed in certain residential and office zoning districts as a conditional use, as specified by Section 5.13.

**Office Support Retail & Service Uses**
- Barber shops, hair salons and day spas
- Business equipment and computer stores
- Business service centers, including pack and ship stores
- Exercise & martial arts studios
- Laundry, cleaning and related garment service pick-up stations primarily serving the public
- Office furniture and supply stores
- Photocopying, offset printing and similar reproduction services
- Sandwich shops and snack bars

**Outdoor Sales, New and Used, as a Principal Use:** Establishments in which products and merchandise for sale are displayed outdoors and primarily intended for outdoor use. Examples include retail establishments which specialize in the sale of outdoor goods such as outdoor furnishings, monuments and landscaping materials such as mulch or sod. This use does not include equipment rental and leasing services, which are classified as a Level II Industrial-type Service Use, or establishments which primarily sell building materials such as crushed stone, gravel, or sand and are classified as Building Materials Sales, Retail, Level II.

**Pawn Shops:** Establishments which provide short-term loans in exchange for personal goods or other items as collateral and resell those same items as a secondary retail service. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another pawn shop.

**Plant Nurseries & Greenhouses:** Retail establishments specializing in the sale of plants, trees and shrubs in which the majority of inventory sold is grown and cultivated off the premises.

**Rent-To-Own Stores:** Retail establishments which primarily lease consumer goods such as furniture, electronics and appliances where the customer may take ownership after making a specified number of payments. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another rent-to-own-store.

**Shopping Centers, Neighborhood:** A shopping center usually selling goods necessary to meet daily needs, occupying up to 10 acres and having up to 100,000 square feet of gross leasable area. It generally draws its clientele from a radius of approximately a five-minute drive from the center.

**Shopping Centers, Community:** A shopping center usually featuring a junior department store, having approximately 150,000 square feet of gross leasable area, and a site area of 10 to 25 acres. It generally draws its clientele from a radius of approximately a 10-minute drive from the center.
**Shopping Centers, Regional:** A shopping center usually containing a wide range of retail and service establishments, occupying 50 to 100 acres of land, having at least one or more anchor stores, and containing over 400,000 square feet of gross leasable space. It draws its clientele from as much as a 45-minute drive away.

**Thrift & Secondhand Stores:** Retail stores specializing in the sale of secondhand clothes and other household goods that are heavily discounted or donated for resale, typically for the benefit a charitable organization.

**Tobacco & Vape Shops:** Retail establishments specializing in the sale of tobacco, cigars, cigarettes and other derivative tobacco products, smoking and vaping accessories.

### 2.6.3.4 Principal Industrial and Industrial-Service Uses

**Industrial-type Service Establishments, Level I:** Level I industrial-type service establishments are those which generally have a moderate impact on their neighbors. They include the following:

- Armature rewinding, including all uses listed in SIC group 7694.
- Automatic merchandising machine operators and services, including all uses listed in SIC group 5962.
- Automobile towing services as listed in SIC group 7549.
- Carpet and upholstery cleaning, including the following uses listed in SIC group 7217:
  - Carpet cleaning on customers' premises
  - Furniture cleaning on customers' premises
  - Upholstery cleaning on customers' premises
- Catering establishments as listed in SIC group 5812.
- Cleaning and maintenance services, including all uses listed in SIC group 7349.
- Coin operated service machine operators, including scales, shoe shine machines and lockers as listed in SIC group 7299.
- Commercial testing laboratories, including all uses listed in SIC group 8734.
- Decoration services for special events
- Direct selling establishments, including all uses listed in SIC group 5963.
- Distribution of advertising materials, including circulars, coupons, handbills, samples and shopping news publications as listed in SIC group 7319.
- Distribution of telephone and other directories as listed in SIC group 7389.
- Drive away automobile service as listed in SIC group 7389.
- Freezer and locker meat provisioners as listed in SIC group 5421.
- Ice dealers, retail, as listed in SIC group 5999.
- Locker rental, off premises, as listed in SIC group 7299.
- Mail order houses, including all uses listed in SIC group 5961.
- Machine shops

**Miscellaneous advertising services, including the following uses listed in SIC group 7319:**

- Bus card advertising
- Display advertising services, except outdoor
- Poster advertising services
- Transit advertising services
Miscellaneous industrial-type business services for the trade, including the following uses listed in SIC group 7389:
- Apparel pressing services,
- Batik work and other hand painting on textiles
- Cloth cutting, bolting, or winding
- Exhibit construction services
- Float construction and decoration
- Fire extinguishers, service of
- Inspection of commodities
- Laminating photographs
- Liquidators of merchandise, contract
- Outdoor storage facilities for families and small businesses
- Packaging and labeling services
- Parcel packing services, contract
- Produce weighing services
- Rug binding
- Sampling of commodities
- Textile folding and packing services
- Weighing foods and other commodities
- Welcome wagon services

Outdoor advertising services, including all uses listed in SIC group 7312.
Radio and television repair, including all uses listed in SIC group 7622.
Refrigeration and air conditioning service and repair, including all uses listed in SIC group 7623.

Repair shops and related services to the trade, including the following uses listed in SIC groups 7629 and 7699:
- Aircraft flight instrument repair, electrical and other
- Antique repair and restoration, except furniture
- Appliance repair
- Awning repair
- Business machine repair
- Caliper, gauge, and other machinists precision instrument repair
- Coppersmithing repair work (other than construction)
- Electric and electronic equipment repair, including all uses listed in SIC group 762 and 7622
- Furnace cleaning and repair
- Gas appliance repair service
- Instrument repair, mechanical and electrical
- Leather goods repair
- Machinery cleaning
- Mattress renovating and repair shops
- Office equipment repair
- Optical goods repair
- Organ and piano repair and tuning
- Photographic equipment repair
- Reneedling work
- Repair of photographic equipment
- Rug repair shops, not combined with cleaning
Scale repair service
Sharpening and repairing knives, saws, and tools
Stove repair shops
Taxidermists
Telephone repair
Tinsmithing, repair work only; other than construction
Washing machine repair

Shops (but not work or storage yards) for lawn and garden service contractors, including the following uses listed in SIC group 078:
- Garden planting and maintenance contractors
- Lawn care contractors
- Lawn mowing services
- Sprigging service contractors

Shops (but not work or storage yards) of building construction contractors, including all uses listed in SIC major group 15.

Shops (but not work or storage yards) of gas system conversion contractors as listed in SIC group 7399.

Shops (but not work or storage yards) of special trade contractors, including all uses listed in SIC major group 17.

Swimming pool cleaning and maintenance service contractors as listed in SIC group 7399.

Water softener services as listed in SIC group 7399.

Window cleaning services as listed in SIC group 7341.

Window trimming services as listed in SIC group 7399.

**Industrial-type Service Establishments, Level II:** Level II industrial-type service establishments are those which generally have a significant impact on their neighbors. They include the following:

- Engine repair as listed in SIC group 7699.
- Equipment rental and leasing services, including all uses listed in SIC group 7359.
- Farm machinery repair as listed in SIC group 7699.
- Furniture stripping and re-finishing
- Labeling of bottles, cans, and other containers for the trade
- Laundry cleaning and garment services, including the following uses listed in SIC group 721:
  - Carpet and upholstery cleaning and dyeing establishments
  - Cleaning and dyeing plants providing service to the public through pick-up stations located off the premises
  - Cleaning room apparel supply
  - Diaper service
  - Industrial launderers
  - Industrial uniform supply
  - Laundered mat and rug supply
  - Linen supply services serving the public or businesses with deliveries
  - Power laundries providing service to the public through pick-up stations located off the premises
  - Press shops providing service to the public through pick-up stations located off the premises
  - Safety glove supply
Towel supply
Treated mats, rugs, mops, dust tool covers and cloth supply
Work clothing supply

Miscellaneous industrial type business services, including the following uses listed in SIC group 7399:

- Metal slitting and shearing
- Salvaging of damaged merchandise
- Rebabbitting as listed in SIC group 7699
- Service station equipment repair
- Sign painting and lettering shops as listed in SIC group 7399, but not including sign manufacturing as listed in SIC group 3993.
- Shops, and work and storage yards for boiler and tank cleaning and repair contractors, as listed in SIC group 7699.
- Shops, and work and storage yards for building construction contractors, including all uses listed in SIC major group 15.
- Shops, and work and storage yards for construction contractors other than building construction contractors, including all uses listed in SIC major group 16.
- Shops, and work storage yards for gas system conversion contractors, as listed in SIC group 7399.
- Shops, and work and storage yards for lawn and garden service contractors, including the following uses listed in SIC group 0782:
  - Garden planting and maintenance contractors
  - Lawn care contractors
  - Lawn fertilizing services
  - Lawn mowing services
  - Lawn spraying services
  - Sprigging service contractors
- Shops, and work and storage yards for oil and gas producers and contractors serving oil and gas producers, including all uses classified in SIC major group 13.
- Shops, and work and storage yards of special trade contractors, including all uses listed in SIC major group 17.
- Tire retreading and repair shops including all uses listed in SIC group 7534.
- Truck (heavy) and tractor repair as listed in SIC group 7699.
- Welding repair services, including all uses listed in SIC group 7692.

**Industrial-type Service Establishments, Level III:** Level III industrial-type service establishments are those which generally have a very significant impact on their neighbors. They include the following:

- Brick cleaning as listed in SIC group 7699.
- Cesspool cleaning service as listed in SIC group 7699.
- Fuel dealers, including all uses listed in SIC group 598.
- Gas system conversion contractors' shops, work and storage yards as listed in SIC group 7399.
- Refuse system operation, including the following uses listed in SIC group 4953:
  - Acid waste collection and disposal
  - Ash collection and disposal
  - Garbage collection and disposal
  - Hazardous waste material disposal sites
Incineration operations  
Radioactive waste disposal  
Refuse system operation  
Rubbish collection and disposal  
Sanitary landfill operation  
Sludge disposal sites  
Street refuse systems  
Septic tank cleaning service as listed in SIC group 7699.  
Sewer cleaning and rodding as listed in SIC group 7699.  
Solvents recovery service as listed in SIC group 7399.

**Industrial Uses, Level I:** Level I industrial uses are those manufacturing, processing, assembly and related uses which generally have a moderate impact on their neighbors. They include the following:

- Apparel and other finished products manufacturing from fabric and similar material which does not involve dyeing and/or coating with pyroxylin plastic or similar material, including all such uses listed in SIC major group 23.
- Communication equipment manufacturing, including all uses listed in major SIC group 366.
- Computers and related equipment manufacturing, including all uses listed in SIC group 357.
- Costume jewelry, costume novelties, buttons, and miscellaneous notions manufacturing, including all uses listed in major SIC group 396.
- Electric lighting and wiring equipment manufacturing, including all uses listed in SIC group 364.
- Electronic components and accessories manufacturing, including all uses listed in SIC group 367.
- Games, toys, and children vehicle manufacturing, except dolls and bicycles, including all uses listed in SIC group 3944.
- Glass products from purchased glass manufacturing, including all uses listed in SIC group 323.
- Ice manufacturing, but not dry ice manufacturing, including all uses listed in SIC group 2097.
- Jeweler’s findings and materials and lapidary work manufacturing, including all uses listed in SIC group 3915.
- Jewelry and precious metal products manufacturing, including all uses listed in SIC group 3911.
- Leather and related products manufacturing including all uses listed in SIC group 313, 314, 315, 316, 317 and 319.
- Leather luggage and related products manufacturing, including all uses listed in SIC group 316.
- Measuring, analyzing and controlling instrument manufacturing; photographic, medical and optical goods manufacturing; and watch and clock manufacturing, including all uses listed in SIC group 38.
- Miscellaneous manufacturing, including all uses listed in SIC group 3999, except dressing of furs.
- Motion picture and television filming studios, including all uses listed in SIC groups 7813 and 7814.
Music instruments manufacturing, including all uses listed in SIC group 3931.
Paper bag and related manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2673 and 2674.
Paper envelope, stationery, tablets and related products manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2677 and 2678.
Paper sanitary and related products manufacturing, including all uses listed in SIC group 2676.
Paperboard container and box manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC group 265.
Paints and allied products manufacturing, including all uses listed in SIC group 285, provided all are water-base.
Printing and related manufacturing, including bookbinding, typesetting, platemaking and related uses as listed in SIC group 27.
Radio and television receiving equipment manufacturing, including all uses listed in SIC group 365.
Signs and advertising displays manufacturing, including all uses listed in SIC group 3993.

Industrial Uses, Level II: Level II industrial uses are those manufacturing, processing, assembly and related uses which generally have a significant impact on their neighbors. They include the following:

- Aircraft and aircraft parts manufacturing, including all uses listed in SIC group 372.
- Apparel and other fabric and similar-material finished products manufacturing, including dyeing, finishing and coating of textile products
- Bakery products manufacturing, including all uses listed in SIC group 205.
- Beverage manufacturing, including all uses listed in SIC group 208.
- Boat building and repairing, including all uses listed in SIC group 373.
- Burial casket manufacturing, including all uses listed in SIC group 3995.
- Canned, frozen, preserved and prepared food specialties manufacturing, including all uses listed in SIC groups 203, 2091, 2092, 2095, 2096, 2098 and 2099.
- Confectionery and sugar products manufacturing, including uses listed in SIC groups 2061, 2062, 2063, 2064, 2066, 2067 and 2068.
- Construction, mining and materials handling machinery and equipment manufacturing, including all uses listed in SIC group 353.
- Cutlery, hand tools, and general hardware manufacturing, including all uses listed in SIC group 342.
- Dairy product manufacturing, including all uses listed in SIC group 202.
- Electrical industrial apparatus manufacturing, including all uses listed in SIC group 362.
- Electrical transmission and distribution equipment manufacturing, including all uses listed in SIC group 361.
- Engine and turbine manufacturing, including all uses listed in SIC group 351.
- Fabricated structural metal products manufacturing, including all uses listed in SIC group 344.
- Farm and garden machinery and equipment manufacturing, including all uses listed in SIC group 352.
- Furniture and fixture manufacturing, including all uses listed in SIC major group 25.
General industrial machinery and equipment manufacturing, including all uses listed in SIC group 356.
Grain mill products manufacturing, including all uses listed in SIC group 204, but not including the slaughtering of animals for animal food as listed in SIC group 2048.
Heating equipment, except electric and warm air, and metal plumbing fixtures manufacturing, including all uses listed in SIC group 343.
Household appliance manufacturing, including all uses listed in SIC group 363.
Metal cans and shipping containers manufacturing, including all uses listed in SIC group 341.
Metalworking machinery and equipment manufacturing, including all uses listed in SIC group 354.
Miscellaneous electrical machinery, equipment and supplies manufacturing, including all uses listed in SIC group 369.
Miscellaneous fabricated metal products manufacturing, including all uses listed in SIC group 349.
Miscellaneous machinery, except electrical, manufacturing, including all uses listed in SIC group 359.
Miscellaneous transportation equipment manufacturing, including all uses listed in SIC group 3799.
Motor vehicle parts and accessory manufacturing, including all uses listed in SIC group 3714.
Motorcycle, bicycle and parts manufacturing, including all uses listed in SIC group 375.
   Ordnance and accessories manufacturing, including small arms and all uses listed in SIC group 348, but excluding all ammunition manufacturing and all such uses listed in SIC groups 3482 and 3483.
Paper coating and laminating and related products manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2671 and 2672.
Paper die-cutting and related products manufacturing, including all uses listed in SIC group 2675.
Pottery, vitreous earth, porcelain and related products manufacturing, including all uses listed in SIC group 326.
Refrigeration and service industry machinery manufacturing, including all uses listed in SIC group 358.
Sausages and other prepared meat products manufacturing, including all uses listed in SIC group 2013.
Screw machine products; and bolt, nut, screw, rivet and washer manufacturing, including all uses listed in SIC group 345.
Silverware, plated ware, and stainless steel ware manufacturing, including all uses listed in SIC group 3914.
Special industry machinery and equipment, except metal working machinery and equipment, manufacturing, including all uses listed in SIC group 355.
Sporting and athletic miscellaneous goods manufacturing, including all uses listed in SIC group 3949.
Textile mill products manufacturing which does not involve dyeing and which does not involve coating with pyroxylin plastic or similar material, including all uses listed in SIC major group 22.
Travel trailer and camper manufacturing, including all uses listed in SIC group 3792.
Vegetable fat and oil mills, including all uses listed in SIC groups 2074, 2075, 2076 and 2099, except not including any animal and marine fat and oil manufacturing.
Wood buildings and mobile homes manufacturing, including all uses listed in SIC group 245.
Wood containers manufacturing, including all uses listed in SIC group 244.
Wood kitchen cabinets manufacturing, including all uses listed in SIC group 2434.
Wood milling, including all uses listed in SIC group 2431, but not uses listed in 242.
Wood products miscellaneous manufacturing, including all uses listed in SIC group 2499.
Wood structural members manufacturing, including all uses listed in SIC group 2439.
Wood veneer and plywood manufacturing, including all uses listed in SIC groups 2435 and 2436.

**Industrial Uses, Level III:** Level III industrial uses are those manufacturing, processing, assembly and related uses which generally have a very significant impact on their neighbors. They include the following:
Ammunition manufacturing, including all such uses listed in SIC groups 3482 and 3483.
Animal rendering for fats and oil, including all uses listed in SIC group 2077.
Animal slaughtering, meat packing and meat processing, including all uses listed in SIC groups 2011, 2013 and 2015.
Animal slaughtering for animal food manufacturing as listed in SIC group 2048.
Apparel and other finished products manufacturing from fabric and similar material which involves dyeing and/or coating with pyroxylin or similar material, including all such uses listed in SIC group 23.
Brick, structural clay tile and other structural clay products manufacturing, including all uses listed in SIC groups 3251 and 3259.
Cement, hydraulic, manufacturing, including all uses listed in SIC group 324.
Ceramic wall and floor tile manufacturing, including all uses listed in SIC group 3253.
Chemical and allied products manufacturing, including all uses listed in SIC group 28.
Clay refractories, including all uses listed in SIC group 3255.
Concrete, gypsum and plaster products manufacturing, including all uses listed in SIC group 327.
Glass and glass products manufacturing, including all uses listed in SIC groups 321 and 322.
Leather tanning and finishing, including all such uses listed in SIC group 311.
Metal coating, engraving and allied services, including all uses listed in SIC group 347.
Nonmetallic mineral and earth grinding and treating, including all such uses listed in SIC groups 3295 and 3297.
Nonmetallic mineral products manufacturing, including all uses listed in SIC groups 3296 and 3299.
Paper and other pulp mills, including all such uses listed in SIC groups 261, 262 and 263.
Petroleum-based asphalt felt and coating manufacturing, including all uses listed in SIC group 2952.
Petroleum-based asphalt paving mixture and brick manufacturing, including all uses listed in SIC group 2951.
Petroleum-based linoleum, and other hard surface floor coverings manufacturing, as listed in SIC group 3996.
Petroleum-based lubricating oil and grease blending, compounding, re-refining and related manufacturing, including all uses listed in SIC group 2992.
Petroleum refining and other petroleum related manufacturing, including all uses listed in SIC groups 2911 and 2999.
Primary metal industries such as blast furnaces; iron foundries; steel foundries; steel works; primary and secondary smelting and refining of nonferrous metals; and rolling, drawing, extruding and finishing mills, including all uses listed in SIC groups 331, 332, 333, 334, 335, 336 and 339.
Railroad equipment manufacturing, including all uses listed in SIC group 374.
Rubber and miscellaneous plastic products manufacturing, including all uses listed in SIC group 30.
Stone cutting and related stone products manufacturing, including all uses listed in SIC group 328.
Textile mill products manufacturing which involves dyeing and/or coating with pyroxylin plastic or similar material, including all such uses listed in SIC group 22.
Wood preserving, including all uses listed in SIC group 2491.
Wood reconstituted products manufacturing, including all uses listed in SIC group 2493.
Wood sawmilling and planing, including all uses listed in SIC group 242.

Outdoor Storage of Boats, Motors & Trailers, Retail Service

Pest Control Services and Exterminators

Research and Development Facilities of an Industrial Nature: Research and development activities involving processes or activities of an industrial nature. Such uses shall include establishments performing research and development on a contract basis as listed in SIC group 7391 as well as facilities of manufacturing or other activities performing proprietary research and development.

Recycling Collection Centers: A retail business used solely for the purpose of collecting and temporarily storing recyclable materials having no objectionable odors, dust, or visibility from off the site.

Scrap, Waste and Reclaimed Materials Trade, Level I
Limited to the following uses and provided that the handling or processing of such materials occurs within an enclosed building:

Building materials, second hand, retail, as listed in SIC group 5931.
Motor vehicle parts, used, as listed in SIC group 5015. This group includes establishments primarily engaged in dismantling motor vehicles for the purpose of selling parts at retail.
Scrap and waste material wholesale trade, including the following uses listed in SIC group 5093:

- Iron and steel scrap, wholesale
- Metal waste and scrap, wholesale
- Nonferrous metal scrap, wholesale
- Plastic scrap, wholesale
- Rubber scrap, wholesale
Scrap, Waste and Reclaimed Materials Trade, Level II
Building materials, second hand, retail, as listed in SIC group 5931.
Junk yard including any area of land, and structures thereon, that is used or designed to be used for the buying and selling at retail and/or wholesale and storage, reconditioning of old, used or secondhand materials, or items of any kind, which among others include cloth, rubber, paper, rubbish, bottles, iron, brass, copper, steel and other metals, furniture and used inoperable motor vehicles or parts thereof, or other articles exclusive of or in conjunction with any other use.
Motor vehicle parts, used, as listed in SIC group 5015. This group includes establishments primarily engaged in dismantling motor vehicles for the purpose of selling parts at retail.
Scrap and waste material wholesale trade, including the following uses listed in SIC group 5093:
  Automobile and other motor vehicle wrecking for scrap, wholesale
  Iron and steel scrap, wholesale
  Junk and scrap, general line, wholesale
  Metal waste and scrap, wholesale
  Nonferrous metal scrap, wholesale
  Oil waste, wholesale
  Plastic scrap, wholesale
  Rubber scrap, wholesale
  Scavengering, wholesale
  Scrap and waste material, wholesale

2.6.3.5 Principal Warehouse, Wholesale Trade and Transportation Uses

Airports, Landing Fields and Heliports, Public and Private: Including All Uses Listed in SIC Group 45.

Railroad Marshaling Yards: Railroad marshaling yards for establishments listed in SIC group 40.

Transit Storage and Maintenance Facilities for Passenger Transportation Operations
Storage and maintenance facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:
  Airport transportation services  Limousine rental, with drivers
  Ambulance service  Passenger railroads
  Automobile rental, with drivers  School buses
  Bus charter services  Sightseeing buses
  Bus lines  Taxicab companies

Transit Terminal Facilities for Passenger Transportation Operations: Terminal facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:
  Airport transportation services  Limousine rental, with drivers
  Ambulance service  Passenger railroads
  Automobile rental, with drivers  School buses
Bus charter services       Sightseeing buses
Bus lines                 Taxicab companies

**Warehousing and Motor Freight Transportation Uses, Level I:** Level I warehouse and motor freight transportation uses are those which generally have a moderate impact on their neighbors. They include the following:
- General warehousing and storage as listed in SIC group 4225.
- Mini warehousing and storage as listed in SIC group 4225.
- Outdoor storage of boats, motor homes, trailers and other equipment as a principal use
- Self-storage warehousing as listed in SIC group 4225.

**Warehousing and Motor Freight Transportation Uses, Level II:** Level II warehouse and motor freight transportation uses are those which generally have a significant impact on their neighbors. They include the following:
- Farm product warehousing and storage, including all uses listed in SIC group 4221.
- Motor freight transportation local and long distances, including all uses listed in SIC group 421.
- Refrigerated warehousing, including all uses listed in SIC group 4222.

**Warehousing and Motor Freight Transportation Uses, Level III:** Level III warehouse and motor freight transportation uses are those which generally have a very significant impact on their neighbors. They include the following:
- Warehousing, including the following uses listed in SIC group 4226:
  - Chemical bulk stations and terminals
  - Petroleum bulk stations and terminals

**Wholesale Trade Uses, Level I:** Level I wholesale trade-type establishments are those which generally have a moderate impact on their neighbors. They include the following:
- Apparel, piece goods and notions wholesale trade, including all uses listed in SIC group 513.
- Drugs, drug proprietary and druggists' sundries wholesale trade, including all uses listed in SIC group 512.
- Durable goods not elsewhere classified wholesale trade, including all uses listed in SIC group 5099.
- Electrical goods wholesale trade, including all uses listed in SIC group 506.
- Farm-product raw materials not elsewhere classified wholesale trade, including the following uses listed in SIC group 5159:
  - Animal hair
  - Fibers, vegetable
  - Bristles
  - Furs, raw
  - Broom corns
  - Hides
  - Feathers
  - Mohair
  - Moss
  - Skins, raw
  - Pelts
  - Wool, raw
  - Silk, raw
  - Wool tops and knolls
- Furniture and home furnishings wholesale trade, including all uses listed in SIC group 502.
Hardware, and plumbing and heating equipment and supplies wholesale trade, including all uses listed in SIC group 507.

Jewelry, watches, diamonds and other precious stones wholesale trade, including all uses listed in SIC group 5094.

Nondurable goods, miscellaneous, wholesale trade, including all uses listed in SIC group 5199 except the following:
- Rubber, crude
- Sawdust

Paint related supplies wholesale trade, including the following uses listed in SIC group 5198:
- Paint brushes
- Sprayers
- Rollers
- Wallpaper

Paper and paper products wholesale trade, including all uses listed in SIC group 511.

Plastic materials, other than resins, in basic forms and shapes, including all such uses listed in SIC group 5162.

Professional and commercial equipment and supplies wholesale trade, including all uses listed in SIC group 504.

Service establishment equipment and supplies wholesale trade, including all uses listed in SIC group 5087.

Sporting, recreational, toy and hobby goods wholesale trade, including all uses listed in SIC group 509.

Tobacco and tobacco products wholesale trade, including all uses listed in SIC group 5194.

**Wholesale Trade Uses, Level II:** Level II wholesale trade-type establishments are those which generally have a significant impact on their neighbors. They include the following:

Beer, wine and distilled alcoholic beverages wholesale trade, including all uses listed in SIC group 518.

Brick, stone and other non-wood construction materials wholesale trade, including the following uses listed in SIC groups 5032, 5033 and 5039:
- Architectural metalwork, wholesale
- Awnings, wholesale
- Blocks, building, wholesale
- Brick, wholesale
- Building stone, wholesale
- Ceramic construction materials, wholesale
- Clay construction materials, wholesale
- Concrete building products, wholesale
- Felts, tarred, wholesale
- Fence and accessories, wire, wholesale
- Fiberglass building materials, wholesale
- Flue linings, wholesale
- Glass, flat, wholesale
- Grain storage bins, wholesale
- Granite building stone, wholesale
- Insulation, mineral wool and thermal, wholesale
- Limestone, wholesale
- Marble building stone, wholesale
Metal buildings, wholesale
Mobile homes, wholesale
Plaster, wholesale
Plate glass, wholesale
Prefabricated buildings, wholesale
Roofing, asphalt and sheet metal, wholesale
Septic tanks, wholesale
Sewer pipe, clay, wholesale
Shingles, asbestos cement or asphalt, wholesale
Siding, sheet metal, wholesale
Stone, building, wholesale
Structural assemblies, prefabricated, wholesale
Tile, clay and other ceramics, wholesale
Window glass, wholesale

Construction and mining machinery and equipment wholesale, including all uses listed in SIC group 5082.
Farm and garden machinery and equipment wholesale trade, including all uses listed in SIC group 5083.

Farm-product raw materials not elsewhere classified wholesale trade, including the following uses classified in SIC group 5159:

- Cotton
- Peanuts
- Hops
- Pecan
- Oil kernels
- Sugar, raw
- Oil nuts
- Tobacco
- Oil seeds

Grain wholesale trade, including all uses listed in SIC group 5153.
Groceries and related products wholesale trade, including all uses listed in SIC group 514.
Industrial machinery and equipment wholesale trade, including all uses listed in SIC group 5084.
Industrial supplies wholesale trade, including all uses listed in SIC group 5085.
Lumber, plywood and millwork wholesale trade, including all uses listed in SIC group 5031.
Metals wholesale service centers, including warehouse facilities for all uses listed in SIC group 5051.
Motor vehicles and automotive parts and supplies wholesale trade, including all uses listed in SIC group 501.

Paints, varnishes and supplies wholesale trade, including the following uses listed in SIC group 5198:

- Calcimines
- Paints
- Colors and pigments
- Shellac
- Enamels
- Varnishes
- Lacquers

Scrap and waste materials wholesale trade, including only the following uses listed in SIC group 5093:

- Bag reclaiming, wholesale
- Bottle, waste, wholesale
- Boxes, waste, wholesale
Fur cutting and scraps, wholesale
Rags, wholesale
Textile waste, wholesale
Waste paper, wholesale
Wiping rags, including washing and reconditioning, wholesale
Transportation equipment and supplies wholesale trade, including all uses listed in SIC group 5088.

**Wholesale Trade Uses, Level III:** Level III wholesale trade-type establishments are those which generally have a very significant impact on their neighbors. They include the following:

- Brick, stone and related construction materials wholesale trade, including the following uses listed in SIC group 5032:
  - Aggregate, wholesale
  - Asphalt mixtures, wholesale
  - Mason's materials, wholesale
  - Paving mixtures, wholesale
  - Cement, wholesale
  - Plaster, wholesale
  - Cinders, wholesale
  - Sand, wholesale
  - Construction mixtures, wholesale
  - Stone, crushed or broken, wholesale
  - Gravel, wholesale
  - Stucco, wholesale
  - Lime, wholesale
  - Terra-cotta, wholesale

- Chemicals and allied products wholesale trade, including all uses listed in SIC group 5169.
- Coal and other minerals and ore wholesale trade, including all uses listed in SIC group 5052.
- Petroleum and petroleum products wholesalers other than bulk stations, including all uses listed in SIC group 5172.
- Petroleum bulk stations and terminals, wholesale trade, including all uses listed in SIC group 5171.
- Plastic and synthetic resins, wholesale trade, as listed in SIC group 5162.
- Rubber, crude, as listed in SIC group 5199.
- Sawdust, wholesale, as listed in SIC group 5199.

**2.6.3.6 Community Facilities Uses**

**Churches, Synagogues and Other Houses of Worship**

**Colleges, Junior Colleges, Universities and Seminaries**

**Day Care Center Accessory to a House of Worship**

**Day Care Center/Adult:** Any building or premises used for the care, protection and supervision of more than five adults, 18 years of age or older, for a period of less than 18 hours per day. Such care shall not include the provision of overnight sleeping accommodations.

**Day Care Center/Child:** Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and
whether or not operated for profit. The following are not included:

A. Public schools and nonpublic schools and their integral programs, except as provided in Florida Statute 402.3025;
B. Summer camps having children in full-time residence;
C. Summer day camps; and
D. Bible schools normally conducted during vacation periods

Enclosed Storage for Use by Residents

Family Day Care Home: An occupied residence in which child care is regularly provided for children and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. A family day care home shall be allowed to provide care for any one of the groups of children defined in Florida Statutes Chapter 402.302 (5).

Public and Quasi-Public Non-Commercial Principal Uses, Level I
Uses having low impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Botanical gardens
- Cemeteries
- Nature Preserves
- Parks
- Wildlife Refuges

Public and Quasi-Public Non-Commercial Principal Uses, Level II
Uses having moderate impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Animal shelters
- Aquariums
- Aviaries
- Clinics
- Community buildings
- Entertainment and assembly facilities, indoor, including theaters, auditoriums and meeting halls
- Entertainment and assembly facilities, outdoor, including amphitheaters
- Golf courses and executive golf courses
- Libraries
- Museums
- Recreation facilities, indoor, such as gymnasiums, swimming pools, racquet-ball courts and tennis courts
- Recreation facilities, outdoor, such as swimming pools and tennis courts
- Schools, including elementary, intermediate and secondary schools offering courses in general education and vocational training for activities permitted in these districts.
- Stadiums and sports arenas, indoor or outdoor
- Zoos
Public and Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown District, Level I

Uses having low impact operated by government agencies or by private concerns for the general public or for specific clients. They include the following:

- Botanical gardens
- Parks

Public and Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown Districts, Level II

Uses having moderate impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Aquariums
- Aviaries
- Clinics
- Community buildings
- Entertainment and assembly facilities, indoor, including theaters, auditoriums and meeting halls
- Entertainment and assembly facilities, outdoor, including amphitheaters
- Libraries
- Museums
- Recreation facilities, indoor, such as gymnasiums, swimming pools, racquet-ball courts and tennis courts
- Recreation facilities, outdoor, such as swimming pools and tennis courts
- Schools, including elementary, intermediate and secondary schools offering courses in general education and vocational training for activities permitted in these districts.
- Stadiums and sports arenas, indoor or outdoor

Vocational Training for Activities Permitted the District Where Located

2.6.3.7 Healthcare & Social Services Uses

Blood Banks & Plasma Collection Facilities

Group Homes, Level I: Level I Group Homes are group homes which do not house more than eight clients at any one time. A group home is a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities, assisted living facilities, foster care facilities, community residential homes are included in this definition. The following residential social service facilities are NOT group homes pursuant to this definition: halfway houses, delinquent detention centers; residential rehabilitation intermediate care facilities for the mentally retarded and residential treatment facilities. Also excluded from this definition of group homes are rooming houses, hostels and similar
uses; residential clubs; fraternities and sororities; monasteries and convents; hotels; nursing homes and emergency shelters.

**Group Homes, Level II:** Level II Group Homes are group homes which house between eight and 20 clients at any one time.

**Group Homes, Level III:** Level III Group Homes are group homes which house more than 20 clients at any one time.

**Hospitals & Emergency Rooms:** Hospitals and emergency rooms, including institutions providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

**Institutional Residential, Level I:** Level I institutional residential facilities do not house more than eight clients at any one time. Institutional residential facilities include the following state-licensed facilities:
- Delinquent detention centers
- Emergency shelters
- Halfway houses
- Intermediate care facilities and
- Residential rehabilitation facilities for the mentally retarded
- Residential treatment facilities

**Institutional Residential, Level II:** Level II institutional residential facilities house between eight and 20 clients at any one time and include all Level I institutional residential facilities.

**Institutional Residential, Level III:** Level III institutional residential facilities house more than 20 clients at any one time and include all Level I and II institutional residential facilities.

**Nursing Homes:** Including extended or intermediate care facilities licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, except persons suffering from mental ailments and persons so ill as to require regular hospitalization.

**Transient Lodging or Social Services Facility:** A facility owned and operated by a private organization or by a public agency which offers counseling services or meals or temporary shelter to primarily transient or indigent persons. Such facilities may also provide counseling and temporary custodial care to nonviolent prerelease inmates from federal or state correctional institutions and may provide supervision for persons convicted of misdemeanors in local courts. Such facilities are not designed to provide medical or psychiatric care and treatment.

2.6.3.8 Infrastructure & Transportations Uses
Airports, Landing Fields & Heliports

Broadcast and Transmission Towers: Radio transmission and reception structures, television transmission and reception structures and microwave transmission and reception structures which are not Personal Wireless Service Facilities.

Broadcast and Transmission Towers atop Buildings atop Buildings Greater than 50 ft. in Height

Communication Studios: Radio, television and microwave broadcasting studios.

Ground-Mounted Personal Wireless Service Facilities

Railroad Marshalling Yards

Solar Power Generation Facilities

Transit Storage & Maintenance Facilities

Transit Terminals

Utility and Essential Service Facilities, Level I

Electrical substations
Cable television and wireless cable television headend and transmission facility
Gas regulator stations
Major transmission lines
Telephone exchange and transmission equipment buildings
Water pumping stations
Wastewater pumping station

Utility and Essential Service Facilities, Level II: On-site “package” sewage treatment plants as part of a mobile home park or other residential complex.

Processing of water for domestic, commercial and industrial use as listed in SIC group 494.

Utility and Essential Service Facilities, Level III: Facilities for the collection and disposal of refuse, including the following uses listed in SIC group 4953:

Acid waste collection and disposal, operated by public agencies
Ash collection and disposal, operated by public agencies
Dumps, operated by public agencies
Garbage collection, destroying and processing, operated by public agencies
Hazardous waste material disposal sites, operated by public agencies
Incinerators, operated by public agencies
Radioactive waste disposal, operated by public agencies
Refuse systems, operated by public agencies
Sanitary landfills, operated by public agencies
Sludge disposal, operated by public agencies
Street refuse systems, operated by public agencies
Processing of wastes collected through a sewage system as listed in SIC group 4952.
Production facilities for electrical service, including all uses listed in SIC groups 491 and 493.

Production facilities for natural and liquefied petroleum gas, including all uses listed in SIC groups 492 and 493.

2.6.3.9 Agricultural, Forestry and Mining Uses

**Agricultural Production, Crops, Level I**: Limited to the following uses and provided that the cultivation, harvesting and packaging of such crops occurs within an enclosed building:

- Production of ornamental plants, flowers and food crops under cover as listed in SIC group 018, and fibrous plants used for manufacturing and pharmaceutical purposes, excluding those cultivated in greenhouses.

**Agricultural Production, Crops, Level II**: General farming operations as listed in SIC group 019.

- Growing of cash grains including wheat, rice, corn, soybeans and others as listed in SIC group 0111.
- Growing of fruits and tree nuts, including berry crops, grapes, tree nuts, citrus fruits, deciduous tree fruits and other fruit and tree nuts as listed in SIC group 017.
- Growing of horticultural specialties, including ornamental floriculture and nursery products, food crops grown under cover, and other horticultural specialties as listed in SIC group 018.
- Growing of other field crops including cotton, tobacco, sugar, potatoes and others as listed in SIC group 0131.
- Growing of vegetables and melons as listed in SIC group 016.

**Agricultural Production, Livestock, Level I**: Animal specialty farms, large animals, including the following uses listed in SIC group 0279:
- Alligator farms
- Dog farms
- Kennels, breeding and raising own stock

Animal specialty farms, small animals, including the following uses listed in SIC group 0279:
- Apiaries
- Goldfish farms
- Aviaries
- Honey production
- Bee farms
- Laboratory animal
- Cat farms
- Minnow farms
- Catfish farms
- Silkworm farms
- Earth worm hatcheries
- Trout farms
- Fish farms
- Worm farms
- Frog farms

Fish hatcheries as listed in SIC group 092.
Fur-bearing animal and rabbit farms as listed in SIC group 0271.
Horse and other equine farms as listed in SIC group 0272.
Poultry and egg farms as listed in SIC group 025.
**Agricultural Production, Livestock, Level II**
- Beef cattle feedlots as listed in SIC group 2011.
- Beef cattle raising as listed in SIC group 0212.
- Dairy farms as listed in SIC group 024.
- Sheep and goat farms and feedlots as listed in SIC group 0214.

**Agricultural Services**
- Animal services, except veterinary services, as listed in SIC group 075.
- Crop harvesting services as listed in SIC group 0722.
- Crop planting, cultivating and protection services as listed in SIC group 0721.
- Crop preparation services as listed in SIC groups 0723 and 0724.
- Farm labor contractor and crew services as listed in SIC group 0761.
- Farm management services as listed in SIC group 0762.
- Hunting and trapping, and game propagation as listed in SIC group 097.
- Landscape and horticultural services as listed in SIC group 078.
- Soil preparation services as listed in SIC group 071.

**Mining:** Including the extraction of minerals; quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity.
- Anthracite mining, including uses listed in SIC major group 11.
- Bituminous coal and lignite mining, including all uses listed in SIC major group 12.
- Metal mining, including uses listed in SIC major group 10.
- Nonmetallic minerals mining, except fuels, including uses listed in SIC major group 14.

### 2.6.4 ACCESSORY USES LISTED AND DEFINED

**Accessory Dwelling Unit in accordance with Section 4.3 (Accessory Dwelling Units)**

**Any Use Typically Incidental to a Principal Use Permitted by Right When Conducted as an Accessory to Such Principal Use**

**Any Use Typically Incidental to a Principal Use Permitted as a Conditional Use When Conducted as an Accessory to Such a Principal Use**
- Utility Pole-Mounted Personal Wireless Service Facilities in accordance with Section 5.18 (Personal Wireless Service Facilities)
  *(Ord. No. 5455, 07-21-14)*

**Day Care Center Accessory to Churches, Synagogues and Other Houses of Worship**

**Dwelling Unit Wholly Within a Principal Building for Watchman/Caretaker in Warehouse or Industrial Facility**

**Electric Vehicle Charging Facilities in accordance with Section 5.9 (Electric Vehicle Charging Facilities)**
**Foster Care Services Accessory to Single-Family Dwelling Units:** Foster care facilities are private single-family detached homes at which foster care services are rendered as an accessory to the principal single-family residential use of the home. Foster care services are services pertaining to the provision of a family living environment for either children or adult foster residents. Services may include such supervision and care as may be necessary to meet the physical, emotional and social needs of foster residents. However, foster care services do not include the provision of treatment or any other service not included in the services provided in Level I group homes. Foster care services are typically provided on an intermittent or temporary basis. In contrast, the services provided at group home facilities are provided at a home for a period of time, then they may cease to be provided, then they may be provided again for a period of time. Foster care services are provided in homes which are owned or rented by an individual or family for which the provision of the foster care services may be the main source of income or may be a supplement to other income, but which exist independently of the provision of foster care services.

**Golf Courses and other recreational facilities**

**Home Businesses Accessory Single-Family Detached Dwelling Units in accordance with Section 5.10 (Home Occupations)**

**Home Offices Accessory Dwelling Units in accordance with Section 5.10 (Home Occupations)**

**Newsstands Primarily for the Convenience of the Occupants of the Building, When Located Wholly Within Such Building and With Exterior Signs or Displays**

**Private Concession Uses Operated on Land Owned by the City of Lakeland in Furtherance of Public Policy With the Contractual Approval of the City Commission**

**Structure-Mounted Personal Wireless Service Facilities in accordance with Section 5.18 (Personal Wireless Service Facilities)**

*(Ord. No. 5455, 07-21-14)*

**2.6.5 TEMPORARY USES LISTED AND DEFINED**

**Borrow Pits, Borrow Piles and Similar Excavations**

**Construction Offices, Storage Buildings, Trailers, Watchman's Quarters and Security Fences.** Construction or storage trailers when located in residential front yards for more than 72 hours.

**Mobile Homes, Recreation Vehicles:** When used as temporary housing for victims of hurricanes or other natural disasters until damaged dwellings are repaired or other permanent housing is obtained.
Outdoor Storage of Materials and Equipment: Pursuant to construction of structures for which a permit has been issued, provided such storage is on the lot where the permitted structure is to be located.

Temporary Amusement Park, Carnival or Circus, subject to the specific standards of approval set forth in Section 5.5.

Temporary Real Estate Sales Offices: For uses permitted in the district where the temporary sales office is located.

Temporary Use of Non-Residential Structures for Emergency Housing: Temporary use of non-residential structures such as churches, schools, civic centers and assembly halls to house evacuees or disaster recovery crews in the aftermath of a hurricane or other natural disaster.
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1. By right: single-family detached residential buildings on lots which were platted and of public record on or before March 1, 1993, in accordance with single-family district development regulations. By conditional use: subdivisions for single-family detached residential, platted and placed on public record after March 1, 1993, designed for development in accordance with single-family district development standards.
2. In accordance with RA-3/RA-4 standards for applicable context sub-district.
3. In accordance with MF-22 standards for applicable context sub-district.
4. For all properties zoned C-7 on Kentucky and Tennessee Avenues and those segments of Lemon, Main and Pine Streets between Florida Avenue and Massachusetts Avenue, the retail and/or service uses shall occupy at least 60 percent of the building street frontage at the street level.
5. Denotes uses which qualify as retail or service for purposes of complying with core ground floor use requirements specified in footnote no. 4.
6. All facilities in completely enclosed buildings.
7. Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.
8. In accordance with the development standards specified by Section 5.8.
9. Shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning & Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety and the general welfare of the community.
10. Up to 10% of the floor area may be used for retail sales accessory to the principal use. Such sales must be directly related to a manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.
11. Minimum separation of distance of 1/4 mile (1,320 ft.) from another such use.
12. Subject to specific locational standards and a minimum setback of 300 feet from any residential zoning districts.
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### Request:

| Application Type: | LDC TEXT AMENDMENT |

Changes to Article 4 (General Site Development Standards) to adopt parking standards for single-family and two-family residential development.
4.11.4.6 Vehicle Use Area Design & Construction Standards for Single-Family and Two-Family Residential Uses

It is the intent of this section to adopt standards for the design and construction of off-street parking for single-family and two-family residential uses to minimize impacts on building frontages and streetscapes in residential areas. The standards set forth in this section shall apply to any property zoned or developed for either single-family or two-family residential dwellings.

a. In accordance with Table 4.11-1, parking shall be provided at the ratio of two spaces/dwelling unit. All required parking shall be located on the same lot or parcel as the residential use and within either the actual driveway itself, an enclosed garage or under a carport. If located in a front or street side yard, driveways may only terminate along the side of the principal structure, in front of a garage or within a carport.

b. Driveway Dimensions: The minimum and maximum dimensions shall be as specified below.

1. Standard Driveways: For properties located within a designated historic district, the minimum width for standard driveways shall be eight (8) feet and the maximum width ten (10) feet. For all other areas, the minimum driveway width shall be ten (10) feet and the maximum width twenty-four (24) feet.
2. Ribbon Driveways: Minimum width seven (7) feet, from outer edge to outer edge, and a maximum width of 10 (feet). Minimum width for vehicle tire tracks: two (2) feet.
3. Circular Driveways: Minimum width ten (10) feet and a maximum width of fourteen (14) feet. Minimum lot frontage of seventy-five (75) feet.
4. To accommodate vehicle turning movements into and from a property, driveway aprons may exceed the maximum driveway widths specified above, up to a maximum of three (3) feet on either side of the driveway.
5. Minimum Driveway Length and Setbacks: All driveway and/or parking pads shall extend for a minimum distance of 20 feet on the property, not including any portion of the driveway located within the right-of-way which serves as a connection to an adjacent street or alley. To account for the driveway apron flare, the portion of the driveway located within any right-of-way shall be setback a minimum distance of three (3) feet from any side lot line.
6. If the minimum amount of parking required will be accommodated through tandem parking in a single-car driveway, the driveway shall extend for a minimum distance of forty (40) feet.

c. Surface Materials: Residential driveways and parking areas shall be constructed of asphalt, concrete, brick or ornamental pavers, crushed stone, rock, gravel or other durable materials. The use of crushed shell and floatable materials such as wood chips, mulch or shredded rubber shall be prohibited.
d. **Curb Cuts:** There shall be no more than one (1) driveway apron/curb cut, per lot or parcel, with the exception of circular driveways, two-family dwellings constructed in a side-by-side configuration, and properties with access to an improved alley.

e. **Accessory Parking Pads:** Within front and street side yards, a parking pad up to ten (10) feet in width may be constructed accessory to a legal, conforming driveway provided that the pad is located entirely within the property boundaries.

f. **Side Loaded Garages:** Driveways serving side loaded garages shall provide a minimum of twenty-four feet (24) feet of maneuvering space for vehicle turning movements.

g. **Garage Conversions:** Conversion of existing garages to other uses shall not be permitted if such a conversion reduces the amount of off-street parking available below the minimum amount required for all uses on the property.

h. **Non-Conformities:** Non-conforming driveways and off-street parking areas constructed prior to the effective date of these standards shall be deemed legal, non-conforming structures and may be maintained and repaired provided that the extent or size of the nonconformity is not increased or intensified. Upon construction of a new home, such driveways and parking areas shall be brought into conformance.
(A) Standard Driveway Width: 10' Min./20' Max.*
(B) Circular Driveway Width: 10' Min./14' Max.
(C) Accessory Parking Pad: Max. Width 10'
(D) Side-Loaded Garage: Min. 24' Maneuvering Space
(E) Minimum Lot Frontage for Circular Driveways: 75 feet
(F) Minimum Side Yard Setback Within Right-of-Way: 3 feet
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Changes to Article 2 (Use Standards) to adopt standards for food trucks and food courts, and alcoholic beverage sales into the Land Development Code.
1.6 DEFINITIONS

...  

1.6.2 DEFINITIONS

Unless the context clearly indicates a different meaning, for the purposes of this Code, the following words and terms shall be defined as follows:

...

Floor Area Ratio: The gross floor area of all buildings on a lot divided by the gross land area.

Food Truck: A mobile food unit, mobile food vendor or any other food service/vending vehicle or cart that has been inspected and licensed as such by the appropriate state agency.

Food Truck Court: A commercial site intended to host two or more food trucks as either a principal or accessory use.
5.4 Alcoholic Beverage Establishments

5.4.5 STANDARDS FOR AREAS ZONED C-6 AND C-7

c. Hours of Operation

Except as otherwise specifically restricted by the City Commission, operating hours for alcoholic beverage establishments allowing on-premise and off-premise consumption shall be controlled by Chapter 6 of the City of Lakeland Code. No alcoholic beverages, as defined by the laws of the state, may be sold, consumed or served, or permitted to be sold, consumed or served, in any place within the city, holding a license for such sale under the laws of the state, the provisions of this chapter, and the ordinances of the city, between the following hours: 2:00 a.m. through 7:00 a.m. on all days of the week.

5.10 Food Trucks

5.10.1 Development Standards

a. Where allowed in Table 2.3-1, no more than one (1) food truck shall be in operation on a given property as an accessory use to another permitted principal commercial use. Two or more food trucks may only be considered through a conditional use for a food truck court.

b. Food trucks shall operate no more than 120 days at the same geographic location within a 12-month time period.

c. Food trucks shall only be located on private property. With the exception of special events, such as food truck rallies which are approved through a special event permit, food trucks shall not be located within any public or private right-of-way. Food trucks shall not be permitted in any principal structure setbacks.

d. Food trucks, and any accessory outdoor tables or seating, shall be setback a minimum of ten (10) feet from any sidewalks, driveways and above ground utilities, fifteen (15) feet from any fire hydrants, and fifty (50) feet from any residentially-zoned property.

e. Food trucks, and any accessory outdoor tables or seating, shall not block or otherwise impede access to any sidewalks, driveways, ADA accessible parking or fire lanes.

f. Food trucks shall only be located on an improved, stabilized surface such as concrete, gravel, asphalt or other similar material. If located within an off-street parking area, any parking spaces used will count against the minimum parking ratio required to support the principal use of the property. If the amount of parking used would reduce the available off-street parking below the minimum
amount required to support the principal use, as specified by Table 4.11-1, a food truck permit shall not be issued.

g. Solid waste collection bins shall be provided for use by food truck customers. All waste, including liquid waste, grease or used cooking oil, shall be properly disposed of off-site. A Disposal Documentation Log shall be kept in the food truck. The disposal log shall include date, time, address location, and the amount of liquid waste, grease or used cooking oil disposed. Food Truck permittee and/or operator shall provide copies of the disposal log when requested by the Water Utilities Department.

h. Any signage used (graphics, branding, menu board, etc.) shall be limited to that mounted on the food truck vehicle; the use of A-frame/sandwich board signs, sidewalk graphics, snipe signs, banners, flags and any other signage separate from the vehicle shall be prohibited.

i. Electrical service may be provided by either an on-board generator or through a temporary electric connection, subject to compliance with all codes and any permitting requirements. Permanent connections for electrical service shall be prohibited.

j. Permanent connections to water or sanitary sewer shall be prohibited. Both water shall be provided by, and liquid waste shall be disposed of, through a contracted Commissary approved by the Water Utilities Department or at an approved designated disposal site. The disposal site must be approved by the Water Utilities Department prior to permitting. There shall be no discharge of liquid waste or grease trap waste into any storm or sanitary sewer system. All commissaries and disposal sites must have approved backflow prevention devices, grease traps, and monitoring manholes per City of Lakeland standards and specifications.

k. If a food truck is located on a property that has a grease trap and monitoring manhole approved by the Water Utilities Department, connection to the sanitary sewer may occur if connection is made in accordance with all water utility requirements, and the grease trap is sized such that it can handle the additional waste generated by the food truck. If at any time the Water Utilities Department has concerns with the connection, or if non-food generated grease from the food truck is disposed into the grease trap, immediate disconnection shall occur.

l. If a food truck is located on a property that has a City installed domestic water meter and backflow prevention device approved by the Water Utilities Department, connection to the water service line, downstream of the backflow prevention device, may occur if connection is made in accordance with all water utility requirements. If at any time the Water Utilities Department has concerns with the connection, or the backflow prevention device is bypassed, immediate disconnection shall occur.
5.10.2 Required Documentation

a. Prior to the issuance of a business tax receipt, the food truck proprietor shall submit a site plan which shows the food truck location relative to existing parking, driveways, other site improvements and all applicable setbacks.

b. The applicant shall also submit written consent from the property owner which authorizes the food truck use and guarantees access to permanent bathroom facilities on the site.

c. The food truck proprietor shall maintain a Disposal Documentation Log. The disposal log shall be kept in the food truck and shall include date, time, address location, and the amount of liquid waste, grease or used cooking oil disposed. Food Truck permittee and/or operator shall provide copies of the disposal log when requested by the Water Utilities Department and/or upon inspection.
Table 2.3-1: Permitted Principal Uses

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<th>USES</th>
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Changes to Article 4 (General Site Development Standards) to limit the use of barbed wire, razor wire, and electrical fences in commercial zoning districts.
4.4 FENCES AND WALLS

4.4.1 GENERAL

a. For purposes of this section, fences and walls shall mean free-standing fences and walls that are not structural elements of a building.

b. Fences and walls, whether required or optional, shall be constructed of the following types of materials.

1. Chain link or ornamental wire manufactured for fences with uniformly spaced metal or wood posts; or
2. Ornamental wrought iron, aluminum, or plastics manufactured for fences; or
3. Treated or finished wood or wood units of uniform size; or
4. Brick, stone, split block, stucco on concrete block or other finished precast masonry units of uniform size; or
5. Finished poured concrete.

c. The Director of Community Development may approve other fence or wall materials on a particular site if he finds that the proposed materials would provide equal or greater protection, would result in equivalent impacts on the general appearance of near or adjacent property, and do not violate the intent of the code.

d. **Barbed Wire, Razor Wire, and Electric Fencing** No barbed wire, razor wire or electrified fence shall be allowed in any residential district.

   1. Residential: The use of barbed wire, razor wire or electrified fencing shall be prohibited in all residential zoning districts or the portion of any PUDs zoned for residential uses.

   2. Office and Commercial: Electrified fencing may be used for security purposes within all office and commercial zoning districts or the portion of any PUDs zoned for office and commercial uses. Use of such fencing shall be limited to the interior side and rear yard areas. The use of barbed wire fencing in such zoning districts may be considered through the variance process, subject to the same locational standards as electrified fencing, when the applicant can demonstrate a significant security need such that denial of use of the fencing material would result in an unnecessary hardship. In applying the variance criteria, the Zoning Board of Adjustment and Appeals shall consider the visual impact of such fencing when viewed from any adjacent streets or rights of way and may require landscaping or other mitigation measures as conditions of approval. The use of razor wire fencing in all office and commercial zoning districts, or the portion of any PUDs zoned for office and commercial uses, shall be prohibited.
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Changes to Article 3 (Urban Form Standards) to specify a minimum height of 24 feet for street facing building facades on properties location within the Urban Center (UCT) context sub-district.
Table 3.4-3 Urban Center Standards

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</table>

¹Subject to applicable Floor Area Ratio limits. See Table 1.4-2.

²Outside of the Parking Exempt Area, the required frontage buildout may be reduced only as required to accommodate access to a rear parking area for which no other access is available. In which case, access shall be limited to a single 20’ wide drive.

³Minimum height of 24’ for street facing building facades adjacent to sidewalks.

(Ord. No. 5455, 07-21-14; Ord. No. 5725, 07-02-18)
## General Information:

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Changes to Article 3 (Urban Form Standards) to provide additional options for compliance with civic open space requirements in areas zoned for dense urban development.
3.4.6 CIVIC OPEN SPACE REQUIREMENTS

3.4.6.1 General

Civic Open Space Requirements describe minimum standards for the creation of civic open space. It is the intent of the Civic Open Space Requirements to provide opportunities for civic activity and recreation, spatially define the urban form, provide aesthetic relief, provide wildlife habitat, reduce stormwater runoff and add value to development.

a. Civic open space shall be privately maintained unless dedicated to and accepted by the city as a public park or recreation facility, in which case it may be eligible for impact fee credits in accordance with city impact fee ordinances. Required civic open space in public housing developments shall be maintained by the public housing authority.

b. Civic open space shall be indicated on the site plan or plat as applicable.

c. Each area of land designated as civic open space shall meet the minimum criteria for a civic open space type in accordance with Sub-Section 3.4.6.2. Such land areas may also be incorporated into larger parks or recreation facilities in accordance with minimum criteria contained in the City of Lakeland Parks, Recreation and Trails Master Plan. More than one type may be provided. (Ord. No. 5455, 07-21-14)

d. Civic open space that is not dedicated to and accepted by the city for maintenance may be made available to the general public or restricted by covenant to residents of the development or subdivision.

e. Civic open space shall not include rights-of-way, except where the right-of-way incorporates a multi-use path system meeting the minimum standards for Urban Trails outlined in the City of Lakeland Parks, Recreation and Trails Master Plan.

f. Civic open space shall not include stormwater management areas unless such areas have been specifically designed and made available for public use.

g. In calculating the required amount of civic open space for any residential subdivision or multi-family development, credit shall be given on an acre-for-acre basis for existing publicly-maintained parks or recreation facilities located within a quarter mile (1,320 feet) of the development. The quarter mile distance shall be measured by the shortest route of pedestrian travel from any pedestrian access to the subdivision or multi-family development to the nearest pedestrian access to the public park or recreation facility.

h. For dense commercial, mixed use and multi-family development projects located within an urban context sub-districts, amenities such as courtyards and roof top terraces may be considered as an alternative to the Civic Open Space Types specified under Sub-Section 3.4.6.3 when ample land is not available.
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Changes to Article 3 (Urban Form Standards) to adopt a new definition for frontage buildout, increase the maximum front setback range for principal structures in single-family zoning districts, and allow entrance features to be optional within the Suburban Neighborhood context sub-district.
c. **Rear Setback**: Describes minimum and maximum principal building setbacks in feet from the rear lot line.

d. **Frontage Buildout**: Describes the minimum and maximum percentage of total building width that must fall at or within the minimum and maximum front setbacks.

d. **Frontage Buildout**: The minimum and maximum width for the front elevation of a principal structure, as a percentage of the width of a lot or parcel, that must be located within the front setback range established for a given zoning district.

e. **Building Height**: Describes the minimum and maximum building height in feet measured as the vertical distance from finished grade to the highest finished roof surface in the case of flat or mansard roofs, or to the mean height between eaves and ridge in the case of gable, hip or gambrel roofs.
<table>
<thead>
<tr>
<th>Urban Neighborhood UNH¹</th>
<th>Context sub-district: RA-1, RA-2</th>
<th>Context sub-district: RA-3, RA-4, RB</th>
<th>Context sub-district: MF-12, MF-16, MF-22</th>
<th>Context sub-district: O-1, C-1</th>
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<tr>
<td>Block Requirements</td>
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<td>Maximum</td>
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<tr>
<td>Block Face</td>
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<td>650'</td>
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<tr>
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<td>1,900’</td>
<td>1,900’</td>
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<td>Building Types</td>
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<tr>
<td>Street Setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Arterial</td>
<td>20’</td>
<td>50’</td>
<td>15’</td>
<td>40’</td>
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<tr>
<td>Collector</td>
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<td>50’</td>
<td>25’</td>
<td>35’</td>
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<td>Main Street</td>
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<td>Local Street</td>
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<td>10’ Detached</td>
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<td>Rear Setback</td>
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<tr>
<td>Frontage Buildout</td>
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<td>60%³</td>
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<td>Porch, Stoop</td>
<td>Porch, Stoop, Forecourt</td>
<td>Commercial</td>
</tr>
<tr>
<td>Other</td>
<td>Civic Open Space Requirements in accordance with Sub-Section 3.4.6; Design Standards for Principal Buildings in accordance with Sub-Section 3.4.7; Other Standards in accordance with Sub-Section 3.4.8</td>
<td></td>
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</tbody>
</table>

¹ For sub-district MH, the maximum block face shall be 650’ and the maximum block perimeter shall be 1,900’. Urban form standards shall be as set forth in Section 5.11.
² Subject to applicable Floor Area Ratio limits. See Table 1.4-2. Maximum lot coverage may be higher where single-family attached uses are permitted by right or as a conditional use.
³ The required frontage buildout may be reduced only as required to accommodate access to a rear parking area for which no other access is available. In which case access shall be limited to a single 20’ wide drive.
⁴ Parking permitted in Zone 1 only if parking in other zones is not feasible due to physical site constraints or where necessary to maintain pre-existing cross-access connections.
⁵ The ZLL and CT special building types are subject to establishment procedures for single-family sub-districts in accordance with Sub-Section 3.4.3.2.
⁶ For properties located outside of designated historic districts, maximum height of 55’ if the principal use is multi-family residential or residential located above a 1st floor non-residential use where permitted in accordance with Table 2.3-1.

(Ord. No. 5455, 07-21-14; Ord. No. 5522, 07-20-15; Ord. No. 5582, 05-16-16; Ord. No. 5734, 07-16-18)
Table 3.4-5  Suburban Neighborhood Standards

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<th>Suburban Neighborhood SNH:</th>
<th>Context sub-district: RA-1, RA-2</th>
<th>Context sub-district: RA-3, RA-4, RB</th>
<th>Context sub-district: MF-12, MF-16, MF-22</th>
<th>Context sub-district: O-1, C-1</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Maximum</td>
<td>Minimum</td>
<td>Maximum</td>
</tr>
<tr>
<td>Block Requirements</td>
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<td>Block Face</td>
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<td></td>
<td>700'</td>
</tr>
<tr>
<td>Block Perimeter</td>
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<td></td>
<td>2,000'</td>
</tr>
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<td>Allowable Building Types</td>
<td>Detached</td>
<td>Detached, Attached by Conditional Use within RA-3 and RA-4 (Special: SFA)</td>
<td>Detached, Attached (Special: SFA)</td>
<td>Detached</td>
</tr>
<tr>
<td>Lot Requirements</td>
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</tr>
<tr>
<td>Lot Width</td>
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<td>60'</td>
<td>200'</td>
<td>60'</td>
</tr>
<tr>
<td>Lot Area</td>
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<td>Lot Coverage(^1)</td>
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<td>Principal Building Requirements</td>
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<tr>
<td>Street Setback</td>
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<td></td>
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<tr>
<td>Arterial</td>
<td>25'</td>
<td>55'</td>
<td>20'</td>
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<tr>
<td>Collector</td>
<td>20'</td>
<td>50'</td>
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<td>45'</td>
</tr>
<tr>
<td>Main Street</td>
<td>0’</td>
<td>25’</td>
<td>0’</td>
<td>25’</td>
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<tr>
<td>Local Street</td>
<td>15’</td>
<td>50’</td>
<td>15’</td>
<td>40’</td>
</tr>
<tr>
<td>Interior Side Setback</td>
<td>9’</td>
<td>7’</td>
<td>7’ 1 story</td>
<td>9’ 2+ stories</td>
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<td>Rear Setback</td>
<td>25’</td>
<td>20’</td>
<td>30’</td>
<td>20’</td>
</tr>
<tr>
<td>Frontage Buildout</td>
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<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>Building Height</td>
<td></td>
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<td>35’</td>
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<tr>
<td>Parking Location</td>
<td>Zone 1, 2, 3, 4</td>
<td>Zone 1, 2, 3, 4</td>
<td>Zone 1, 2, 3, 4</td>
<td>Zone 1, 2, 3, 4</td>
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<td>Entrance Feature</td>
<td>Porch, Stoop Optional</td>
<td>Porch, Stoop Optional</td>
<td>Porch, Stoop, Forecourt</td>
<td>Commercial</td>
</tr>
<tr>
<td>Other</td>
<td>Civic Open Space Requirements in accordance with Sub-Section 3.4.6; Design Standards for Principal Buildings in accordance with Sub-Section 3.4.7; Other Standards in accordance with Sub-Section 3.4.8</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^1\)For Context sub-district MH, the maximum block face shall be 700’ and the maximum block perimeter shall be 2,000’. Development standards shall be as set forth in Section 5.11.

\(^2\)Subject to applicable Floor Area Ratio limits. See Table 1.4-2. Maximum lot coverage may be higher where single-family attached uses are permitted by right or as a conditional use.

\(^3\)The required frontage buildout may be reduced only as required to accommodate access to a rear parking area for which no other access is available. In which case access shall be limited to a single 20’ wide drive.

(Ord. No. 5455, 07-21-14; Ord. No. 5582, 05-16-16)
**General Information:**

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<tr>
<td>Applicant Name:</td>
<td>CITY OF LAKELAND</td>
<td></td>
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<tr>
<td>Applicant Address:</td>
<td>228 S MASSACHUSETTS AVE</td>
<td>LAKELAND</td>
<td>FL</td>
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</tbody>
</table>

**Request:**

<table>
<thead>
<tr>
<th>Application Type:</th>
<th>LDC TEXT AMENDMENT</th>
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Changes to Article 6 (Natural Resource Protection Standards) to allow an administrative variance process for the construction of shoreline stabilization structures, such as seawalls and riprap, and from the 50-foot minimum setback requirement for property located on protected lakeshores when constructing principal or accessory structures.
3. Pesticides, excluding appropriate herbicides, shall not be used within the setback distance due to their potential to harm the aquatic ecosystem. All required state or federal permits shall be obtained prior to the control or management of any wetland or aquatic plants. Fertilizer products may be applied to this setback area, in amounts prescribed by label, no more than once a year.

4. Where determined by the Manager of Lakes and Stormwater that proposed structures will not have an adverse impact to adjacent water body and nearby properties, an administrative variance to the 50-foot lakeshore setback may be considered. Such variances may be granted for shoreline stabilization structures (e.g. seawall and riprap) and for principal and accessory structures including, but not limited to, swimming pools and screened pool enclosures. Administrative variance requests shall be submitted in writing with the associated building or site plan permit. Consideration for such variances shall be based on the relative impacts to the water body and the setbacks of existing structures and improvements on adjacent and nearby properties. Variances to the 50-foot lakeshore setback shall be considered based on the relative impact to the water body, existing setbacks on adjacent and nearby properties and in accordance with the process utilized for other variances to zoning setbacks by the Zoning Board of Adjustment and Appeals. Provided, application to the Zoning Board of Adjustment and Appeals shall not be required when application to the City Commission is otherwise required pursuant to Sub-Section 6.4.3.4.e and City Commission approval is secured.

(Ord. No. 5455, 07-21-14; Ord. No. 5579, 05-16-16)
### General Information:

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<td>SECTION 1.6_DEFINITIONS OF DWELLINGS</td>
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<tr>
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### Request:

| Application Type:    | LDC TEXT AMENDMENT |

Changes to Section 1.6 (Definitions) to revise the definitions for multi-family and two-family dwellings.
1.6 DEFINITIONS

1.6.2 DEFINITIONS

**Dwelling, Multiple-Family:** A building containing three or more dwelling units.

**Dwelling, Multi-Family:** A building or parcel of land containing three or more dwelling units in which each unit is directly accessed from the outside or from a common, interior hallway.

**Dwelling, Two-Family:** A building containing two dwelling units on the same lot or parcel, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

**Dwelling, Two-Family:** A building on a single lot or parcel of land containing two dwelling units, in which each unit has frontage on the primary street adjacent to the lot or parcel and is totally separated from the other by either an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both units.
## General Information:

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<td>CITY OF LAKELAND</td>
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## Request:

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Changes to Article 3 (Urban Form Standards) to redefine how transparency is measured for new development within office, commercial, and light industrial zoning districts, and allow for reduced transparency for development located outside of downtown.
3.4.7.4 Ground Floor Building Transparency of Buildings in Commercial, Office and I-1 Industrial Zoning Districts

The first fifteen feet of building height of ground floor (first story) building façades facing the primary street shall contain between 40 and 70 percent openings (glass windows, transoms and doors). Ground floor (first story) building facades facing the secondary street shall have between 25 and 50 percent openings. All glass shall have a visible transmittance rating of no less than 10 percent.

a. Ground Floor Transparency for Buildings on Properties located within C-1, C-6, and C-7 zoning districts and the Dixieland SPI Commercial Corridor Overlay

For street facing building facades, a minimum of fifty percent (50%) of the ground floor façade, when measured between two feet above grade and ten feet above grade at the pedestrian/sidewalk level, shall consist of clear glass windows and doors with a visible transmittance rating of no less than seventy percent (70%).

b. Ground Floor Transparency for Buildings on Properties located within O-1, O-2, O-3, C-2, C-3, C-4, C-5, and I-1 zoning districts

For street facing building facades, a minimum of forty percent (40%) of the ground floor façade, when measured between two feet above grade and ten feet above grade at the pedestrian/sidewalk level, shall consist of glass windows and doors with a visible transmittance rating of no less than fifty percent (50%).
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<td>CITY OF LAKELAND</td>
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<tr>
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### Request:

<table>
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<tr>
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Changes to Article 9 (Subdivision Standards) to provide clarification regarding the arrangement of lots and lot lines when subdividing property.
1.6.2 DEFINITIONS

Unless the context clearly indicates a different meaning, for the purposes of this Code, the following words and terms shall be defined as follows:

... 

**Lot Depth:** The average distance, measured from the front lot line to the rear lot line, measured in the general direction of the side lot lines.

**Lot, Flag:** A lot not meeting minimum lot frontage requirements so shaped and designed that the main building site area is set back from the street on which it fronts and includes a narrow access strip connecting the main building site with the public or private frontage street.

**Lot Frontage:** The length of the front lot line measured at the street right-of-way line.

9.8.4 LOTS

9.8.4.1 Arrangement

Insofar as practical, side lot lines shall be unbroken and at right angles to straight street lines, and radial to curved street lines. The creation of new flag lots, whether through the subdivision process or as a simple parcel split, shall be prohibited. New through lots may only be created as part of the platting of a new subdivision, or as part of a replat of an existing subdivision, in which all lots within a given block are through lots of uniform dimensions.
## General Information:

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<th>6/1/2019</th>
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<tr>
<td>Applicant Address:</td>
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## Request:

<table>
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Changes to Article 4 (General Site Development Standards) to adopt buffering and locational standards for aboveground equipment such as backflow preventers, utility meters, and sprinkler monitoring systems.
4.5.8 LANDSCAPING OF OTHER ON-SITE FACILITIES

4.5.8.1 Backflow Prevention Assemblies, Utility Meters and Fire Sprinkler Monitoring Systems

Backflow prevention assemblies shall be screened from view by a Type A hedge on three sides, leaving the service side open for maintenance and repair accessibility as illustrated in Figure 4.5-7 (Landscaping of Backflow Prevention Assemblies). Unless deemed impractical at the time of site plan review, backflow prevention assemblies, utility meters and fire sprinkler monitoring systems shall be located away from building entrances and pedestrian facilities, such that visual impacts are minimized when viewed from adjacent sidewalks and streets. Outside of downtown, when located adjacent to a street or sidewalk, backflow preventers shall be screened from view through the use of a Type A hedge on three sides, leaving the service side open for maintenance and repair accessibility as illustrated in Figure 4.5-7 (Landscaping of Backflow Prevention Assemblies). Such landscaping, along with the proposed location of the backflow preventer, shall be shown on the landscaping plan at the time of site plan submittal. In downtown, within the Urban Center (UCT) context sub-district, backflow preventers, utility meters and fire sprinkler monitoring systems shall be located on either an alley or the service side of a building, or entirely hidden from view to pedestrian and vehicular traffic through the use of landscape planters, street furniture or other decorative concealment measures.

Figure 4.5-7 Landscaping of Backflow Prevention Assemblies

4.5.8.2 Transformer and Switchgear Boxes

Trees and shrubs planted around pad-mounted transformer and switchgear boxes shall maintain minimum planting clearances as illustrated in Figure 4.5-8 (Landscaping of Transformer and Switchgear Boxes).
## General Information:

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<td>6/1/2019</td>
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<tr>
<td>Applicant Name:</td>
<td>CITY OF LAKELAND</td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>228 S MASSACHUSETTS AVE LAKELAND FL 33811</td>
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## Request:

| Application Type:     | LDC TEXT AMENDMENT                                                      |

Changes to Article 2 (Use Standards) to adopt development standards for single-family residential uses within Limited Development (LD) zoning districts.
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<th>Future Land Use District: Conservation</th>
<th>Green Swamp Area of Critical State Concern</th>
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<tbody>
<tr>
<td>Minimum</td>
<td>Maximum</td>
<td>Minimum</td>
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<tr>
<td>Lot Width</td>
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<td>200’</td>
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<td>Lot Depth</td>
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<td>300’</td>
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<td>Principal Building Requirements</td>
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</tr>
<tr>
<td>Street Setback</td>
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</tr>
<tr>
<td>Arterial</td>
<td>65’</td>
<td>65’</td>
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<tr>
<td>Collector</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Local Street</td>
<td>30’</td>
<td>30’</td>
</tr>
<tr>
<td>Interior Side Setback (Minimum)</td>
<td>15’ Detached</td>
<td>15’ Detached</td>
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<tr>
<td>Rear Setback</td>
<td>40’</td>
<td>40’</td>
</tr>
<tr>
<td>Frontage Buildout</td>
<td>N/A</td>
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<tr>
<td>Building Height</td>
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<tr>
<td>Parking Location</td>
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<td><strong>General Information:</strong></td>
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<tr>
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<td>SPI19-001</td>
<td><strong>Application Date:</strong></td>
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<tr>
<td><strong>Project Name:</strong></td>
<td>ORD. 3050_LIVING AREA FOR ADUs</td>
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<tr>
<td><strong>Applicant Name:</strong></td>
<td>CITY OF LAKELAND</td>
<td></td>
</tr>
<tr>
<td><strong>Applicant Address:</strong></td>
<td>228 S MASSACHUSETTS AVE</td>
<td>LAKELAND</td>
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<tr>
<td><strong>Application Type:</strong></td>
<td>SPI AMENDMENT</td>
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Revisions to Special Public Interest (SPI) Overlay – Ordinance 3050. The proposed changes revise the maximum living area for secondary residential structures or garage apartments to align with the standards for Accessory Dwelling Units (ADUs) specified under Section 4.3.2 of the Land Development Code.
F.2.6. Development Standards for the Construction of Detached, Secondary, Residential Structures and Garage Apartments Permitted After the Effective Date of this Ordinance:

a. Building Bulk Regulations

(5) Maximum floor area per unit: Five hundred thirty (530) square feet. Eight hundred (800) square feet or 40% of the living area of the principal dwelling, whichever is less.
Planning & Zoning Board General Application  
City Initiated

**General Information:**

<table>
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<tr>
<th>Project No:</th>
<th>SPI19-002</th>
<th>Application Date:</th>
<th>7/2/2019</th>
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<tr>
<td>Project Name:</td>
<td>ROBERTS ACADEMY</td>
<td></td>
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<td>Subject Property Address:</td>
<td>1131 FRANK LLOYD WRIGHT WAY</td>
<td></td>
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<td>Parcel ID:</td>
<td>242819219500000070</td>
<td>Total Acreage:</td>
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<td>Applicant Address:</td>
<td>228 S MASSACHUSETTS AVE LAKELAND FL 33801</td>
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<tr>
<td>Owner Name:</td>
<td>FLORIDA SOUTHERN COLLEGE</td>
<td></td>
<td></td>
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<tr>
<td>Owner Address:</td>
<td>111 LK HOLLINGSWORTH DR LAKELAND FL 33801</td>
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**Request:**

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<th>Application Type:</th>
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<td>Proposed Zoning:</td>
<td>SPECIAL PUBLIC INTEREST (SPI)</td>
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<td>Current Zoning:</td>
<td>RA-3 (Single-Family)</td>
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<td>Proposed Land Use:</td>
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<td>Current Land Use:</td>
<td>Residential Medium (RM)</td>
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<td>Proposed Context:</td>
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<td>Current Context:</td>
<td>Urban Neighborhood (UNH)</td>
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**Explanation of Request:**
Florida Southern College requests approval to allow a new 2-story school building for expansion of the existing Roberts Academy School.

**Justification:**
The proposed new school building would be located directly south of the existing Roberts Academy Building and is on the east border of the college’s current campus border. The subject property contains an existing house that was moved from another location on campus to this property within the last several years.

**Concurrency:**

<table>
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<tr>
<th>Proposed Dwelling Units:</th>
<th>0</th>
<th>Project Floor Area:</th>
<th>0</th>
<th>Square feet</th>
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**Type of Use: Phase Year**

**Estimate of Public Service Demand**

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<th>Daily Trips:</th>
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<th>PM Peak Hour Trips:</th>
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<td>Potable Water</td>
<td>GPD</td>
<td>Wastewater</td>
<td>GPD</td>
<td>Solid Waste</td>
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FILE NO: SPI19-002

PRESENT ZONING: RA-3
CONTEXT: URBAN NEIGHBORHOOD
PROPOSED ZONING: EXPANSION OF THE SPI ZONING
OVERLAY FOR FLORIDA SOUTHERN COLLEGE TO
ALLOW FOR THE CONSTRUCTION OF A NEW 22,000 SQ. FT., TWO
STORY SCHOOL BUILDING FOR ROBERTS ACADEMY

AUGUST 2019
FILE NO: SPI19-002

PRESENT ZONING: RA-3
CONTEXT: URBAN NEIGHBORHOOD
PROPOSED ZONING: EXPANSION OF THE SPI ZONING OVERLAY FOR FLORIDA SOUTHERN COLLEGE TO ALLOW FOR THE CONSTRUCTION OF A NEW 22,000 SQ. FT., TWO STORY SCHOOL BUILDING FOR ROBERTS ACADEMY

AUGUST 2019
Subject Property

Area to be Incorporated into SPI

FILE NO: SPI19-002

PRESENT ZONING: RA-3

CONTEXT: URBAN NEIGHBORHOOD

PROPOSED ZONING: EXPANSION OF THE SPI ZONING OVERLAY FOR FLORIDA SOUTHERN COLLEGE TO ALLOW FOR THE CONSTRUCTION OF A NEW 22,000 SQ. FT., TWO STORY SCHOOL BUILDING FOR ROBERTS ACADEMY

AUGUST 2019
August 1, 2019

Dear Property Owner:

RE: Changes to the Florida Southern College Special Public Interest (SPI) Zoning Overlay – Project No. SPI19-002

This is to advise you that City of Lakeland proposes to expand the existing Special Public Interest (SPI) zoning district overlay for Florida Southern College (Ordinance 5144, as amended) to allow a new 2-story school building, as part of an expansion for the existing Roberts Academy school, on property located at 1131 Frank Lloyd Wright Way. The subject property is generally described as:

HOLLINGSWORTH CRESCENT ADD PB 4 PG 73 LOT 7 & VACATED ALLEY LYING W OF SAME.
(A complete legal description is available in the Community Development Department.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at 8:30 a.m., on Tuesday, August 20, 2019 in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing or you may submit your views to the Community & Economic Development Department, (863) 834-7526 or planning@lakelandgov.net, prior to the Tuesday, August 20th meeting.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: Jenny.Sykes@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local - (863) 834-8333 or 1-800-955-8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW
MINUTES
Planning & Zoning Board
City Commission Chambers
Tuesday, July 16, 2019
8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session, Stephanie Franklin (Chair), Glenn Higgins (Secretary), Leigh Ann Lunz, Lyle Philipson, and Ronald Roberts were present. Community & Economic Development Department staff Teresa Maio, Community Planning & Housing Manager; Matthew Lyons, Principal Planner; Chuck Barmby, Transportation Manager; Todd Vargo, Senior Planner; Joshua Cheney, Senior Planner; Phillip Scearce, Principal Planner; and Brandy Gillenwater, Planning Assistant were present. Assistant City Attorney Palmer Davis was also present.

PUBLIC HEARING

ITEM 1: Conditional use to allow for the construction of a new electronic message board sign, on property located at 4777 Lakeland Highlands Road. Owner: Highland Park Church of the Nazarene. Applicant: All American Signs, Inc. (CUP19-004)

Todd Vargo stated the Highland Park Church is located at the southeast corner of Hallam Drive and Lakeland Highlands Road. The church hosts an annual fall festival and winter carnival. The church would like to update the existing sign on the subject property to an electronic message center.

Drew Alach, 5422 Club Hill West, stated the new sign will be an improvement from the existing sign and will be primarily visible from the street.

In response to Ronald Roberts, Mr. Alach stated the only information to be broadcast on the sign will be advertising for the church. Matthew Lyons stated that while the City does not regulate content, the sign regulations prohibit animations or full motion video.

In response to Stephanie Franklin, Teresa Maio stated the new sign will be erected outside of the line of sight.

Glenn Higgins made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 5-0.

GENERAL MEETING

ITEM 2: Review minutes of the June meeting.

Glenn Higgins made a motion for approval of the minutes from the previous meeting. Lyle Philipson seconded the motion and it passed 5-0.
ITEM 3: Major modification of PUD (Planned Unit Development) zoning to increase the maximum floor area for retail commercial/office uses from 50,000 to 55,000 square feet, allow up to four fast casual restaurants and one quick service (fast food) restaurant with drive-through service, remove existing entitlements for a 150,000 square foot office building, a 130-room hotel, and a convenience store with motor vehicle fuel sales, and adopt a new site development plan on approximately 17.79 acres located north of Town Center Drive and west of Harden Boulevard. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell. (PUD19-009) Note: The applicant requests a one-month delay until the August 20th meeting so that zoning conditions can be finalized.

Teresa Maio stated staff met with the applicant after the first public hearing and discussed adjustments to the site plan. The applicant is working with designers to make adjustments to the site plan and have requested a continuance to the next hearing.

Lyle Philipson made a motion to continue the request to the next hearing. Glenn Higgins seconded the motion and it passed 5-0.

ITEM 4: Change in zoning from I-2 (Medium Industrial) to PUD (Planned Unit Development) to allow for the secondary smelting of aluminum wheel rims as redevelopment of a former biodiesel plant on a portion of property located at 1220 George Jenkins Boulevard (Lakeland Industrial Park). Owner: Lakeland Industrial Park I LLC. Applicant: Marc Rachlin. (PUD19-011)

Phillip Scearce stated the existing zoning dates back to 1994. The request is to utilize existing building, the site has been vacant since 2010 when it was used for biodiesel and associated storage.

Phillip Scearce distributed recommended conditions to the Board.

In response to Lyle Philipson, Matthew Lyons stated that according to a letter from the Department of Environmental Protection, emissions would be primarily from the combustion of natural gas used for the smelting process. John Stiefel, 11418 Wedgemere Drive, Trinity, FL stated the technology he developed for the smelting of aluminum wheel rims allows the operation to be performed safely for the environment and people in the area.

Glenn Higgins made a motion for approval of staff’s recommendation. Leigh Ann Lunz seconded the motion and it passed 5-0.

ITEM 5: Plat approval for StoreRight Lakeland Subdivision on 10.54 acres located at the southwest corner of the intersection of Kathleen Road and W. 5th Street. Owner: StoreRight (Lakeland XI), LLC. Applicant: Amy Neidringhaus. (SUB19-005)

Joshua Cheney stated a plat for StoreRight Lakeland Subdivision has been submitted by Amy Neidringhaus. The plat consists of 10.54 acres located at the southwest corner of the intersection of Kathleen Road and W. 5th Street. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.
Glenn Higgins made a motion for approval of staff’s recommendation. Lyle Philipson seconded the motion and it passed 5-0.

ITEM 6: Plat approval for Riverstone Phase I generally located west of Yates Road and south of West Pipkin Road. Owner: Riverstone, LLC. Applicant: Hamilton Engineering & Surveying, Inc. (SUB18-001)

Joshua Cheney stated a plat for Riverstone Phase I has been submitted by Hamilton Engineering & Surveying, Inc. The plat consists of 433 lots on 149 acres generally located west of Yates Road and south of West Pipkin Road. The plat has been reviewed by all departments and is conforming with the City’s subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Glenn Higgins made a motion for approval of staff’s recommendation. Ronald Roberts seconded the motion and it passed 5-0.

ITEM 7: Overview of Administrative Adjustments approved from January to June.

Teresa Maio stated every six months the staff summarizes administrative approvals to apprise the Board of the exceptions to the Land Development Code that are approved administratively.

ITEM 8:

Election of new officers.

Current officers: Stephanie Franklin, Chair
Andrew Snyder, Vice-Chair
Glenn Higgins, Secretary

Teresa Maio chaired the meeting for this item.

New officers: Stephanie Franklin, Chair
Andrew Snyder, Vice-Chair
Glenn Higgins, Secretary

Lyle Philipson made a motion for approval of the slate of officers as presented. Leigh Ann Lunz seconded the motion and it passed 5-0.

ITEM 9: Report of City Commission action on Planning and Zoning Board recommendations.

Teresa Maio reviewed the recent actions of the City Commission.

ITEM 10: Community Housing & Planning Manager’s Report.

Teresa Maio reviewed the new cases for the August hearing.

ITEM 11: Audience.

There were no comments from the audience.

ITEM 12: Adjourn.

There being no further discussion, the meeting was adjourned at 9:04 am.
Respectfully Submitted,

Stephanie Franklin, Chair                                      Glenn Higgins, Secretary
The applicant requests that the item be delayed until such time that zoning conditions and a site plan can be finalized. It is anticipated that revised zoning conditions and site plan will be ready in time for the September 17, 2019 meeting.
### Community & Economic Development
#### Staff Recommendation

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<th>Date:</th>
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<th>Joshua Cheney</th>
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<tr>
<td>Project No:</td>
<td>SUB18-019</td>
<td>Location:</td>
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<td>Owner:</td>
<td>The Ruthven Group</td>
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<tr>
<td>Applicant:</td>
<td>Jennifer Schroyer, Chastain-Skillman</td>
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<td>Current Zoning:</td>
<td>PUD (Planned Unit Development) 5078</td>
<td>Future Land Use:</td>
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<td>Context District:</td>
<td>Suburban Special Purpose (SSP)</td>
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<td>August 20, 2019</td>
<td>P&amp;Z Final Decision:</td>
<td>August 20, 2019</td>
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<tr>
<td>Request:</td>
<td>Plat approval for Wainwright Subdivision on 12.12 acres located 400 ft. north of the intersection of Kathleen Road and Griffin Road.</td>
<td></td>
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### 1.0 Location Maps

![Location Map](image-url)
2.0 Background

2.1 Summary
Chastain-Skillman, Inc., on behalf of The Ruthven Group, has submitted a commercial subdivision plat for the Wainwright Subdivision that consists of 6 lots on 12.12 acres generally located on the west side of Kathleen Road approximately 400 feet north of the intersection of Kathleen Road and Griffin Road. Plats are reviewed by the City's Subdivision Review Team for compliance with Article 9 (Subdivision Standards) of the Land Development Code (LDC).

2.2 Attachments
Plat Sheets for Wainwright Subdivision #1 - 2

3.0 Recommendation

3.1 Community & Economic Development Staff
It is recommended that the Planning and Zoning Board approve the plat as conforming to Article 9 (Subdivision Standards) of the Land Development Code.
Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, August 20, 2019

Meeting of July 15, 2019

Ordinances (First Reading)

Proposed 19-016; Voluntary annexation of approximately 9.56 acres located north of State Road 33, south of Old Polk City Road and west of Epicenter Road (ANX19-001)

Proposed 19-020; Large scale amendment #LUL19-001 to the Future Land Use Map to change approximately 9.56 acres of County Business Park Center (BPC-1X) to City Business Park (BP) on land located north of State Road 33, south of Old Polk City Road and west of Epicenter Road (LUL19-001)

Proposed 19-021; Application of I-2 (Medium Industrial) zoning and Suburban Special Purpose context district on approximately 9.56 acres located north of State Road 33, south of Old Polk City Road and west of Epicenter Road (ZON19-005/ZON19-007)

Ordinances (Second Reading)

Proposed 19-017; Small scale amendment #LUS19-001 to the Future Land Use Map to apply Mixed Commercial Corridor (MCC) land use on approximately 1.18 acres located south of east Alamo Drive and east of South Florida Avenue (1st Rdg. 07-01-19) Approved 7-0, Ordinance 5774

Proposed 19-018; Amending Ordinance 4319; Providing for modification of PUD zoning to allow for limited C-2 (Highway Commercial) uses on approximately 1.97 acres located east of South Florida Avenue, south of East Alamo Drive and west of existing self-storage facility (1st Rdg. 07-01-19) Approved 7-0, Ordinance 5775

Meeting of August 5, 2019

Ordinances (First Reading)

Proposed 19-022; Small scale amendment #LUS19-001 to Future Land Use Map to apply Mixed Commercial Corridor (MCC) land use to approximately 1.18 acres located south of east Alamo Drive and east of South Florida Avenue (LUS19-001)

Proposed 19-018; Amending Ordinance 4319; providing for modification of PUD zoning to allow for limited C-2 (Highway Commercial) uses on approximately 1.97 acres located east of South Florida Avenue, south of East Alamo Drive and west of an existing self-storage facility (PUD19-007)