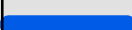





Phase 2, FY 18 Smart Scale Application

-  Sidewalk
-  Gander Way Pedestrian Signal



Phase 1 Funded, Construction 2017

-  Shared Use Path (Base Bid)
-  Shared Use Path (Additive Bid)



Lila Drive Funded, FY 17 Smart Scale Project

-  Traffic Signal
-  Pedestrian Signal
-  Road Reconstruction

Existing Features

-  Traffic Signal
-  Pedestrian Signal

Mixed Use Zoning Districts

-  C1 Low Intensity Commercial
-  C2 High Intensity Commercial

Plantation Road Bicycle, Pedestrian and Streetscape Improvement Project

Zoning Phase 2 FY 18 Smart Scale Application

0 125 250 500 750 1,000 Feet



SEC. 30-53. C-1 LOW INTENSITY COMMERCIAL DISTRICT.

Sec. 30-53-1. Purpose.

- (A) The purpose of the C-1 low intensity commercial district is to provide for the development of attractive and efficient office and commercial uses in the urban service area which serve both community and county-wide needs. The C-1 district allows for varying intensities of office and commercial development as part of either a planned office complex or, to a limited degree, small scale office and commercial uses. The C-1 districts are most appropriately found along or near major arterial streets where existing commercial development has occurred and/or where commercial zoning has been established, or near existing residential development where it would serve as a logical buffer strip between conflicting land use types. Land uses permitted in the C-1 district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development standards are intended to ensure compatibility with adjacent land uses.

(Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-53-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. ***Residential Uses***

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-family Dwelling *

Two-family Dwelling *

2. ***Civic Uses***

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Guidance Services

Park and Ride Facility *

Post Office

Public Parks and Recreational Areas *

Safety Services *

Utility Services, Minor

3. **Office Uses**

Financial Institutions *

General Office

Medical Office

4. **Commercial Uses**

Agricultural Services *

Antique Shops

Bed and Breakfast *

Business Support Services

Business or Trade Schools

Communications Services

Consumer Repair Services

Personal Improvement Services

Personal Services

Studio, Fine Arts

Veterinary Hospital/Clinic

5. *Miscellaneous Uses*

Amateur Radio Tower *

Parking Facility *

- (B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Civic Uses*

Religious Assembly *

Utility Services, Major *

2. *Office Uses*

Laboratories

3. *Commercial Uses*

Automobile Rental/Leasing

Commercial Indoor Sports and Recreation

Restaurant, Drive-in or Fast Food *

Restaurant, General

Retail Sales

4. *Industrial Uses*

Landfill, Rubble *

Recycling Centers and Stations *

5. *Miscellaneous Uses*

Broadcasting Tower *

Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042203-13, § 1, 4-22-03; Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-53-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.

(B) Minimum setback requirements.

1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind front building line.
2. Side yard: None.
3. Rear yard:
 - a. Principal structures: 15 feet.
 - b. Accessory structures: 3 feet.
4. Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.

(C) Maximum height of structures.

1. Height limitations:
 - a. Principal structures: When adjoining property zoned R-1 or R-2, forty-five (45) feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two (2) feet for each foot in height over forty-five (45) feet. In all other locations the height is unlimited unless otherwise restricted by this ordinance.
 - b. Accessory structures: 15 feet.

(D) Maximum coverage.

1. Building coverage: 50 percent of the total lot area.
2. Lot coverage: 80 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 052411-9, § 1, 5-24-11)

SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

Sec. 30-54-1. Purpose.

- (A) The purpose of this district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. High intensity commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. The C-2 district permits a wide variety of retail and service related uses. Land uses permitted in this district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development regulations are designed to ensure compatibility with adjoining land uses.

(Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-54-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. ***Residential Uses***

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-Family Dwelling *

Two-Family Dwelling *

2. ***Civic Uses***

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Family Day Care Home *

Guidance Services

Park and Ride Facility *

Post Office

Public Assembly

Public Parks and Recreational Areas *

Safety Services *

Utility Services, Minor

3. **Office Uses**

Financial Institutions *

General Office

Medical Office

Laboratories

4. **Commercial Uses**

Agricultural Services *

Antique Shops

Automobile Dealership *

Automobile Repair Services, Minor *

Automobile Rental/Leasing

Automobile Parts/Supply, Retail *

Bed and Breakfast *

Boarding House

Business Support Services

Business or Trade Schools

Commercial Indoor Entertainment

Commercial Indoor Sports and Recreation

Commercial Outdoor Entertainment

Commercial Outdoor Sports and Recreation

Communications Services

Construction Sales and Services *

Consumer Repair Services

Convenience Store *

Fuel Center *

Funeral Services

Garden Center *

Gasoline Station *

Hospital

Hotel/Motel/Motor Lodge

Kennel, Commercial *

Pawn Shop

Personal Improvement Services

Personal Services

Restaurant, Drive-in or Fast Food *

Restaurant, General

Retail Sales

Studio, Fine Arts

Veterinary Hospital/Clinic

5. **Industrial Uses**

Recycling Centers and Stations *

6. **Miscellaneous Uses**

Amateur Radio Tower *

Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. **Civic Uses**

Adult Care Residences

Halfway House

Life Care Facility

Nursing Home

Religious Assembly *

Utility Services, Major *

2. **Commercial Uses**

Adult Business *

Automobile Repair Services, Major *

Car Wash *

Commercial Indoor Amusement

Dance Hall

Equipment Sales and Rental *

Manufactured Home Sales *

Mini-warehouse *

Outpatient Mental Health and Substance Abuse Center

Recreational Vehicle Sales and Service *

Surplus Sales

Truck Stop *

3. ***Industrial Uses***

Custom Manufacturing *

Industry, Type I

Landfill, Rubble *

Transportation Terminal

4. ***Miscellaneous Uses***

Broadcasting Tower *

Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 022796-14, § 1, 2-27-96; 042297-14, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 102803-15, § 2, 10-28-03; Ord. No. 102505-7, § 2, 10-25-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-54-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. Lots served by private well and sewage disposal system;

a. Area: 1 acre (43,560 square feet).

- b. Frontage: 100 feet on a publicly owned and maintained street.
- 2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.
- (B) Minimum setback requirements.
 - 1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind the front building line.
 - 2. Side yard: None.
 - 3. Rear yard:
 - a. Principal structures: 15 feet.
 - b. Accessory structures: 3 feet.
 - 4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
- (C) Maximum height of structures.
 - 1. Height limitations:
 - a. Principal structures: When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two feet for each foot in height over 45 feet. In all locations the height is unlimited unless otherwise restricted by this ordinance.
 - b. Accessory structures: actual height of principal structure.
- (D) Maximum coverage.
 - 1. Building coverage: 50 percent of the total lot area.
 - 2. Lot coverage: 90 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93)