

Charlotte County CG Zoning allowable uses

03/20/2024

Sec. 3-9-42. - Commercial general (CG).

- (a) *Intent.* The purpose and intent of this district is to allow general commercial activity.
- (b) *Permitted uses (P) and structures:*
 - (1) Animal hospital, boarding facility.
 - (2) Art, dance, music, photo studio or gallery.
 - (3) Assisted living facility or day care center, adult, six (6) or less. (See section 3-9-62, assisted living facility.)
 - (4) Auditorium, convention center, performing arts center.
 - (5) Bank, financial services.
 - (6) Bar, cocktail lounge, nightclub, tavern.
 - (7) Business services.
 - (8) Clubhouse, community center.
 - (9) Day care center, child.
 - (10) Drug store, pharmacy.
 - (11) Dry cleaner.
 - (12) Elementary, middle, or high school.
 - (13) Emergency services.
 - (14) Essential services. (See section 3-9-71, essential services.)
 - (15) Funeral homes, crematoria.
 - (16) Gas station.
 - (17) General offices.
 - (18) General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.
 - (19) Government uses and facilities.
 - (20) Homeless shelter.
 - (21) Hospital.
 - (22) Hotel, motel, inn.
 - (23) Laundromat.
 - (24) Liquor, package store.
 - (25) Mass transit station.
 - (26) Medical or dental office, clinic.
 - (27) Mini-warehouses or storage facilities, but not bulk storage of flammable liquids.
 - (28) Model home. (See section 3-9-78, model homes.)
 - (29) Motor vehicle wash.

- (30) Nursing home.
 - (31) Paid or public parking lot, garage, structure.
 - (32) Park, public or not-for-profit.
 - (33) Personal services.
 - (34) Place of worship. (See section 3-9-82, places of worship.)
 - (35) Post office.
 - (36) Printing facilities.
 - (37) Private club.
 - (38) Professional services.
 - (39) Recreation, indoor.
 - (40) Recreation, outdoor.
 - (41) Restaurant.
 - (42) Sexually oriented business. (See section 3-9-84, sexually oriented businesses.)
 - (43) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
 - (44) University or college.
 - (45) Vocational, trade, or business school.
 - (46) Wholesale sales.
- (c) *Permitted accessory uses and structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are also permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses, and also including, but not limited to:
- (1) Fences or walls which may be permitted prior to the principal uses and structures.
- (d) *Conditional uses (C):* (For rules and regulations for any use designated as a conditional use, see section 3-9-69, conditional uses and structures.)
- (1) Assisted living facility or day care center, adult, seven (7) or more. (See section 3-9-62, assisted living facility.)
 - (2) Boat, travel trailer and motor vehicle sales, including recreational vehicles and campers.
 - (3) Boat, travel trailer and motor vehicle repair, services, including recreational vehicles and campers.
 - (4) Building trades contractor's office.
 - (3) Farm equipment sales and service.
 - (4) Laboratories, class 1, 2, 3.
 - (5) Marina.
 - (6) Noncommercial vehicle rental.
 - (7) Private off-site parking.
- (e) *Prohibited uses and structures:* Any use or structure not expressly, or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (f) *Special exceptions (S):* (For procedure, see section 3-9-6.2, special exceptions)
- (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

- (2) Amphitheater.
- (3) Animal sanctuary, zoo.
- (4) Biofuel production, less than five thousand (5,000) gallons per day.
- (5) Building trades contractor's office with storage yard on-premises, or with more than ten (10) service vehicles and with heavy equipment.
- (6) Commercial laundry.
- (7) Commercial vehicle rental.
- (8) Heavy machinery, equipment rental, sales, service.
- (9) Heliport, helistop.
- (10) Industrial marina.
- (11) Leisure vehicle rental.
- (12) Light manufacturing and assembly in a completely enclosed building.
- (13) Lumberyard.
- (14) Outdoor market or exhibition space.
- (15) Railroad sidings.
- (16) Storage of boat, travel trailer and motor vehicle, including recreational vehicles and campers.
- (17) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (18) Truck stop.
- (19) Such other uses as determined by the zoning official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designee shall be appealable pursuant to section 3-9-6, board of zoning appeals.

(g) *Development standards:*

CG	
Lot (min.)	
Area (sq. ft.)	12,000
Width (ft.)	100
Setbacks (min. ft.)	

Front	15
Side (interior)	0
Side (street)	10
Rear (interior)	10
Rear (street)	10
Abutting water	20
Bulk (max.)	
Lot coverage of all buildings	55%
Height (ft.)	60
Density (units/acre)	0

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-88, waterfront property.

(h) *Signs.* Signs shall be in accordance with section 3-9-85.

(i) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-79.

(Ord. No. 2014-063, § 1(Exh. A), 11-25-14)

Editor's note— Ord. No. 2014-063, § 1(Exh. A), adopted Nov. 25, 2014, repealed the former § 3-9-42, and enacted a new section as set out herein. The former § 3-9-42 pertained to Commercial, general (CG) and derived from Minutes of Dec. 8, 1981, § 7; Res. No. 83-11, § 1, adopted Feb. 15, 1983; Res. No. 83-18, § 1, adopted March 22, 1983; Res. No. 85-105, § 1, adopted June 11, 1985; Res. No. 87-254, § 22, adopted Oct. 20, 1987; Res. No. 87-255, § 6, adopted Oct. 20, 1987; Res. No. 87-258, §§ 1, 2, adopted Oct. 20, 1987; Ord. No. 89-34, § 16, adopted May 31, 1989; Ord. No. 92-44, §§ 1—3, adopted June 2, 1992; Ord. No. 94-55, §§ 28, 29, adopted Nov. 3, 1994; Ord. No. 2001-031, § 1(m), adopted June 12, 2001; Ord. No. 2002-008, § 1, adopted Jan. 28, 2002; and Ord. No. 2003-061, § 8, adopted Aug. 26, 2003.