



DATE: **June 24, 2024**

PROJECT: **Zoning Study**
GWDLV Corporation
15150 W Dixie Hwy
North Miami Beach, FL 33162



TAB	TITLE
1	Zoning Study Plans
2	Survey
3	City of North Miami Beach Zoning Map – B2 designation
4	Existing Land Use Map – Miami Dade County GIS – Commercial Shopping Center
5	City of North Miami Beach Comprehensive Plan – Future Land Use Map
6	Environmental Requirements and Brownfield Map
7	City of North Miami Beach B2 Zoning Permitted Uses
8	Google Earth Photos

TAB 1

15150 W. DIXIE HWY.

ACCORDING TO CITY OF NORTH MIAMI BEACH ZONING:

B2 GENERAL BUSINESS

LOT SIZE:

25,326 SQ.FT = .58 ACRE

SETBACKS*:

FRONT SETBACK

25'-0"

INTERIOR SIDE SETBACK

0 FEET

REAR SETBACK

20'-0"

HEIGHT

150'-0" OR 15 STORIES

*THE SETBACKS SHALL APPLY TO ALL STRUCTURES OF THREE (3) STORIES OR LESS IN HEIGHT AND SHALL BE INCREASED BY FIVE (5) FEET EACH FOR EVERY STORY THEREAFTER.

PERVIOUS AREA

20% X 25,326 = 5,065.2 SQ FT

LANDSCAPE

5 FOOT FRONT LANDSCAPE BUFFER WITH
1 TREE EVERY 30 FEET.

PARKING

AUTO USE

OFFICES

2 SPACES PER BAY ACCESSIBLE SPACES:
3 FOR EVERY 1,000 SQ FT.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS



(305) 251-7923
FAX (305) 251-7924

JSA GROUP INC.

12229 S.W. 132ND COURT MIAMI, FLORIDA 33186
JULIO SANCHEZ ARCHITECT*INTERIOR DESIGNER
AR-0015751/AA0003560/ID-0002171

ZONING STUDY

GWDLV CORPORATION
15150 WEST DIXIE HIGHWAY
NORTH MIAMI BEACH, FL 33162

JOB # 24-000

DRAWN BY: MM

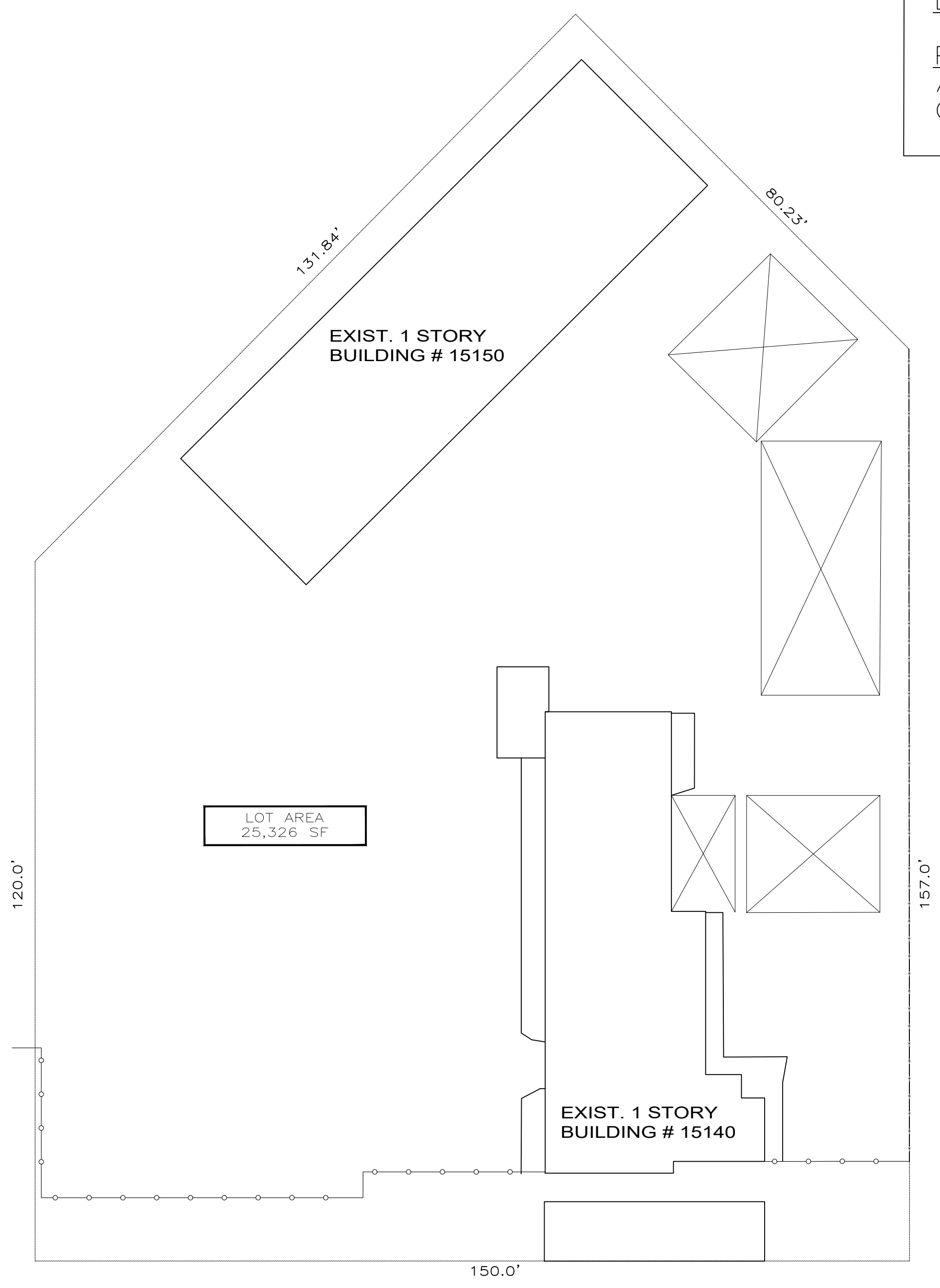
JUNE 2024

A-1

SEAL

JULIO SANCHEZ
NO. 15751

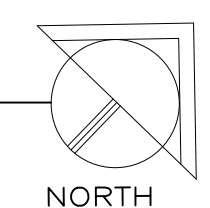
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UNLESS SIGNED IN THIS BLOCK



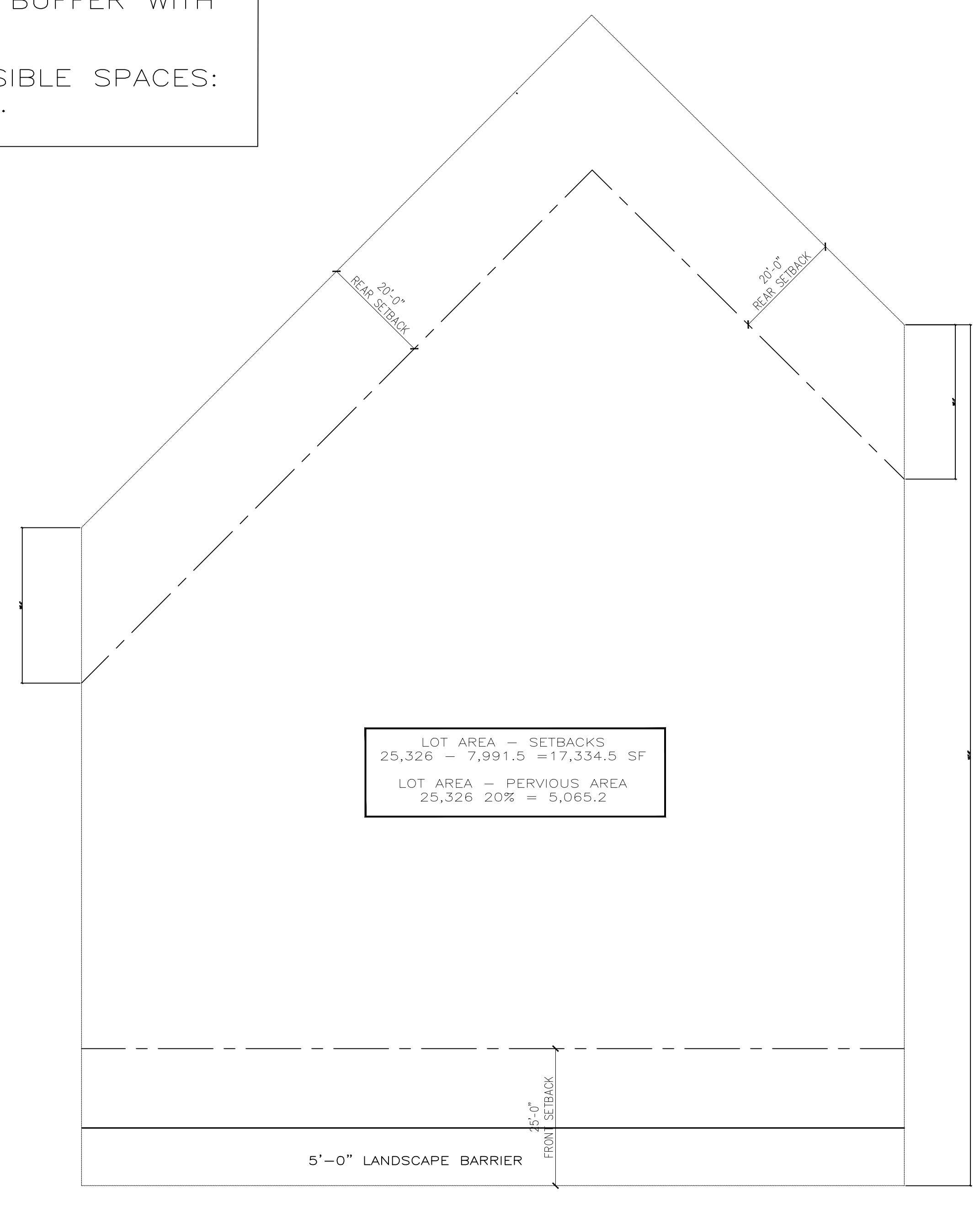
W. DIXIE HIGHWAY

EXISTING SITE PLAN

SCALE: 1/16"=1'-0"



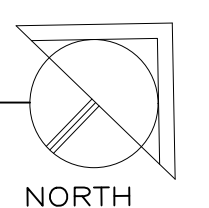
NORTH



W. DIXIE HIGHWAY

PROPOSED GROUND LEVEL

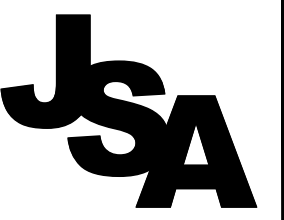
SCALE: 1/16"=1'-0"



NORTH

PRELIMINARY
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ZONING STUDY

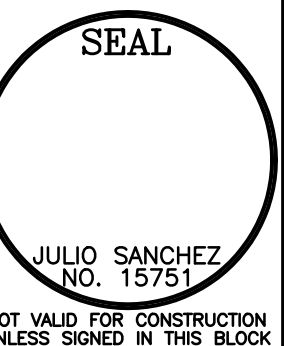
GWDLV CORPORATION
15150 WEST DIXIE HIGHWAY
NORTH MIAMI BEACH, FL 33162

JOB # 24-000

DRAWN BY: MM

JUNE 2024

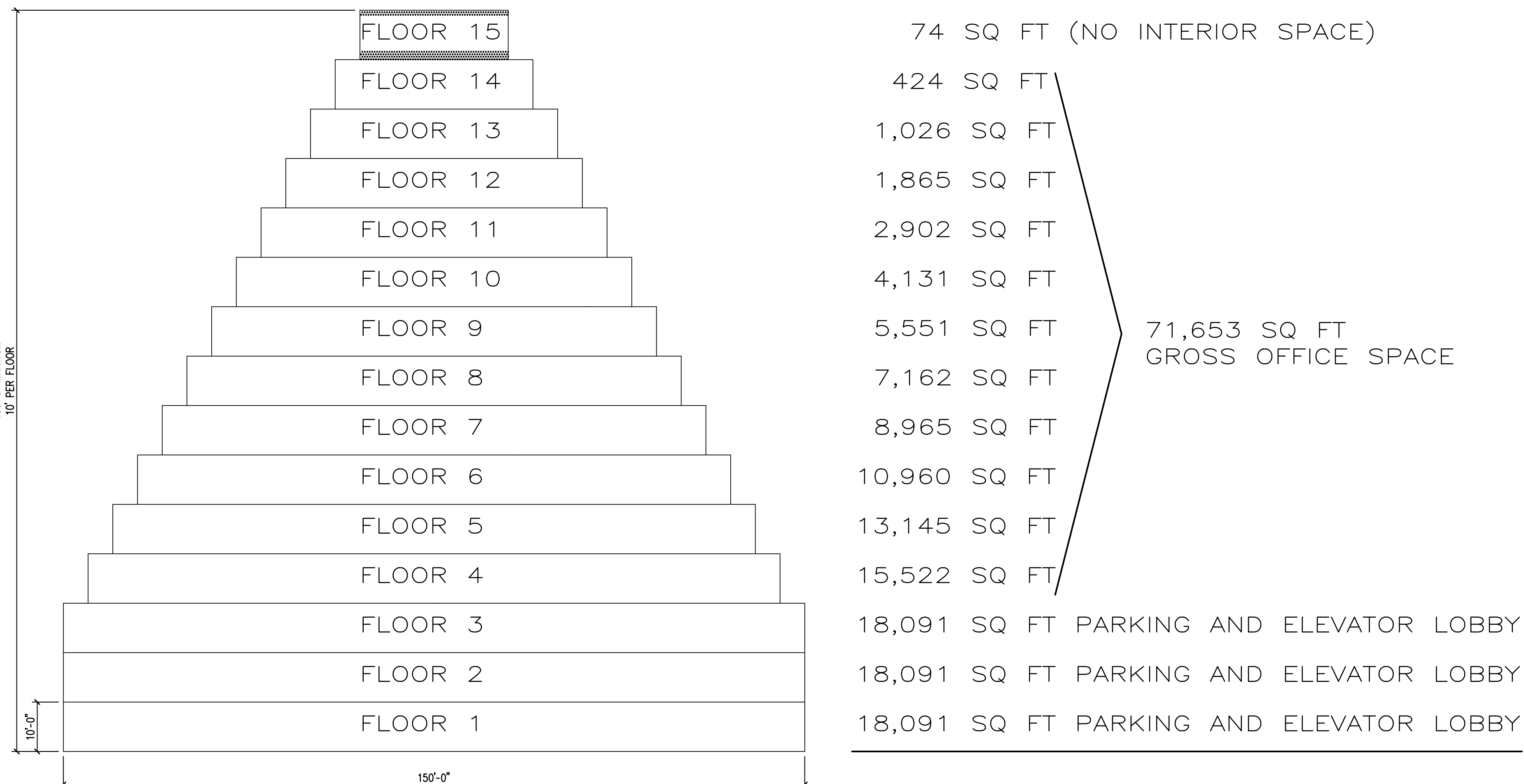
A-2



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AS PER NORTH MIAMI BEACH ZONING AND LAND DEVELOPMENT CODE SECTION 24-52-B-2 (D)(3):
MINIMUM YARD SETBACKS: THE FOLLOWING SETBACKS SHALL APPLY TO ALL STRUCTURES OF THREE (3) STORIES OR LESS IN HEIGHT AND SHALL BE INCREASED BY FIVE (5) FEET EACH FOR EVERY STORY THEREAFTER.

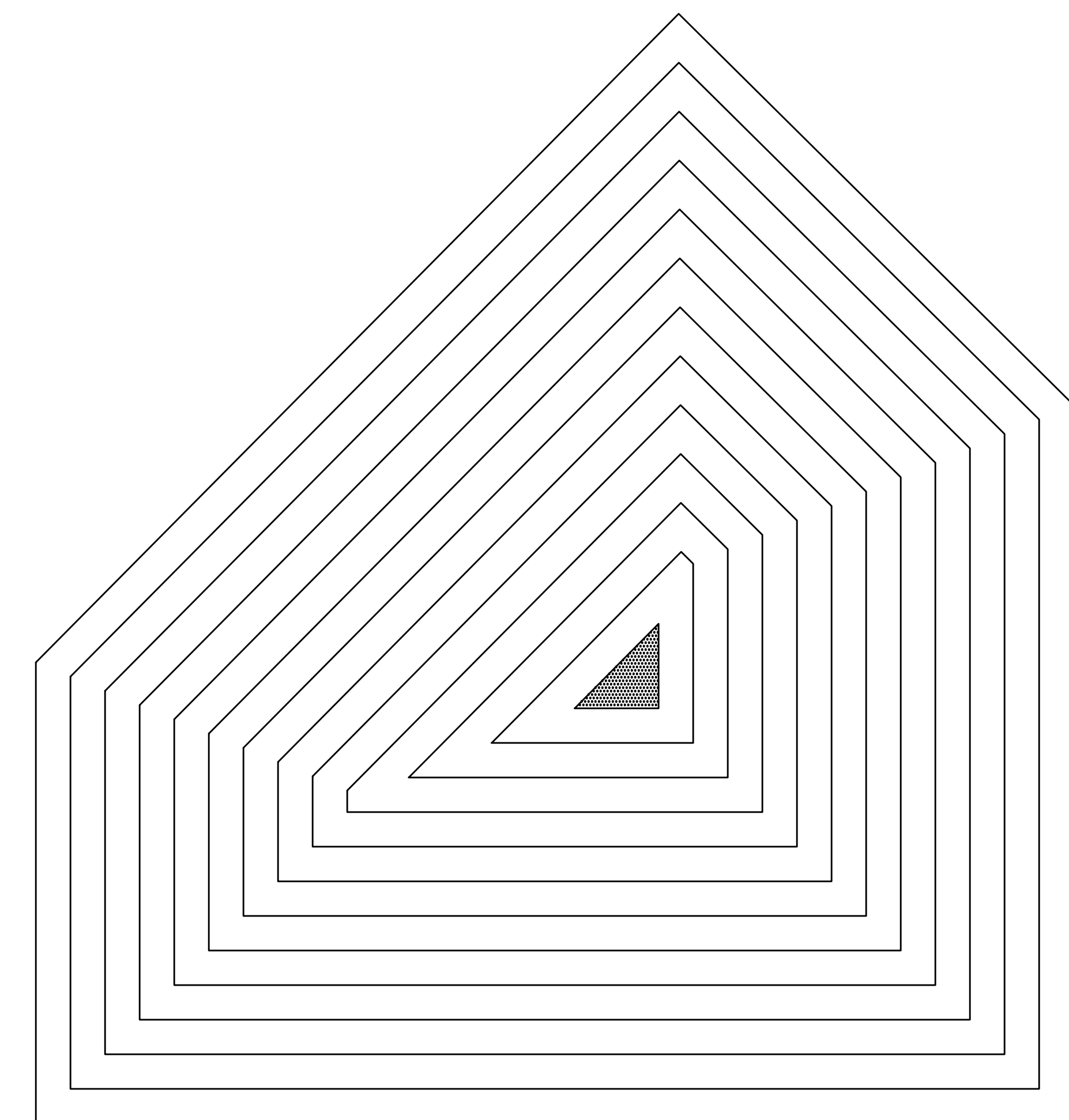
FRONT: 25'
REAR: 20'
SIDES: 0'



MAXIMUM GROSS ALLOWABLE SQUARE FEET = 126,000 SQ FT

DIAGRAMMATIC MAXIMUM VOLUME ELEVATION

SCALE: 1/16"=1'-0"



DIAGRAMMATIC MAXIMUM VOLUME PLAN

SCALE: 1/16"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PARKING ANALYSIS

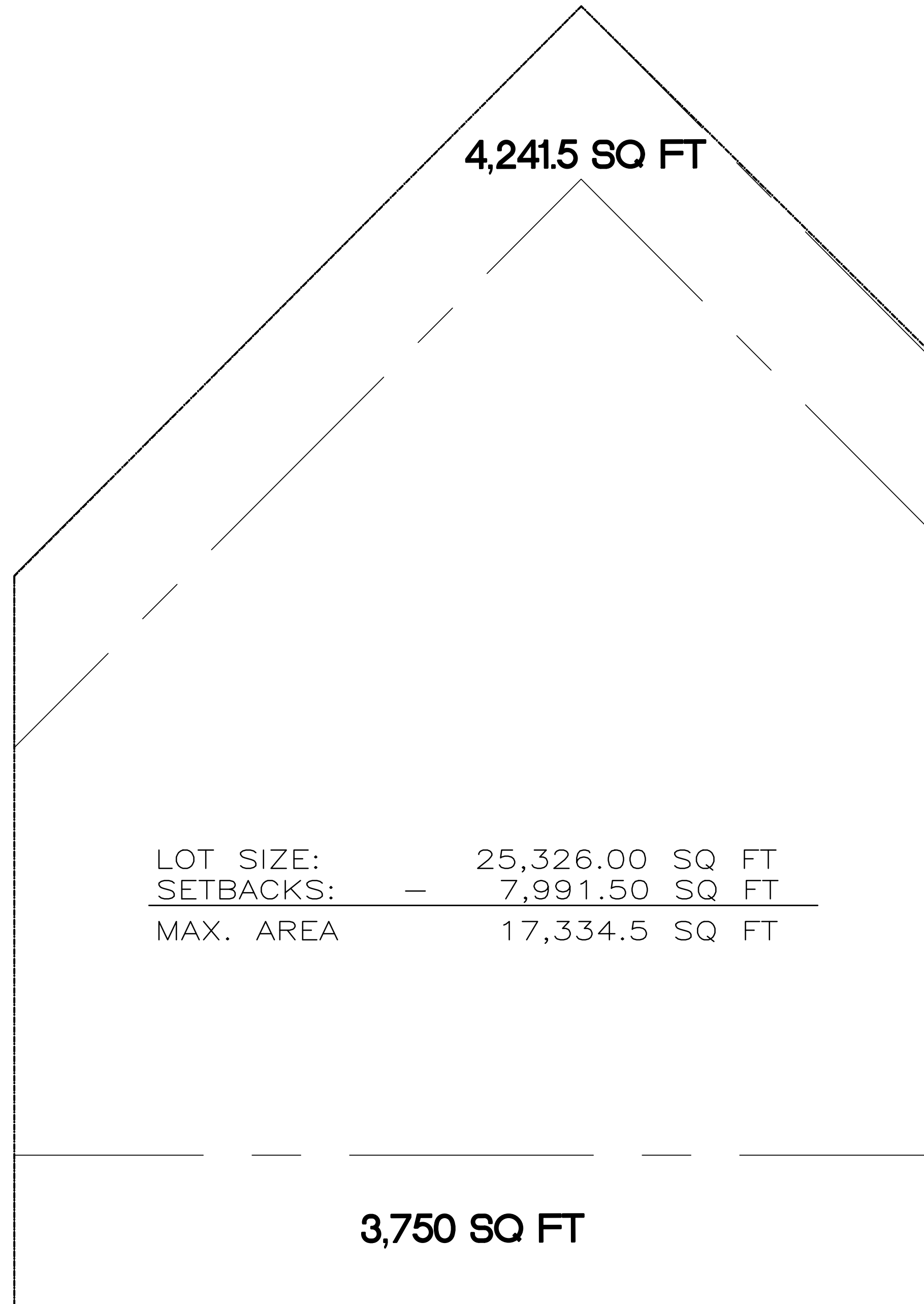
315 SF

AVERAGE PARKING SPACE WITH GROUND CLEARANCES

MAXIMUM GROUND FLOOR PARKING SPACES	50
PARKING SPACES 2ND AND 3RD FLOOR (45 X 2)	100
MAXIMUM APPROXIMATE TOTAL PARKING SPACES	=150

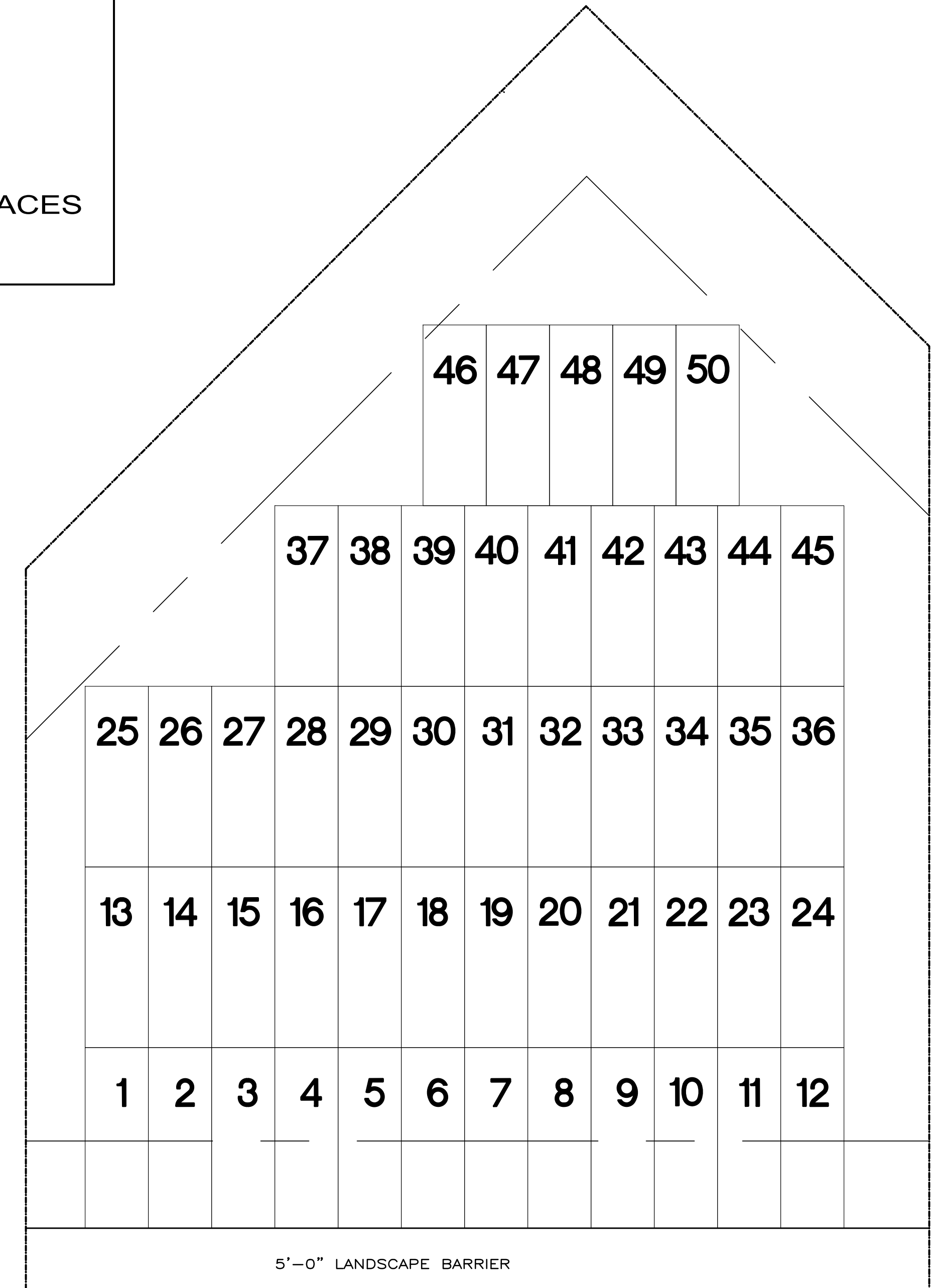
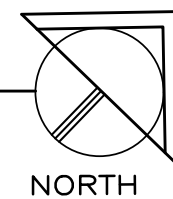
TOTAL BUILDING SQUARE FOOTAGE OF OFFICE SPACE = 71,653
 3 PARKING SPACES PER EVERY 1,000 SQ FT.
 $71,653 / 1,000 = 71.65 \times 3 = 215$ PARKING SPACES REQUIRED
 FOR MAXIMUM BUILD-OUT OF LOT.

MAXIMUM OFFICE SPACE SQUARE FOOTAGE FOR 150 PARKING SPACES
 $50,000 / 1,000 = 50 \times 3 = 150$ PARKING SPACES



SETBACK CALCULATIONS

SCALE: 1/16"=1'-0"



W. DIXIE HIGHWAY

GROUND FLOOR PARKING DIAGRAM

SCALE: 1/16"=1'-0"



REVISIONS



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 AR-0015751/AA0003560/ID-0002171 FAX (305) 251-7924

ZONING STUDY

GWDLV CORPORATION
 15150 WEST DIXIE HIGHWAY
 NORTH MIAMI BEACH, FL 33162

JOB # 24-000

DRAWN BY: MM

JUNE 2024

A-3

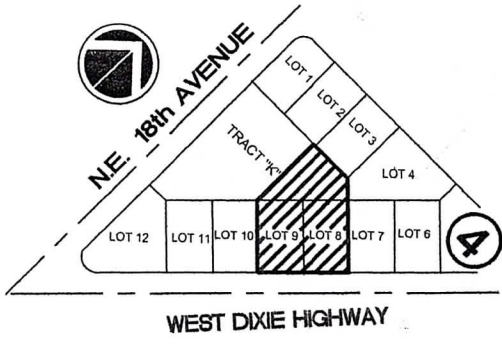
SEAL

JULIO SANCHEZ
 NO. 15751

NOT VALID FOR CONSTRUCTION
 UNLESS SIGNED IN THIS BLOCK

TAB 2

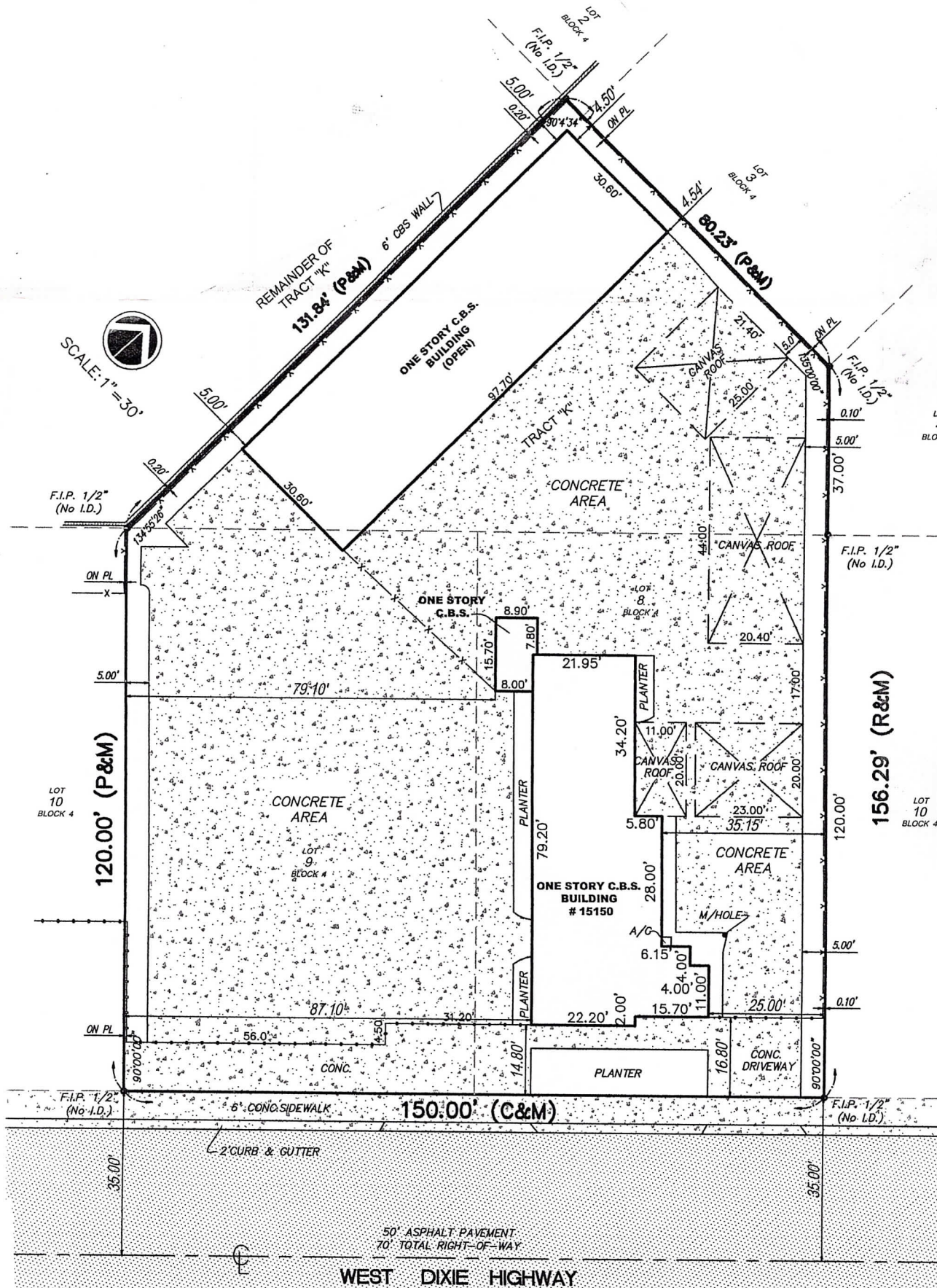
LOCATION SKETCH
SCALE: NTS



PROPERTY ADDRESS: 15150 W. DIXIE HWY., NORTH MIAMI BEACH, FL. 33162.

Lots 8 and 9, Block 4, ECONOMY HOMESITES; and a portion of Tract "K", Block 4, ECONOMY HOMESITES; according to the Plat thereof, as recorded in Plat Book 44, at Page 74, of the Public Records of Dade County, Florida; and being more particularly described as follows:

Begin at a point on the Southeastly boundary line of Tract "K", Block 4, said point being the most Westerly corner of Lot 9, Block 4, Economy Homesites, according to the Plat thereof, as recorded in Plat Book 44, at Page 74, of the Public Records of Dade County, Florida; thence run, in a Northerly direction, along a line parallel to the West boundary line of said Tract "K", for 131.84 feet, more or less, to a point on the North line of said Tract "K", and being a point on the South boundary line of Lot 2, Block 4, Economy Homesites; thence run in an Easterly direction along the North boundary line of said Tract "K", and being along the South boundary line of Lots 2 and 3, Block 4, Economy Homesites, for 80.23 feet, more or less, to the Southeast corner of said Lot 3, the same being a Northeast corner of the said Tract "K"; thence run in a Southeastly direction, along the Northeastly boundary line of said Tract "K", for 36.29 feet, to the most Easterly corner thereof, the same being the most Westerly corner of Lot 7, Block 4, Economy Homesites; thence run in a Southwesterly direction, along the Southeastly boundary line of said Tract "K", and being the Northwesterly boundary line of Lots 9 and 8, Block 4, Economy Homesites, for 150.00 feet, to the Point of Beginning; said lands situated, lying and being in Dade County, Florida.



ABBREVIATIONS:
 SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE,
 F=FOUND, A/C=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, DIH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR,
 UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL,
 M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, ND=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION,
 OIS=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, VM=VA TERMETER
 WOOD FENCE= [Symbol]
 MASONRY WALL= [Symbol]
 CONCRETE= [Symbol]
 MAINTENANCE & DRAINAGE EASEMENT= M & D.E. [Symbol]

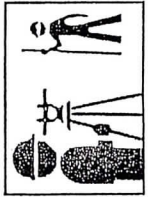
ELEVATION BASED ON LOC. # _____ ELV.
 TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB. 45 PAGE 74

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL



REVISED:

I HEREBY CERTIFY That the survey represented hereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
 There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
 ADIS N. NUNEZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
 MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: X

SUFFIX: L

DATE: 9/11/09

BASE: N/A

PANEL: 0141

COMMUNITY # 120656

DWN. BY: F. Blanco

SCALE: 1" = 30'

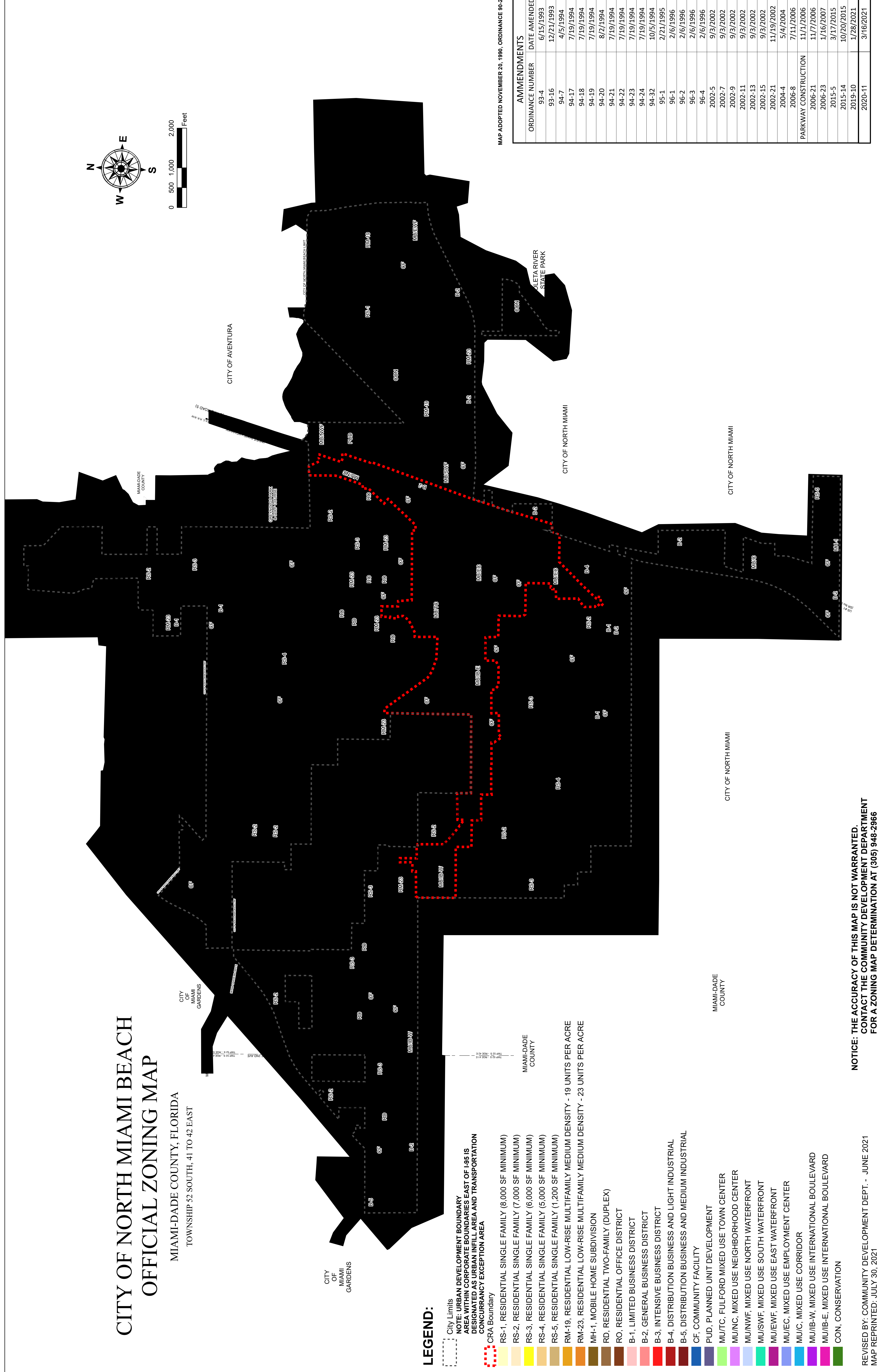
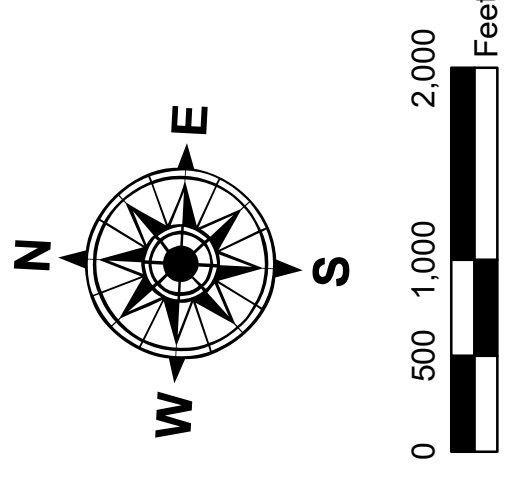
DATE: 8/14/14

JOB No 14-687

TAB 3

CITY OF NORTH MIAMI BEACH OFFICIAL ZONING MAP

MIAMI-DADE COUNTY, FLORIDA
TOWNSHIP 52 SOUTH, 41 TO 42 EAST



LEGEND:

- City Limits
- NOTE: URBAN DEVELOPMENT BOUNDARY AREA WITHIN CORPORATE BOUNDARIES EAST OF I-95 IS DESIGNATED AS URBAN INFILL AREA AND TRANSPORTATION CONCURRENCY EXCEPTION AREA
- CRA Boundary
- RS-1, RESIDENTIAL SINGLE FAMILY (8,000 SF MINIMUM)
- RS-2, RESIDENTIAL SINGLE FAMILY (7,000 SF MINIMUM)
- RS-3, RESIDENTIAL SINGLE FAMILY (6,000 SF MINIMUM)
- RS-4, RESIDENTIAL SINGLE FAMILY (5,000 SF MINIMUM)
- RS-5, RESIDENTIAL SINGLE FAMILY (1,200 SF MINIMUM)
- RM-19, RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 19 UNITS PER ACRE
- RM-23, RESIDENTIAL LOW-RISE MULTIFAMILY MEDIUM DENSITY - 23 UNITS PER ACRE
- MH-1, MOBILE HOME SUBDIVISION
- RD, RESIDENTIAL TWO-FAMILY (DUPLIX)
- RO, RESIDENTIAL OFFICE DISTRICT
- B-1, LIMITED BUSINESS DISTRICT
- B-2, GENERAL BUSINESS DISTRICT
- B-3, INTENSIVE BUSINESS DISTRICT
- B-4, DISTRIBUTION BUSINESS AND LIGHT INDUSTRIAL
- B-5, DISTRIBUTION BUSINESS AND MEDIUM INDUSTRIAL
- CF, COMMUNITY FACILITY
- PUD, PLANNED UNIT DEVELOPMENT
- MU/TC, FULLFORD MIXED USE TOWN CENTER
- MU/MC, MIXED USE NEIGHBORHOOD CENTER
- MU/NWF, MIXED USE NORTH WATERFRONT
- MU/SWF, MIXED USE SOUTH WATERFRONT
- MU/EWF, MIXED USE EAST WATERFRONT
- MU/EC, MIXED USE EMPLOYMENT CENTER
- MU/C, MIXED USE CORRIDOR
- MU/IB-W, MIXED USE INTERNATIONAL BOULEVARD
- MU/IB-E, MIXED USE INTERNATIONAL BOULEVARD
- CON, CONSERVATION

MAP ADOPTED NOVEMBER 20, 1990, ORDINANCE 90-27

ORDINANCE NUMBER	DATE AMENDED
93-4	6/15/1993
93-16	12/21/1993
94-7	4/5/1994
94-17	7/19/1994
94-18	7/19/1994
94-19	7/19/1994
94-20	8/2/1994
94-21	7/19/1994
94-22	7/19/1994
94-23	7/19/1994
94-24	7/19/1994
94-32	10/5/1994
95-1	2/21/1995
96-1	2/6/1996
96-2	2/6/1996
96-3	2/6/1996
96-4	2/6/1996
2002-5	9/3/2002
2002-7	9/3/2002
2002-9	9/3/2002
2002-11	9/3/2002
2002-13	9/3/2002
2002-15	9/3/2002
2002-21	11/19/2002
2004-4	5/4/2004
2006-8	7/11/2006
PARKWAY CONSTRUCTION	
2006-21	11/1/2006
2006-23	1/16/2007
2015-5	3/17/2015
2015-14	10/20/2015
2019-10	1/28/2021
2020-11	3/16/2021

NOTICE: THE ACCURACY OF THIS MAP IS NOT WARRANTED.
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT
FOR A ZONING MAP DETERMINATION AT (305) 948-2966

REVISED BY: COMMUNITY DEVELOPMENT DEPT. - JUNE 2021
MAP REPRINTED: JULY 30, 2021

TAB 4

- Zoning Records
- Zoning
- CDMP
- Urban Center
- Group Homes
- Existing Land Use
- Transportation
- Aviation Land Use

Enter Address or Folio

Legend

Miami-Dade Land Use

Existing Land Use

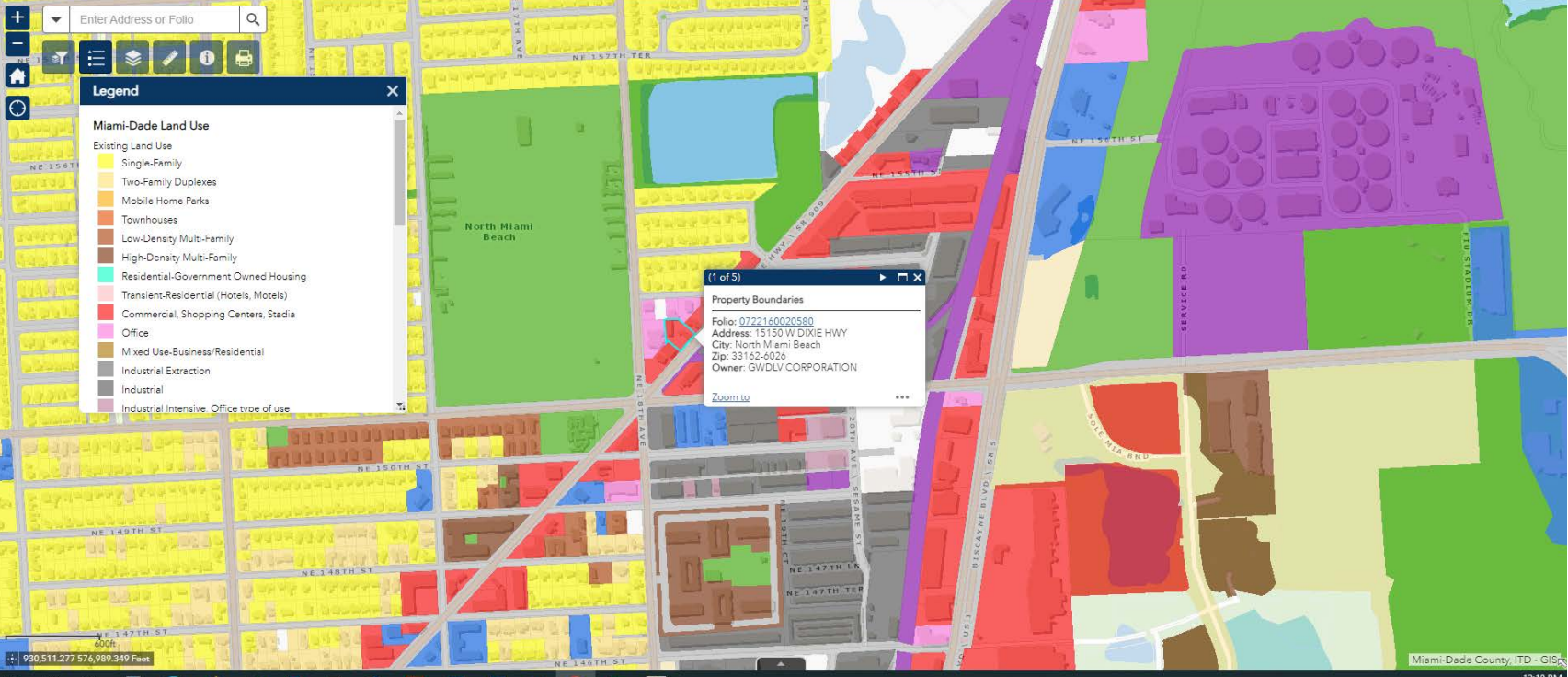
- Single-Family
- Two-Family Duplexes
- Mobile Home Parks
- Townhouses
- Low-Density Multi-Family
- High-Density Multi-Family
- Residential-Government Owned Housing
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadia
- Office
- Mixed Use-Business/Residential
- Industrial Extraction
- Industrial
- Industrial Intensive Office type of use

(1 of 5)

Property Boundaries

Folio: 0722160020580
Address: 15150 W DIXIE HWY
City: North Miami Beach
Zip: 33162-6026
Owner: GWDLV CORPORATION

Zoom to



930,511,277 576,989,349 Feet

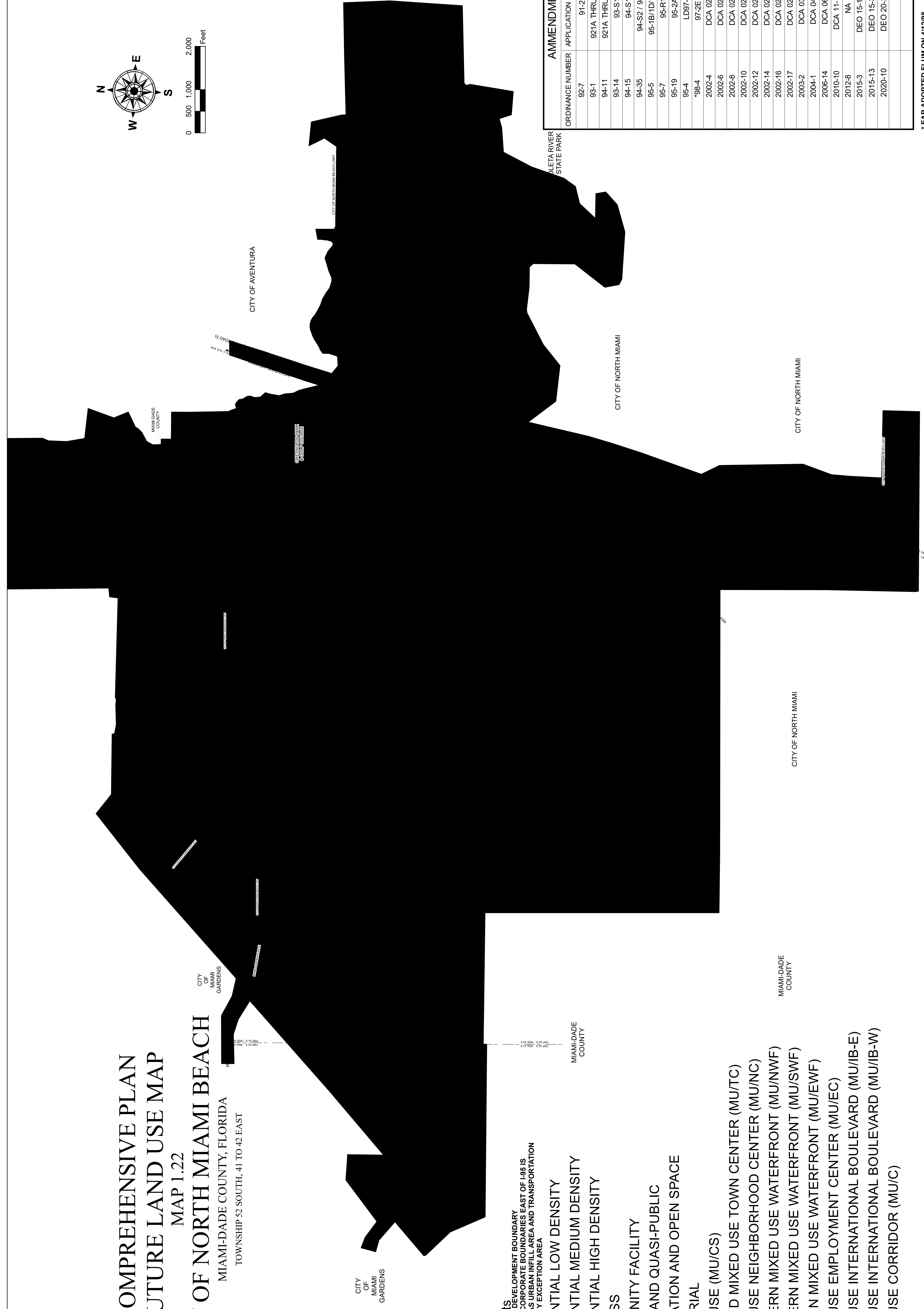
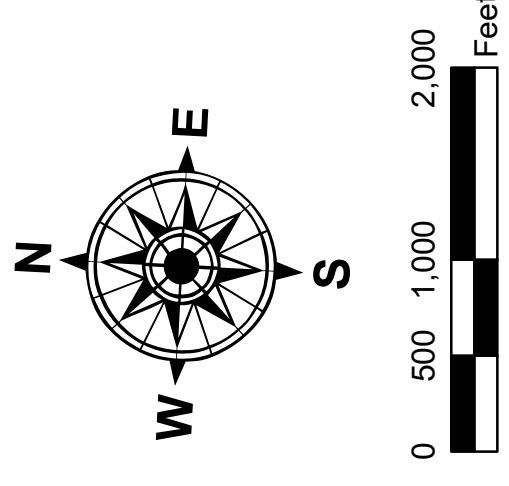
Miami-Dade County, ITD - GIS

TAB 5

COMPREHENSIVE PLAN FUTURE LAND USE MAP MAP 1.22

CITY OF NORTH MIAMI BEACH

MIAMI-DADE COUNTY, FLORIDA
TOWNSHIP 52 SOUTH, 41 TO 42 EAST



LEGEND:

City Limits
City Limits Development Boundary
NOTE: URBAN DEVELOPMENT BOUNDARY AREA WITHIN CORPORATE BOUNDARIES EAST OF I-95 IS DESIGNATED AS URBAN INFILL AREA AND TRANSPORTATION CONCURRENCY EXCEPTION AREA

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- BUSINESS
- COMMUNITY FACILITY
- PUBLIC AND QUASI-PUBLIC
- RECREATION AND OPEN SPACE
- INDUSTRIAL
- MIXED USE (MU/CS)
- FULFORD MIXED USE TOWN CENTER (MU/TC)
- MIXED USE NEIGHBORHOOD CENTER (MU/NC)
- NORTHERN MIXED USE WATERFRONT (MU/NWF)
- SOUTHERN MIXED USE WATERFRONT (MU/SWF)
- EASTERN MIXED USE WATERFRONT (MU/EWF)
- MIXED USE EMPLOYMENT CENTER (MU/EC)
- MIXED USE INTERNATIONAL BOULEVARD (MU/IB-E)
- MIXED USE INTERNATIONAL BOULEVARD (MU/IB-W)
- MIXED USE CORRIDOR (MU/C)
- WATER

ORDINANCE NUMBER	APPLICATION NUMBER	DATE
92-7	91-2	5/19/1992
93-1	921A THRU 92-1F	1/19/1993
94-11	921A THRU 92-1F	5/17/1994
93-14	93-S1	12/21/1993
94-15	94-S1	6/21/1994
94-35	94-S2 / 94-S3	10/18/1994
95-5	95-1B/1D/1E/1F	4/18/1995
95-7	95-R1	8/15/1995
95-19	95-2A	12/5/1995
95-4	LD97-1	4/21/1998
*98-4	97-2ER	4/21/1998
2002-4	DCA 02S4	9/3/2002
2002-6	DCA 02S8	9/3/2002
2002-8	DCA 02S1	9/3/2002
2002-10	DCA 02S2	9/3/2002
2002-12	DCA 02S3	9/3/2002
2002-14	DCA 02S5	9/3/2002
2002-16	DCA 02S7	9/3/2002
2002-17	DCA 02S6	9/3/2002
2003-2	DCA 03-1	4/15/2003
2004-1	DCA 04-1	2/3/2004
2006-14	DCA 06-1	10/3/2006
2010-10	DCA 11-1ER	4/26/2011
2012-8	NA	6/5/2012
2015-3	DEO 15-1ESR	3/17/2015
2015-13	DEO 15-3ESR	10/20/2015
2020-10	DEO 20-2ESR	3/16/2021

* EAR ADOPTED FLUM ON 4/12/98

MAP ADOPTION: APRIL 21, 1998
REVISED BY: COMMUNITY DEVELOPMENT DEPT. - MARCH 2021
REPRINTED: JULY 30, 2021

NOTICE: THE ACCURACY OF THIS MAP IS NOT WARRANTED.
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FOR A FUTURE LAND USE MAP DETERMINATION AT (305) 948-2966

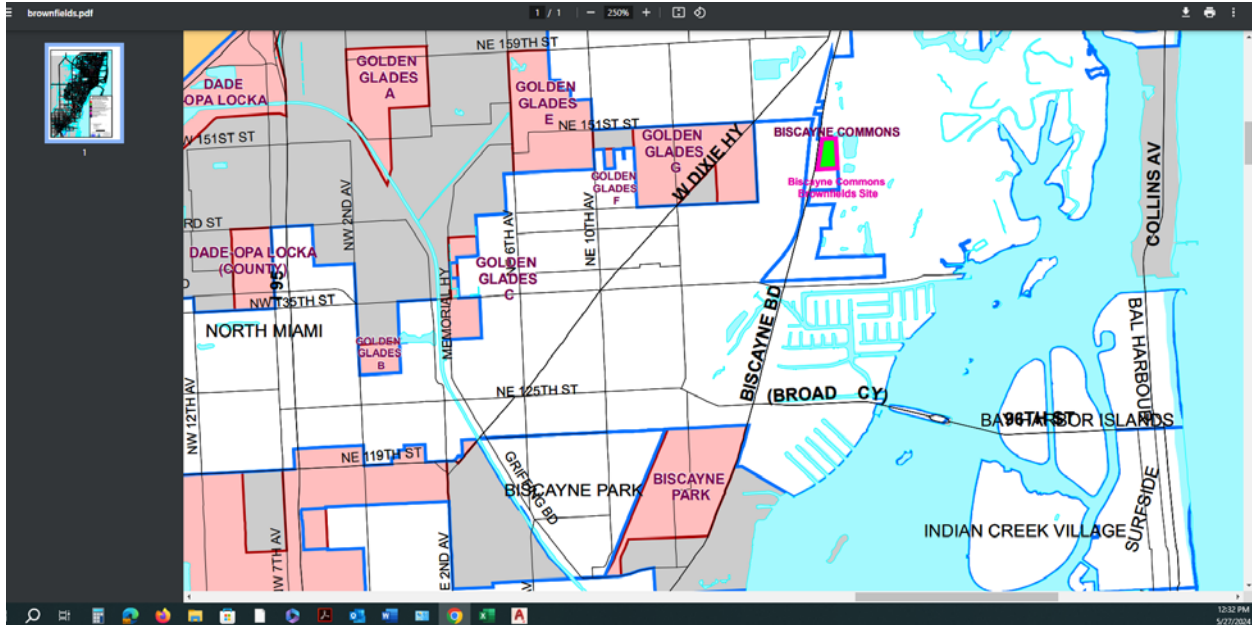
TAB 6

Environmental Clean Up

As the property is currently being used as an auto repair shop, when sold, an environmental remediation will be required. The extent of this remediation will depend on multiple factors, such as the maintenance records for the business and the future use proposed.

Brownfields

The site is not located in an identified brownfield area.



TAB 7

Zoning Study – Allowable Uses

15150 W Dixie Highway

North Miami Beach, Florida

B-2 General Business District.

Purpose and Intent. The purpose and intent of this district is to

Business uses allowed by The City of North Miami Beach

provide suitable sites for development of retail and service commercial uses of a general nature which serve the diverse consumer needs of the entire community, in areas consistent with the City's Comprehensive Plan Land Use Element.

Uses Permitted.

All office, retail and service uses permitted in the B-1 district.

Additional retail and service establishments, limited to:

Bars and lounges provided that any such use shall not be located within five hundred (500') feet of the real property that comprises a public or private elementary school, middle school or secondary school (as amended by Section 562.45(2)(a), Florida Statutes);

Microbrewery, winery or distillery, only within the legal boundaries defined as the Community Redevelopment Agency (CRA) for the City of North Miami Beach;

Movie theaters;

Museums;

Personal services uses;

Recording studios and radio stations, provided that that any such use shall be located entirely within an air conditioned, soundproofed building;

Restaurants, including fast food, excluding drive-thru, including outdoor dining;

Retail uses (general retail);

Trade schools for real estate, tax preparation and similar vocations.

Public parks and playgrounds.

Places of public assembly.

Public utilities.

Other uses which are similar in nature to the uses permitted above but which are not specifically permitted in the B-3, B-4, or B-5 districts shall be permitted upon a finding by the Community Development Director that the characteristics of and activities associated with the use are substantially similar to one (1) or more of the listed uses, and will not involve greater

impacts than the uses listed in the district and the use will be consistent with the purposes of the applicable zoning district.

Uses Permitted Conditionally.

Animal hospitals and kennels; provided that all activities relating to any such uses are conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than three hundred (300') feet from any residential district.

Automotive sales and rental uses.

Barbeque restaurants (open air).

Package liquor stores; provided that any such use shall not be located within five hundred (500') feet of any other bar, lounge or package liquor store.

Bonding companies (bail).

Drug/alcohol rehabilitation service, including residential detoxification service.

Funeral homes; provided that any such use shall have a site area of not less than fifteen thousand (15,000) square feet, that it shall be located not less than three hundred (300') feet from any residential district, and that the front yard setback area shall be entirely landscaped.

Hotels and motels; provided that any such use shall have a site area of not less than two (2) acres.

Microbrewery, winery or distillery.

Pain management clinic.

Parking garages; provided that parked vehicles shall not be visible from surrounding properties or public street rights-of-way and that any such structure shall be well landscaped.

Psychiatric and psychological services (drug/alcohol and violent/dangerous behavior, counseling or treatment).

Residential detoxification services.

Residential, multifamily or mixed use: In conformance with the RM-23 provisions of [Section 24-48](#) and conditioned upon compatible adjacent uses that will not adversely impact residential units.

Restaurants, fast food with drive-thru.

Service stations as defined in Article II; provided that any such use shall not have any outside display of merchandise, that there shall not be any rental, sale or storage of trucks, trailers, motorcycles or automobiles, that there shall be no major mechanical repairs or body work conducted on-premises, and that automobile washing be limited to washing by hand in one (1) bay only as an accessory use to gasoline sales.

Social service agencies.

Medical marijuana dispensaries/medical marijuana treatment centers.

Pharmacies.

Site Development Standards.

Minimum lot area: Five thousand (5,000) square feet except one (1) acre for lots with frontage on SR 826 and three (3) acres for a lot with frontage on Biscayne Boulevard. See [Section 24-89](#).

Minimum lot width: One hundred (100) feet.

Minimum yard setbacks: The following setbacks shall apply to all structures of three (3) stories or less in height and shall be increased by five (5) feet each for every story thereafter.

Uses Permitted by B1 District

Purpose and Intent. The purpose and intent of this district is to provide suitable sites for development of office, retail and service uses of a convenience nature, which satisfy the essential and frequent needs of adjacent residential neighborhoods in areas consistent with the City's Comprehensive Plan.

Uses Permitted.

Any permitted or conditional business, office or commercial use allowed in the RO district.

Additional office uses, limited to:

Office, business and professional uses;

Studio schools: Art, dance, music, drama, sculpture, and similar instruction;

Vocational schools: Airline, business, cosmetology, secretarial and similar instruction;

Retail and service establishments, shall be limited to a maximum of three thousand (3,000) gross square feet and, shall be limited to:

Retail uses (general retail);

Personal services uses;

Restaurants, including fast food excluding drive-thru;

Places of public assembly;

Public parks and playgrounds;

Public utilities;

Other uses which are similar in nature to the uses permitted above, but not specifically permitted in the B-2, B-3, B-4 or B-5 districts shall be permitted upon a finding by the Community Development Director that the characteristics of and activities associated with the use are substantially similar to one (1) or more of the listed uses, and will not involve greater impacts than the uses listed in the district and the use will be consistent with the purposes of the applicable zoning district.

TAB 8

