

Sec. 3-9-41. - Commercial tourist (CT).

- (a) *Intent.* The purpose and intent of this district is to allow tourist-related facilities near or adjacent to tourist attractions such as Gulf beach frontage, theme parks, major public or private parks, and other recreational or scenic resources.
- (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) Bed and breakfast, one (1) or two (2) bedrooms.
 - (8) Bed and breakfast, three (3) or more bedrooms.
 - (9) Business services.
 - (10) Clubhouse, community center.
 - (11) Drug store, pharmacy.
 - (12) Emergency services.
 - (13) Essential services. (See section 3-9-71, essential services.)
 - (14) Gas station.
 - (15) General offices.
 - (16) General retail sales and services. (See section 3-9-61, accessory outdoor retail sales, display, and storage.)
 - (17) Golf course.
 - (18) Government uses and facilities.
 - (19) Hotel, motel, inn.
 - (20) Laundromat.
 - (21) Liquor, package store.
 - (22) Marina.
 - (23) Minor home occupation. (See section 3-9-74, home occupations.)
 - (24) Paid or public parking lot, garage, structure.
 - (25) Park, public or not-for-profit.
 - (26) Personal services.

- (27) Place of worship. (See section 3-9-82, places of worship.)
- (28) Private clubs.
- (29) Professional services.
- (30) Recreation, indoor.
- (31) Restaurant.
- (32) Telecommunications facility, fifty (50) feet or less in height. (See section 3-9-68, communication towers.)
- (c) *Permitted accessory uses and structures*: Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures, including approved conditional or special exception uses, are 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) Boat docks, boat lifts, and boat ramps.
 - (2) Clubhouse, community center on the same parcel as the residential development or within the same residential development.
 - (3) Fences or walls may be permitted prior to the principal uses and structures.
 - (4) Swimming pools, tennis courts, or other similar recreational uses and structures.
 - (5) For single-family residential uses located in the CT zoning district the permitted accessory uses and structures shall be the same as those in the RSF zoning district.
 - (6) For multifamily residential uses located in the CT zoning district the permitted accessory uses and structures shall be the same as those in the RMF zoning district.
- (d) *Conditional use (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) Duplex or triplex.
 - (3) Multifamily.
 - (4) Private off-site parking.
 - (5) Single-family attached or detached, which may have a guest suite that is structurally attached, with or without cooking facilities.
- (e) *Prohibited uses and structures*: Any use or structure not expressly or by reasonable implication permitted herein or permitted as a conditional use or 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) Leisure vehicle rental.
- (4) Major home occupation. (See section 3-9-74, home occupations.)
- (5) Model home. (See section 3-9-78, model homes.)
- (6) Noncommercial vehicle rental.
- (7) Recreation, outdoor.
- (8) Telecommunications facility, greater than fifty (50) feet in height. (See section 3-9-68, communication towers.)
- (9) 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:* For multifamily principal uses, development standards are the same as in RMF-15 districts, except on bridgeless barrier islands, which must be in accordance with section 3-9-66, bridgeless barrier islands.

Accessory buildings, same as principal building.

CT	
Lot (min.)	
Area (sq. ft.)	12,000
Width (ft.)	100
Yards (min. ft.)	
Front	15

Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	25
Abutting water	20
Bulk (max.)	
Lot coverage	40%
Height (ft.)	38
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.

If the CT district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

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. 2014-062, § 1(Exh. A), 11-25-14; Ord. No. 2018-027, § 1(Exh. A), 9-11-18)