

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. Zoning
Article 2.2. Conventional Zoning Districts
Division 2.2.3. Commercial

Section 2.2.3.3. 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) Assisted living facility, nursing home.
 - (2) Day care center, adult or child.
 - (3) Emergency services.
 - (4) Homeless shelter.
 - (5) Public building.
 - (6) Elementary, middle, or high school.
 - (7) University or college.
 - (8) Vocational, trade, or business school.
 - (9) Hospital.
 - (10) Medical or dental office, clinic.
 - (11) Park, public or not-for-profit.
 - (12) Mass transit station.
 - (13) Essential services.
 - (14) General offices..
 - (15) Hotel, motel, inn.
 - (16) Paid or public parking lot, garage, structure.
 - (17) Auditorium, convention center, performing arts center.
 - (18) Clubhouse, community center.
 - (19) .Place of worship in accordance with section 3-9-80.1
 - (21) Recreation, indoor.
 - (22) Recreation, outdoor.
 - (23) General retail sales and service.
 - (24) Animal hospital, boarding facility. (see Division 3.7.2. Animal Hospital, Boarding Facility)
 - (25) Art, dance, music, photo studio or gallery.
 - (26) Bank, financial services.
 - (27) Bar, cocktail lounge, nightclub, tavern.
 - (28) Business services.
 - (29) Drug store, pharmacy.
 - (30) Dry cleaner.
 - (31) Laundromat.
 - (32) Liquor, package store.

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- (33) Personal services.
- (34) Professional services.
- (35) Restaurant.
- (36) Self-storage facility, indoor only.
- (37) Gas station with or without retail sales.
- (38) Motor vehicle wash.
- (39) Marina, commercial.
- (40) Marina, sport.
- (41) Printing.
- (c) *Permitted Accessory Uses and Structures*: (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C)*: (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
 - (1) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
 - (2) Private off-site parking.
 - (3) Farm equipment, supply establishment.
 - (4) Lumberyard.
 - (5) Sexually oriented business.
 - (6) Passenger vehicle rental.
 - (7) Motor vehicle sales.
 - (8) Motor vehicle repair, service.
 - (9) Building trades contractor's office with no more than 10 service vehicles and with no heavy equipment.
- (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 Division 1.1.5. Special Exceptions)
 - (1) Animal sanctuary, zool.
 - (2) Heliport, helistop.
 - (3) Telecommunications facility, greater than 50 feet in height. (see Section ?? "Special Use Standards")
 - (4) Amphitheater.
 - (5) Leisure vehicle rental.
 - (6) Commercial laundry.
 - (7) Outdoor market or exhibition space. (see Division 3.7.9. Outdoor Retail Sales, Display, and Storage)
 - (8) Truck or trailer rental.

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- (9) Marina, industrial.
- (10) Biofuel production, 5,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage)
- (11) Carpentry, cabinetmaking.
- (12) Building trades contractor's office with storage yard on-premises, or with more than 10 service vehicles.
- (13) Truck stop.
- (14) 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 BZA 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 Division 1.1.1. BZA.

(g) *Development Standards:*

	CG
Lot (min.)	
Area (sq. ft.)	12,000
Width (ft.)	100
Yards (min. ft.)	
Front	15
Side (interior)	0
Side (street)	10
Rear (interior)	10
Rear (street)	10
Abutting water	20
Bulk (max.)	
Lot Coverage	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 4.7. Landscaping and Buffering, of the Code, as the same may be amended.

If the CG district abuts a residential district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering, 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 Article 4.12. Waterfront Property..

- (h) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.
- (i) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.