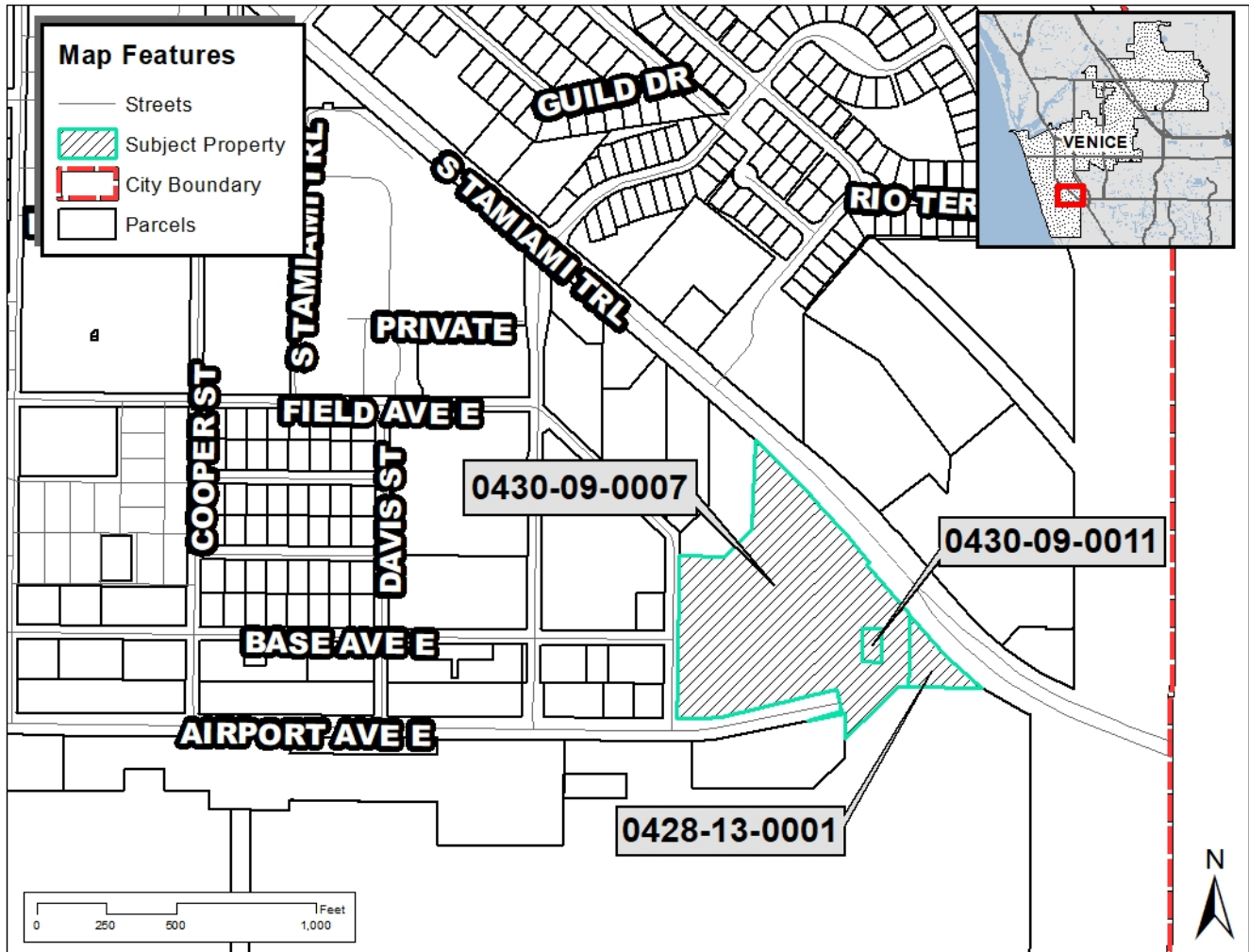




# REZONE: AIRPORT PROPERTY STAFF REPORT

6/19/2018

18-04RZ



**PETITION NO.:** 18-04RZ

**REQUEST:** Rezone the subject property of 12.36 +/- acres from Commercial Intensive/Venetian Urban Design Overlay (CI/VUD), Government Use/ Venetian Urban Design Overlay (GU/VUD), and Government Use to Commercial General/ Venetian Urban Design Overlay (CG/VUD).

## GENERAL DATA

**Application Date:** 5/25/2018

**Owner:** City of Venice

**Agent:** Mark Cervasio

**Address:** 401 W. Venice Ave, Venice, FL 34285

**Parcel ID:** 0430-09-0007, 0430-09-0011, & 0428-13-0001

**Property Size:** 12.36 +/- Acres

**FEMA Designation:** X, AE, .2 PCT Annual Chance Flood Hazard

**Future Land Use:** Mixed Use Corridor

**Neighborhood:** Island

**Zoning:** CI/VUD, GU/VUD, GU

## ASSOCIATED DOCUMENTS

- A. Application Materials
- B. Exhibit A: Allowable Uses Comparison Chart
- C. Exhibit B: VUD, CI, CG, and GU Code Sections

## I. EXECUTIVE SUMMARY

The applicant seeks a Zoning Map Amendment to rezone the 12.36 Acre subject property from Commercial Intensive/Venetian Urban Design Overlay (CI/VUD), Government Use/Venetian Urban Design Overlay (GU/VUD), and Government Use (GU) to Commercial General/Venetian Urban Design Overlay (CG/VUD). The 0.05-acre portion of the property not currently part of the VUD Overlay district on the southern boundary will be incorporated into the overlay district with the rezone so the entire property will be zoned CG/VUD. Rezoning the property will reduce the number of allowable uses on the property.

Based on the submitted application materials, staff analysis, and conclusions from this staff report, staff provides the following summary findings on the subject petition:

- **Conclusions/Findings of Fact – Consistency with the Comprehensive Plan:**

*The petition for rezoning the subject property from CI/VUD, GU/VUD, and GU to CG/VUD and CG may be found consistent with the 2017-2027 Comprehensive Plan's Land Use Element and/or Policy 8.2 regarding compatibility.*

- **Conclusions/Findings of Fact – Compliance with the Land Development Code:**

*The petition for rezoning the subject property from CI/VUD, GU/VUD, and GU to CG/VUD and CG may be found consistent with the Land Development Code Section 86-47 on Rezoning Criteria and/or consistent with Section 86-92 on Minimum Lot Standards for Commercial, General zoning designations.*

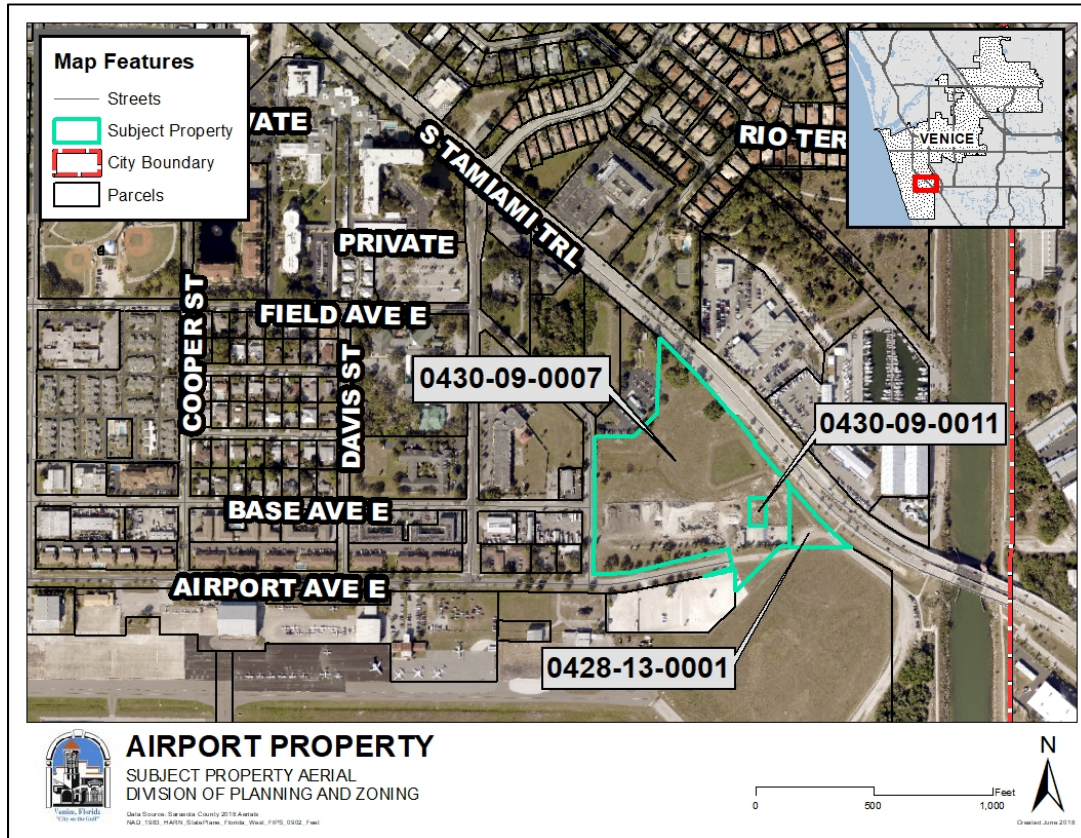
- **Conclusions/Findings of Fact – Concurrency:**

*Based on the preliminary concurrency analysis, no issues have been identified regarding current adequate public facilities capacity to accommodate the expected development of the subject property. Further concurrency review, including a Certificate of Concurrency, will be required in conjunction with development of the subject property.*

## II. EXISTING CONDITIONS

The subject property is comprised of three parcels totaling 12.36 acres. The largest parcel accounts for 11.6 acres of the total land area. The other two parcels are a rectangular parcel and a triangular parcel—0.19 acres and 0.71 acres respectively. The property is bordered by Tamiami Trail to the East, Airport Ave to the South, and Ringling Dr. to the West.

The southern side of the subject property currently hosts Tito Gaona's Trapeze Academy and a storm water facility. No other development exists on the property (See Exhibit 1).



MAP 1: SUBJECT PROPERTY



**View of the storm-water facility near  
Tamiami Trail (US 41) with view of  
Southern portion of the property.**





**View to the northwest from the southern property line along Airport Dr.**



**View to the north from the southern point of the subject property along US 41.**

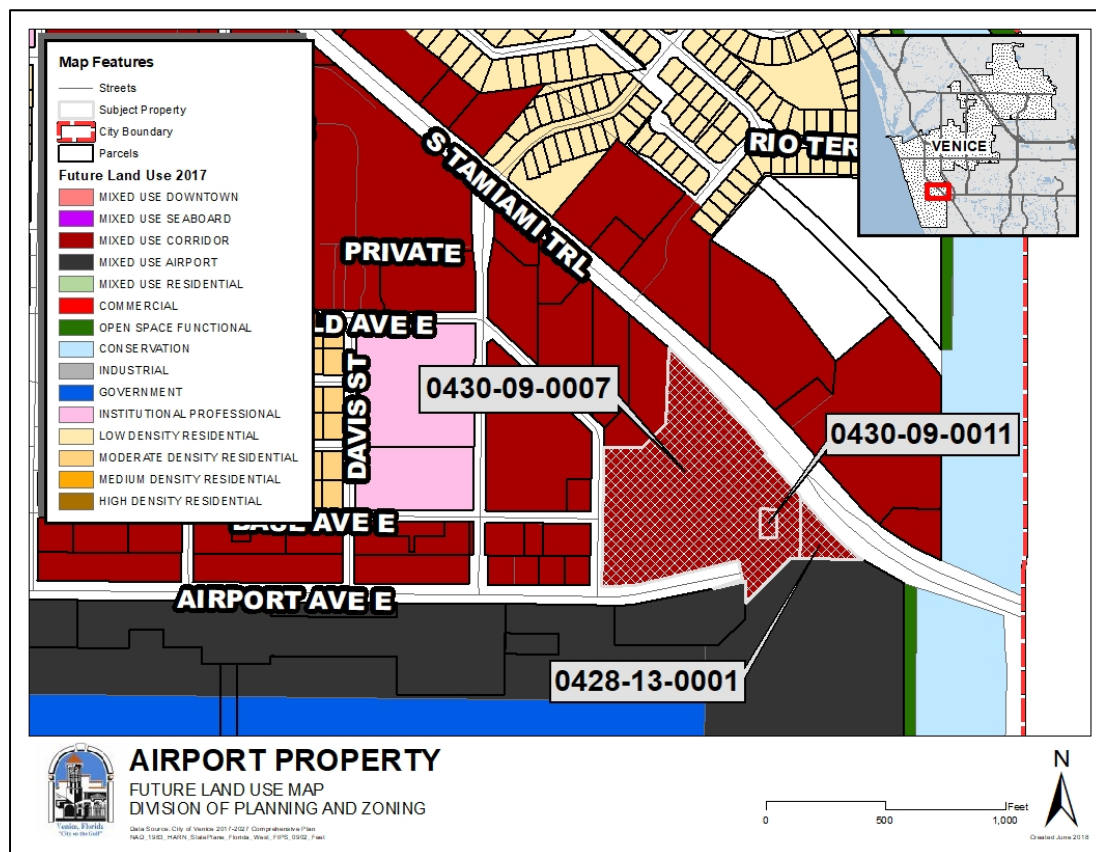


**View southeast from the western property line.**

### ***Future Land Use***

The 2017-2027 Comprehensive Plan identified the subject property as part of the new Mixed-Use Corridor Future Land Use designation and the Island Neighborhood. The Mixed-Use Corridor supports horizontal and vertical mixture of uses including moderate and medium density residential, commercial, and institutional. The Mixed-Use Corridor, in this part of the city, does not support industrial uses.

The properties adjacent to the subject property on the North, East, and West sides are also part of the Mixed-Use Corridor along Tamiami Trail (US 41). The properties south of the subject property are part of a separate mixed-use Future Land Use designation: Mixed-Use Airport. The properties within the Mixed-Use Airport designation are all of the non-aeronautical areas of the Venice Municipal Airport and subject to the Airport Master Plan.



MAP 2: FUTURE LAND USE MAP

### ***Zoning Designation***

The subject property is current designated with three zoning districts: Commercial Intensive/Venetian Urban Design Overlay (CI/VUD), Government Use (GU), and Government Use/Venetian Urban Design Overlay (GU/VUD). The Venetian Urban Design Overlay currently encompasses all the property except for the southernmost tip.

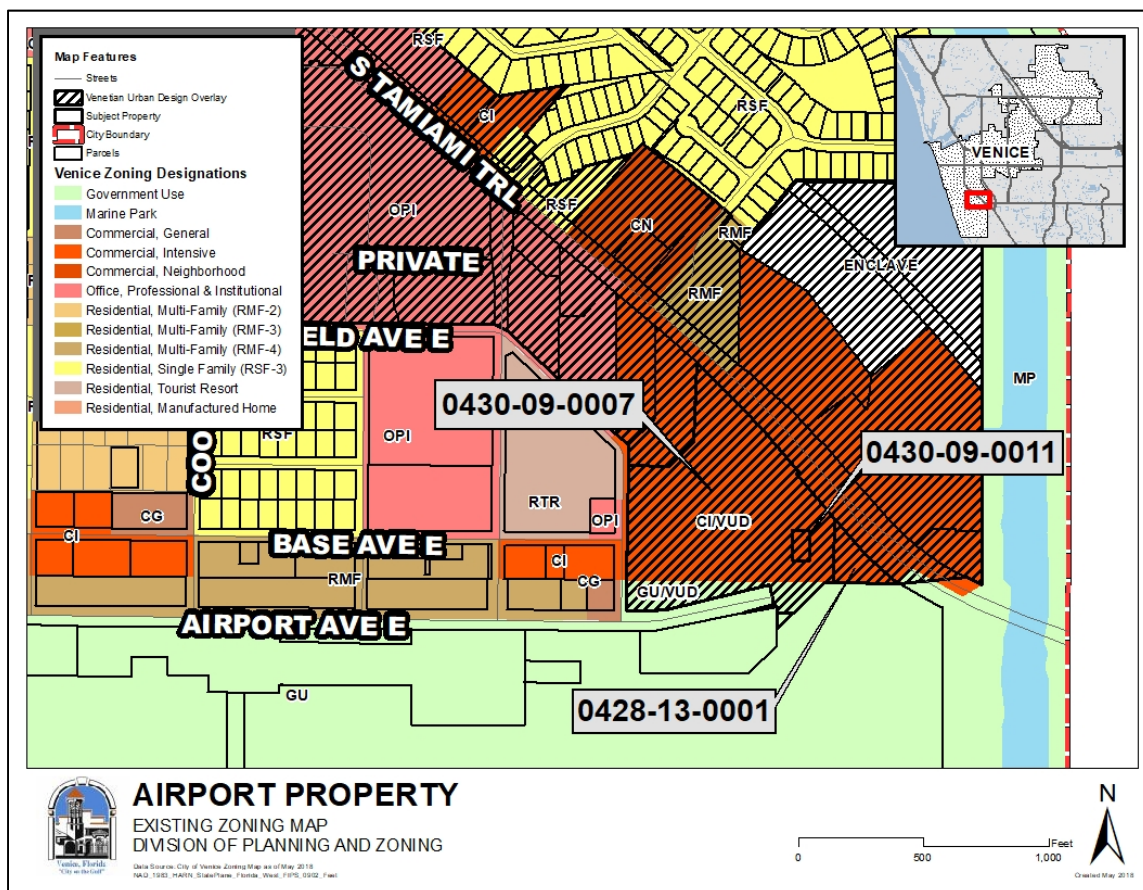
The Venetian Urban Design Overlay supplements and supersedes the zoning district with the intent to initiate mixed-use code into the City of Venice. The VUD Overlay contains both use and design regulations. The use

allowances under the VUD designation are in addition to those allowed in the underlying zoning district. The VUD overlay generally applies to the properties along Tamiami Trail (US 41) in this part of the city.

The properties adjacent to the subject property retain multiple zoning designations. See Map 3 (Page 6) and Table 1 (Page 5) for more information.

**Table 1: Existing Uses and Conditions**

DIRECTION	EXISTING USE(S)	CURRENT ZONING	FUTURE LAND USE DESIGNATION
NORTH	Civic/Service Organization, Multi-Family Residential	VUD/CI, VUD/RMF	MUC
EAST	Automotive Sales, Marine Sales, Restaurant	VUD/CI	MUC
SOUTH	Parking Lot, Airport	GU	MUA
WEST	Multi-Family Residential, Asphalt Contractor, Outdoor Storage, Sales Office	RTR, CI, OPI, CG	MUC



MAP 3: ZONING MAP (EXISTING)

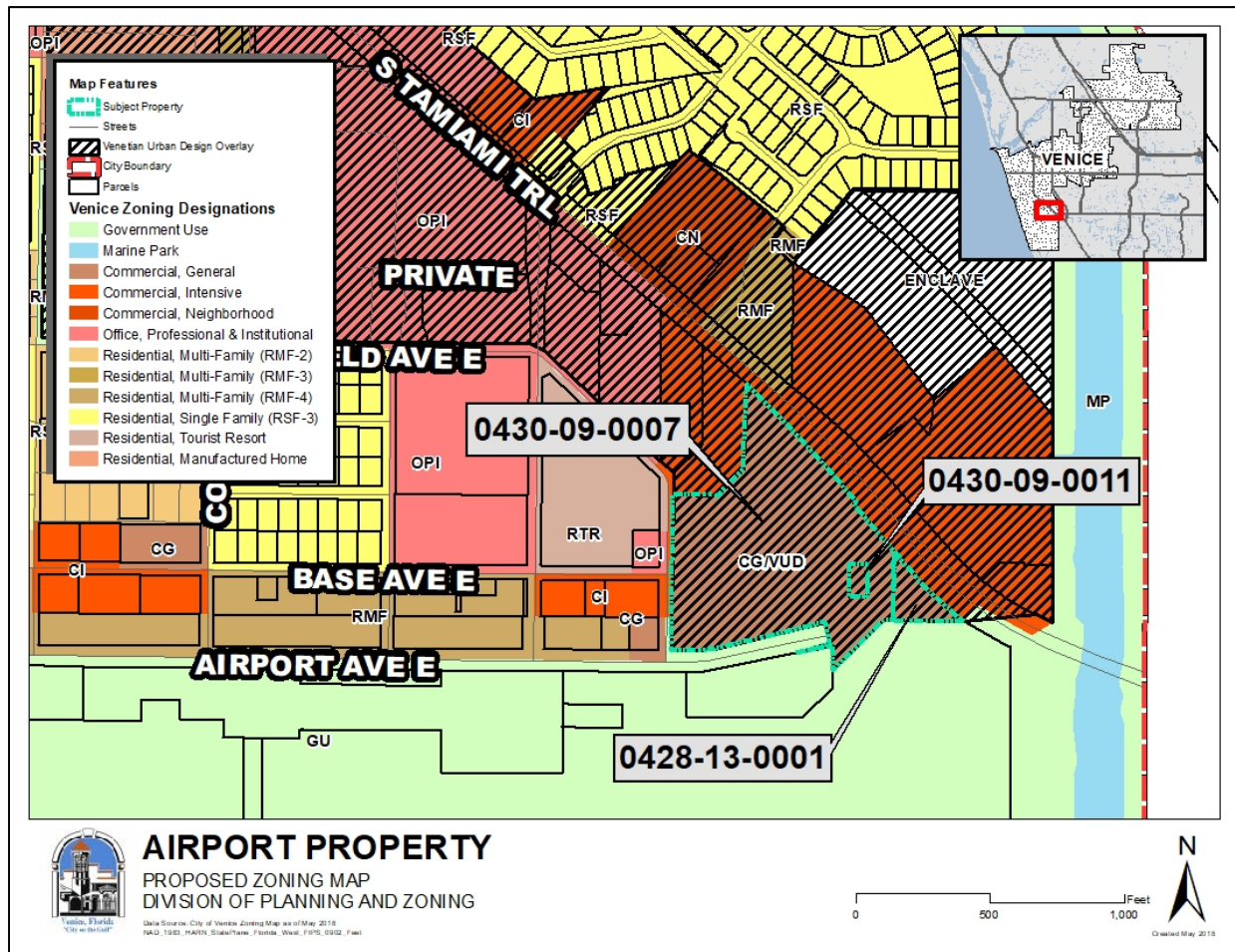
### Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) designates the subject property with Zone X and Zone AE. Most of the subject property is designated as Zone X which means there is a minimal flood hazard. Small portions of the property retain a 0.2% Annual Chance Flood Hazard designation.



### III. PROJECT INFORMATION

The applicant seeks a Zoning Map Amendment to rezone the 12.36-acre subject property from Commercial Intensive/Venetian Urban Design Overlay (CI/VUD), Government Use/Venetian Urban Design Overlay (GU/VUD), and Government Use (GU) to Commercial General/Venetian Urban Design Overlay (CG/VUD). The 0.05-acre portion of the property not currently part of the VUD Overlay district on the southern boundary will be incorporated into the overlay district with the rezone so the entire property will be zoned CG/VUD.



MAP 4: PROPOSED ZONING MAP

### IV. PLANNING STAFF ANALYSIS

#### A. Comparison of Existing and Proposed Zoning Designations

The proposed rezoning would unify the subject property under one zoning district and retain the VUD overlay. The rezoning is a reduction of uses from CI/VUD, GU/VUD, and GU to CG/VUD. Commercial, Intensive districts allow uses such as Nightclubs, Pawnshops, Farm/Construction Equipment Rental establishments, and automotive body shops which are not allowed in the Commercial, General districts. See Proposed Zoning Map (Page 6) and Exhibit 2 (Page 14-16) for more details on the proposed zoning and the differences in allowed uses.

The subject property's unique position in relation to the airport requires additional review for any development proposed by the Federal Aviation Administration (FAA), even once the rezoning occurs. The FAA has their own regulations which would be applicable to this property and may further restrict development. For example, according to the workshop notes, the FAA would not allow for residential development on the subject property even though the zoning district contains some allowances for residential uses.

**B. 2017-2027 Comprehensive Plan**

The subject property is within the Island Neighborhood, as designated by the *2017-2027 Comprehensive Plan* and hosts a Future Land Use of Mixed-Use Corridor.

The Mixed-Use Corridor section of the comprehensive plan states there are eleven implementing Zoning Districts within the specified land use designation: Residential, Multi-Family--3 (RMF-3), Residential, Multi-Family--4 (RMF-4), Planned Unit Development, (PUD), Commercial, Neighborhood (CN), Commercial, General (CG), Commercial, Intensive (CI), Office, Professional, Institutional (OPI), Planned Commercial Development (PCD), Industrial, Light and Warehousing (ILW), and Commercial, Mixed-Use (CMU). The existing CI zoning designation and the proposed CG designation are implementing districts for the Future Land Use category; however, the existing Government Use portion of the property is not.

Strategy LU 4.1.1 of the *2017-2027 Comprehensive Plan* brought-forward elements from the *City of Venice 2010 Comprehensive Plan* including Policy 8.2 which addresses compatibility between uses. The first four criteria for evaluation in Policy 8.2 are:

- A. *Land Use, density, and intensity*
- B. *Building Height and Setbacks*
- C. *Character or type of use proposed*
- D. *Site and Architectural Mitigation Techniques*

Plans for a specific project on the subject property have not been submitted, so the first four criteria cannot be evaluated. The remaining four criteria for evaluation address compatibility of use directly:

- E. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
  - **Applicant Response:** *There are no single family (sic) residences adjacent*
- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*
  - **Applicant Response:** *The uses that are there now will still be permitted.*
  - **Staff Response:** The subject property current zoning and future land use designations allow commercial uses. All adjacent properties host commercial or office zoning designations. The Mixed-Use Corridor Future Land Use Category specifically does not allow industrial uses in this area of the city.
- G. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*



- **Applicant Response:** *The property is currently vacant with only lease for the Trapeze business use on month to month basis that will need to be eliminated if any development of the property is proposed (sic).*
  - **Staff Response:** No nonconformities exist on the property. The subject property is mostly vacant with only one business located on the property. The use of the business is conforming with both the existing and proposed zoning designations.
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*
- **Applicant Response:** *This zoning district is compatible with the surrounding uses.*
  - **Staff Response:** The rezoning will restrict the allowable uses on the property.

Future development of the subject property will require site and development plan approval by the Planning Commission. It is during this process that full review of the project will occur, including the project's compatibility with adjacent properties. If during that review potential incompatibilities are identified, the following mitigation techniques provided in Policy 8.2 I through N may be considered. Doing so would ensure the application of appropriate mitigation measures in response to specific development characteristics of an actual development proposal.

- I. *Providing open space, perimeter buffers, landscaping and berms.*
- J. *Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.*
- K. *Locating road access to minimize adverse impacts.*
- L. *Adjusting building setbacks to transition between different uses.*
- M. *Applying step-down or tiered building heights to transition between different uses.*
- N. *Lowering density or intensity of land uses to transition between different uses.*

**CONCLUSIONS/FINDINGS OF FACT – COMPREHENSIVE PLAN:** The petition for rezoning the subject property from CI/VUD, GU/VUD, and GU to CG/VUD and CG may be found consistent with the 2017-2027 Comprehensive Plan's Land Use Element and/or Policy 8.2 regarding compatibility.

**C. Land Development Regulations**

When rezoning a property, the first criteria to verify is whether the subject property meets the minimum lot standards. According to Section 86-92(h)(2) permitted uses or buildings in a Commercial, General district, other than multi-family dwellings, have no minimum lot size.

The subject petition has been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified. Future development of the subject property will require confirmation of continued compliance with all applicable LDC standards.

Section 86-47(f)(1) of the Land Development Code sets forth sixteen criteria for Planning Commission to show they have considered regarding the proposed rezoning.

- a) *Whether the proposed change is in conformity to the Comprehensive Plan.*

- **Applicant Response:** *The adopted Comp Plan designates this property as Mixed Use Corridor and the Commercial General Zoning district is designated as an implementing district for the Mixed Use Corridor.*
- **Staff Response:** Commercial, General is an implementing zoning district for the Mixed-Use Corridor. Changing the zoning will make the property more consistent with the Comprehensive Plan as it will eliminate the Government Use zoning designation on the southern portion of the property which is not an implementing zoning district for the Mixed-Use Corridor.
- b) *The existing land use pattern.*
  - **Applicant Response:** *The Comprehensive Plan identifies the majority of the property around the parcel and the existing land use pattern is commercial.*
  - **Staff Response:** All the properties adjacent to the subject property host a commercial or office zoning district designation.
- c) *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
  - **Applicant Response:** *As mentioned previously, the majority of the property around the parcel and the existing land use pattern is commercial, therefore it will not create an isolated district.*
- d) *The population density pattern and possible increase or overtaking of the load on public facilities such as schools, utilities, streets, etc.*
  - **Applicant Response:** *All appropriate approvals will be obtained through future development procedures and available capacity of public facilities will be confirmed.*
- e) *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
  - **Applicant Response:** *The district boundaries are consistent with the parcels identified as the subject property.*
- f) *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
  - **Applicant Response:** *The combination of two existing zoning districts into one provides for a unified designation for any future development of the property.*
  - **Staff Response:** The 2017-2027 Comprehensive Plan was adopted in January of 2018. The current combination of zoning districts on the subject property, specifically the Government Use designation, is no longer consistent with the Future Land Use Map. Rezoning the property will create one zoning designation on the property which is an implementing zoning district for the Mixed-Use Corridor.
- g) *Whether the proposed change will adversely influence living conditions in the neighborhood.*
  - **Applicant Response:** *This is a de-intensification of the existing zoning designation of Commercial Intensive.*
- h) *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
  - **Applicant Response:** *All appropriate approvals will be obtained through future development procedures and available capacity of public facilities will be confirmed.*
  - **Staff Response:** TRC has reviewed the Rezoning Petition for preliminary concurrency. All future applications will also be subject to TRC/Concurrency review.
- i) *Whether the proposed change will create a drainage problem.*

- **Applicant Response:** *All drainage issues will be addressed and resolved through the development process. The property is not currently in a Special Flood Hazard Area with the exception of the existing ponds.*
- **Staff Response:** TRC has reviewed the Rezoning Petition for preliminary concurrency. All future applications will also be subject to TRC/Concurrency review.
- j) *Whether the proposed change will seriously reduce light and air to adjacent areas.*
  - **Applicant Response:** *The project will comply with all standards required for development of the site.*
- k) *Whether the proposed change will adversely affect property values in the adjacent area.*
  - **Applicant Response:** *A reduction in the intensity of the zoning district will be a benefit to the adjacent properties regarding capability.*
- l) *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*
  - **Applicant Response:** *The property will not negatively impact the development of the adjacent properties.*
- m) *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*
  - **Applicant Response:** *This rezone is consistent with the Future Land Use Designation as Mixed Use Corridor in the Comprehensive Plan.*
- n) *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*
  - **Applicant Response:** *This property could be developed under the existing zoning district, however, as indicated previously, this is a de-intensification of the existing Commercial Intense Zoning District.*
  - **Staff Response:** There is no issue with the current zoning designation; however, GU is not an implementing zoning district for the FLU designation.
- o) *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*
  - **Applicant Response:** *Once again, this is a de-intensification and is consistent with the future land use designation.*
- p) *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*
  - **Applicant Response:** *This property is owned by the City and it has been determined that the Commercial General Zoning District is more appropriate.*
  - **Staff Response:** Other properties with a Commercial, General zoning designation exist in the city; however, the size and location of the subject property is unique. Few properties on the island are as large as the subject property and undeveloped.

#### CONCLUSIONS/FINDINGS OF FACT – LAND DEVELOPMENT CODE:

The petition for rezoning the subject property from CI/VUD, GU/VUD, and GU to CG/VUD and CG may be found consistent with the Land Development Code Section 86-47 on Rezoning Criteria and/or consistent with Section 86-92 on Minimum Lot Standards for Commercial, General zoning designations.



#### **D. Concurrency**

Concurrency is evaluated on a preliminary basis when a property is rezoned based on “worst-case scenarios” of the proposed zoning designation. The subject property is currently zoned Commercial, Intensive (CI) with a small portion zoned Government Use (GU) and is proposed to be rezoned to Commercial, General (CG). The Venetian Urban Design Overlay District will remain in place and basically provides for increased landscaping, architectural standards and pedestrian oriented design.

The proposed rezoning reduces the number of allowable uses. The uses permitted under the proposed Commercial, General zoning designation are uses that are currently permitted under the existing Commercial, Intensive designation; however, the more intense uses allowed in the CI district, such as car washes or pawnshops, will no longer be permitted. The area of GU zoning is relatively small and would not lend itself easily to development and the proposed rezoning will provide for a unified zoning designation of CG that will facilitate future development of the site.

City departments responsible for concurrency reviewed the hypothetical development scenario for impacts to sanitary sewer, potable water, solid waste, drainage and transportation facilities and it was preliminarily determined there currently are adequate public facilities available to accommodate the expected development of the subject property. The Technical Review Committee has not indicated any issues regarding the capacity or ability to maintain LOS, particularly as the proposed zoning district is a less-intensive designation.

Finally, with the adoption of the 2017 Comprehensive Plan, level of service (LOS) standards have been established for each of the following public facilities and services. To date, these adopted standards have not been implemented in the Land Development Code.

- Pedestrian Facilities – LOS standards established by Strategy TR 1.2.3
- Bicycle Facilities – LOS standards established by Strategy TR 1.2.4
- Transit Service – LOS standards established by Strategy TR 1.2.5
- Hurricane Shelter Space – LOS standards established by Strategy OS 1.9.10

#### **CONCLUSIONS/FINDINGS OF FACT – CONCURRENCY:**

Based on the preliminary concurrency analysis, no issues have been identified regarding current adequate public facilities capacity to accommodate the expected development of the subject property. Further concurrency review, including a Certificate of Concurrency, will be required in conjunction with development of the subject property.

#### **V. CONCLUSION**

The Planning Commission is required to study and consider the factors contained in Section 86-47(f) and make a report and recommendation regarding rezone petitions to City Council. This staff analysis and report has been conducted to provide the Planning Commission with competent and substantial evidence to support a recommendation to City Council. The application and supporting documentation, factors and/or considerations included in the staff report are provided to render a decision regarding this petition. A summary of all staff findings of fact is included in the Executive Summary providing a basis for recommendation.

**EXHIBIT A: Use Comparison Table**

Use Category * indicates a permitted use, SE permitted use by special exception, blanks not a permitted use, Ac accessory use		Zoning Designation			
		VUD	CI	GU	CG
Government	Government Uses/Buildings	*		*	
	Retail Sales	*	*		*
Retail Commercial	Convenience Stores		*		*
	Grocery Stores		*		*
	Pharmacies		*		*
	Produce Markets		*		*
	Bakeries		*		*
	Florists		*		*
	Gift Shops		*		*
	Hobby Shops		*		*
	Automotive Convenience Centers	*	*		*
	Automotive Service Stations		*		SE
	Pet Shops	*	*		*
	Package Stores		*		SE
	Wholesaling from Sample Stocks		*		
	Sale of Second-hand Merchandise within Building		*		
	Auction House/Pawnshops		*		
	Outdoor Display of Retail Merchandise		SE		SE
Personal and Business Services	Hair and Beauty Care	*	*		*
	Pet Grooming	*	*		*
	Health Spas		*		*
	Shoe Repair	*	*		*
	Clothing Repair and Alteration	*	*		*
	Dry Cleaning and Laundry Services	*	*		*
	Copying and Duplication Services		*		*
	Photography Studios	*	*		*
	Pain Management Clinics				SE
	Funeral Home		*		*
	Radio or Television Stations		*		*
	Electronics Repair		*		*
	Interior Decorators		*		*
	Job printing or Newspaper Establishments		*		
	Upholstery and Furniture Repair		*		
	Self-Service Laundries	*			
Commercial Recreation, Entertainment	Studios for dance/music/yoga/ cheer/gymnastics/ etc.	*	*		*
	Movie Theatres		*		*
	Bowling Alleys		*		*
	Billiard Parlors		*		*
	Swimming Pools		*		*
	Miniature Golf Courses		SE		SE
	Auditoriums and Convention Centers	*	*		
Outdoor Recreation	Public Parks and Recreation Areas	*		*	
	Golf Driving Ranges		*		
	Par 3 Golf Courses		*		
	Open Air Motion-Picture Theatres		*		
	Agricultural Fairs and Fairgrounds, Sports Fields and Arenas		SE		
	Carnivals or Circuses, Archery Ranges, Pony Rides, Skating Rinks, Indoor Pistol or Rifle Ranges		SE		
	Commercial Tourist Attractions		SE		

Use Category (Continued)		Zoning Designation			
* indicates a permitted use, SE permitted use by special exception, blanks not a permitted use, Ac accessory use		VUD	CI	GU	CG
Professional, Medical, and Business Offices	Medical and Dental Clinics		*		*
	Animal Hospitals and clinics		*		*
	Animal Boarding in Soundproof Buildings		*		
	Newspaper Offices		*		*
	Travel Agency		*		*
	Employment Office		*		*
	Professional Business Offices	*	*		
Bank, Financial Institutions	Banks and Financial Institutions	*	*		*
	Credit Unions		*		*
	Savings and Loans		*		*
	Credit Agencies		*		*
	Other Lending Institutions		*		*
Eating and Drinking Establishments	Restaurants	*	*		*
	Restaurants with Drive-Thru	*	SE		*
	Open-Air Cafes as accessory to Restaurants	*			
	Drive-In Restaurants		*		SE
	Brewpubs		*		SE
	Bars, lounges, nightclubs, etc.	*	*		
Vocational, Trade, and Business Schools	Vocational, Trade, and Business Schools		*		*
Marinas, Docks, and Piers	Marinas		*		*
	Commercial and noncommercial piers and docks		*		*
	Boat rental, Marine Fuel sales, sale of fishing and marine related items.		Ac		Ac
	Boat Liveries		*		SE
Institutional	Houses of Worship		*		*
	Revivals and Gospel Establishments		*		
	Public Schools			*	
	Public Hospitals			*	
	Public Libraries			*	
Civic, Service Organizations	Clubs such as civic, social	*	*		*
	Private Libraries	*	*		*
Parking Lots, Garages	Commercial Parking Lots	*	*		*
	Commercial Parking Garages	*	*		*
	Parking Lots	*			
	Parking Garages	*			
Residential	Existing Single-Family and Two-Family Structures				
	Multi-Family Dwellings	*	SE		SE
	Dwelling Units above the First Floor	*			
Temporary Lodging	Hotel/Motel				SE
	Interval Occupancy Accommodations				SE
Automotive, Vehicular, Marine and Manufacturing	Retail Sale and Rental		*		
	Sale of Automotive Parts		*		
	Motorbus Terminals		*		SE
	Automobile Repair Shops		*		
	Tire Shops		*		
	Automotive Glass and Window Replacement		*		
	Body Shops		*		
	Upholstery Repair		*		
	Automotive Detailing		*		
	Car Washes		*		
	Truck Stops		SE		
	Welding and Machine Shops		SE		



Use Category (Continued) * indicates a permitted use, SE permitted use by special exception, blanks not a permitted use, Ac accessory use		Zoning Designation			
		VUD	CI	GU	CG
Machinery and Equipment Sales	Retail Sale and Rental of Farm/Construction Equipment		*		
	Home Equipment Sale		*		
Building and Landscaping Supplies	Plant Nurseries		*		*
	Lumber, building supplies, farm supplies, feed, tools, equipment, garden supplies, monuments, etc.		*		
Building Trades Contractors	Landscaping Contractors		*		
	Building contractors		*		
	Electrical contractors		*		
	Swimming pool contractors		*		
	HVAC contractors		*		
	Plumbers		*		
	Carpenter and cabinet making shops, and like uses		*		
	Pest Control		*		
	Commercial water softening		*		
Building Trades Contractors with Outdoor Storage of Materials/Equip	Landscaping Contractors		SE		
	Building contractors		SE		
	Electrical contractors		SE		
	Swimming pool contractors		SE		
	HVAC contractors		SE		
	Plumbers		SE		
	Carpenter and cabinet making shops, and like uses		SE		
Wholesale, Warehouse and storage	Warehousing		SE		
	Self-Storage Facilities		SE		
Other	Electrical Substations		SE		SE
	Television and Radio Transmitter Towers		SE		
	Adult Entertainment Establishments		SE		
	Railroad Rights-of-way	*			
	Palmists, Astrologists, Psychics, Clairvoyants, and Phrenologists		*		
	Public Airports			*	
	Commercial Wireless Telecommunications Antennae			*	