

# EXHIBIT A

Sec. 86-71. - MP marine park district.

- (a) *Generally; intent.* Water orientation is of major importance to the city and its citizens. The economy of the city depends in considerable measure upon the water, and it is intended that the MP district be used for the purpose of protecting and preserving water areas within the jurisdiction of the city. All designated waters, including but not limited to all boat basins, bays, bayous, canals, lakes, rivers, streams, waterways and waters of the Gulf of Mexico and all publicly and privately owned submerged lands thereunder extending from the mean high-water line or bulkhead line are included in this district.
- (b) *Permitted principal uses and structures.* Structures are not permitted uses in the MP district except as specified in this subsection. Permitted uses shall include water-oriented recreational uses, such as boating, swimming, fishing, diving, water skiing, surfboarding, wading and similar uses. Permitted structures are as follows:
  - (1) Piers and docks, accessory to residential uses.
  - (2) Piers and docks accessory to marinas, boatyards or boat liveries where such activities are permitted uses on upland properties abutting an MP district, and subject to the regulations of this chapter relating to extensions of such structures below the mean high-water line.
- (c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the MP district are: Uses (no structures) which are customarily incidental and subordinate to permitted uses.
- (d) *Prohibited uses and structures.* Prohibited uses and structures in the MP district are as follows:
  - (1) Pain management clinic.
- (e) *Special exceptions.* The following special exceptions are permissible in the MP district after public notice and hearing by the planning commission:
  - (1) Structures and uses which relate directly and immediately to permitted uses in upland zoning classifications abutting an MP district.
  - (2) Covered boat slips and wet storage of boats.
  - (3) Marinas, boat liveries and boatyards where boats or other floating structures are used as dwelling units. Such marinas, boat liveries and boatyards shall provide minimum sanitary facilities on-shore to ensure compliance with all city, county and state requirements.

The uses permissible by special exception are subject to all regulations and permit

procedures of all agencies having jurisdiction over city waters.

- (f) *Maximum residential density.* Maximum number of dwelling units per acre in the MP district is: None.
- (g) *Minimum lot requirements (area and width).* Minimum lot requirements in the MP district are: None.
- (h) *Maximum lot coverage by all buildings.* Maximum lot coverage in the MP district is: None.
- (i) *Minimum yard requirements.* Minimum yard requirements in the MP district are: None.
- (j) *Maximum height of structures.* Maximum height of structures in the MP district is: 35 feet.

(Code 1982, § 20-6.1; Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2013-03, § 3, 2-12-13; Ord. No. 2014-05, § 2, 2-11-14; Ord. No. 2016-19, § 2, 10-25-16)

Sec. 86-92. - CG commercial, general district.

- (a) *District intent.* The CG district is intended for general commercial activity. Businesses in this category require larger land area and a location convenient to automotive traffic. Pedestrian traffic will be found in this district. The district is not suitable for heavily automotive-oriented uses. It is not the intent of this district that it shall be used to encourage extension of strip commercial areas.
- (b) *Determination of uses.* Uses in the district are regulated through the establishment of categories of uses that are further described by category characteristics, typical permitted uses, accessory uses, and restrictions. The zoning administrator shall utilize district intent and the following criteria to determine if a proposed use is appropriate for the district category of uses:
  - (1) *Category of use* establishes the major heading that is meant to define, organize and encompass the range of specific types of uses allowed.
  - (2) *Category characteristics* describe the general nature of the types of uses for which the category of use is intended.
  - (3) *Typical permitted uses* establish the specific list of uses typically found and permitted under this category of use. Like uses not specifically identified, but essentially comparable to the typical uses listed, may be approved by the zoning administrator if the nature and impacts of that use are similar to those of the listed uses.

(4) *Accessory uses and structures* provide the permitted accessory uses and structures for the category of use.

a. Accessory uses and structures:

1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
2. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
3. Do not involve operations or structures inconsistent with the character of the district.

b. Dwelling units on the same premises and in connection with permitted principal uses and structures are allowed only for occupancy by owners or employees thereof.

c. Other accessory uses are identified for specific categories of use and specific permitted uses in this section.

d. Like accessory uses not specifically identified, but essentially comparable to the accessory uses listed may be approved by the zoning administrator if the nature and impacts of that use are similar to those of the listed accessory uses.

(5) *Restrictions* provide additional detail and guidance regarding restrictions on the application of the category of use.

(c) *Commercial, general—Permitted uses.*

Category of Use		
<b>1) Retail Commercial</b> <b>Category Characteristics:</b> Uses providing primarily for the display and sale of new and used merchandise at retail within an enclosed building.		
Typical Permitted Uses	Accessory Uses	Restrictions

<ul style="list-style-type: none"> <li>• Retail sale of apparel, toys, sundries and notions, books and stationery, leather goods and luggage, art, hardware, jewelry, electronics, sporting goods, musical instruments, office equipment and supplies, furniture, home furnishings, auto parts and accessories, antiques, food, swimming pool supplies, appliances, and the like</li> </ul>	<p>Indoor manufacturing and production of items for sale on-premises only.</p> <p>Repair of goods sold on-premises.</p>	<p>Outdoor sale and display of merchandise requires special exception.</p> <p>No animal kennels associated with pet shops.</p>
<ul style="list-style-type: none"> <li>• Convenience stores</li> </ul>		
<ul style="list-style-type: none"> <li>• Grocery stores</li> </ul>		
<ul style="list-style-type: none"> <li>• Pharmacies</li> </ul>		
<ul style="list-style-type: none"> <li>• Produce markets</li> </ul>		
<ul style="list-style-type: none"> <li>• Bakeries</li> </ul>		
<ul style="list-style-type: none"> <li>• Florists</li> </ul>		
<ul style="list-style-type: none"> <li>• Gift shops</li> </ul>		
<ul style="list-style-type: none"> <li>• Hobby shops</li> </ul>		
<ul style="list-style-type: none"> <li>• Automotive convenience centers as defined in <u><a href="#">Section 86-570</a></u></li> </ul>		

• Pet shops		
<b>2) Personal and Business Services.</b> <b>Category Characteristics:</b> Uses providing for one's personal care and for rendering professional services to individuals and businesses.		
Typical Permitted Uses	Accessory Uses	Restrictions
• Hair and beauty care		No animal kennels associated with pet grooming.
• Pet grooming		
• Health spas		
• Shoe repair		No transmitter towers are allowed in relation to radio and television stations.
• Clothing repair and alteration		
• Dry cleaning/laundry services		
• Copying and duplication services		
• Photography studios		
• Funeral home		

• Radio or television stations		
• Electronics repair		
• Interior decorators		
<b>3) Commercial Recreation, Entertainment (Completely Indoors).</b> <b>Category Characteristics:</b> Uses providing primarily for private, indoor commercial recreation and entertainment.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Studios for instruction in dance, music, yoga, cheer/gymnastics, and similar activities	Sale and rental of clothing and equipment associated with the on-site activity.	
• Movie theaters	Sale of food and drinks for on-premises consumption.	
• Bowling alleys		
• Billiard parlors		
• Swimming pools		
<b>4) Professional, Medical, and Business Offices.</b> <b>Category Characteristics:</b> Uses providing primarily for professional, medical, administrative or clerical occupations or services.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>

• Medical and dental clinics		Boarding of animals associated with an animal hospital or clinic shall be within a completely enclosed structure.
• Animal hospitals and clinics		
• Newspaper offices		
• Travel agency		
• Employment office		<p>Pain management clinics as defined in <u>Section 86-570</u> require special exception.</p> <p>No printing or circulation activities associated with newspaper offices.</p>

#### 5) Bank, Financial Institutions.

**Category Characteristics:** Uses providing primarily for financial services.

Typical Permitted Uses	Accessory Uses	Restrictions
• Banks and financial institutions	Drive-thru facilities	
• Credit unions		
• Savings and loans		

• Credit agencies		
• Other lending institutions		
<b>6) Eating Establishments.</b> <b>Category Characteristics:</b> Uses providing primarily for the sale of food for consumption on the premises.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Restaurants	Drive-thru facilities.	Drive-in restaurants require special exception.
	Reserved parking for pick-up of takeout items.	
<b>7) Vocational, Trade, and Business Schools.</b> <b>Category Characteristics:</b> Uses providing primarily for private education and training for professional, technical, and business occupations including those providing career employment skills.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Vocational, trade, and business schools		All activities associated with school must be conducted within completely enclosed buildings.
<b>8) Marinas, Docks and Piers.</b>		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Marinas		



• Commercial and noncommercial piers and docks	Boat rental, marine fuel sales, sale of fishing and marine related items including bait and tackle.	Boat storage lots are not permitted.
<b>9) Institutional.</b> <b>Category Characteristics:</b> Uses of a public, private, or quasi-public nature providing primarily educational, religious, and civic facilities and services.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Houses of worship		
<b>10) Civic, Service Organizations.</b> <b>Category Characteristics:</b> Uses providing primarily private non-profit club functions.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Clubs such as civic, social, veteran, fraternal and humanitarian, and similar organizations.		
• Private libraries		
<b>11) Commercial Parking Lots, Garages.</b> <b>Category Characteristics:</b> Uses providing primarily for the parking of automobiles on an hourly, daily, or monthly basis, including in an improved surface lot or in a structure designed for such purpose.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Commercial parking lots		

• Commercial parking garages		
<b>12) Existing Single-Family and Two-Family Dwellings.</b>		
	<b>Accessory Uses</b>	<b>Restrictions</b>
		New single-family and two-family dwellings are not permitted in this zoning district.

(d) *Commercial, general—Special exceptions.*

<b>Category of Use</b>		
<b>1) Automotive Service Stations as defined in <u>Section 86-570</u>.</b>		
<b>2) Multi-Family Dwellings as defined in <u>Section 86-570</u>.</b>		
<b>3) Motorbus Terminals.</b>		
<b>4) Essential Services as defined in <u>Section 86-570</u>.</b>		
<b>Typical Special Exception Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Electrical substations, lift stations and similar installations.		Does not include electric or gas generation plants.
<b>5) Outdoor Display and Sale of Retail Merchandise</b>		

Typical Special Exception Uses	Accessory Uses	Restrictions
<ul style="list-style-type: none"> <li>• Sale and display in other than completely enclosed buildings of any merchandise otherwise allowed as a permitted use in this district.</li> </ul>		
<b>6) Temporary Lodging.</b> <b>Category Characteristics:</b> Uses offered or available for temporary lodging for a term less than one month.		
Typical Special Exception Uses	Accessory Uses	Restrictions
<ul style="list-style-type: none"> <li>• Hotels and motels</li> </ul>		
<ul style="list-style-type: none"> <li>• Interval occupancy accommodations</li> </ul>		
<b>7) Outdoor Recreation</b> <b>Category Characteristics:</b> Uses providing primarily for private, outdoor commercial recreation.		
Typical Special Exception Uses	Accessory Uses	Restrictions
<ul style="list-style-type: none"> <li>• Miniature golf courses</li> </ul>		
<b>8) Pain Management Clinic as defined in <u>Section 86-570</u>.</b>		

9) Package stores for sale of alcoholic beverages, and bars or taverns for on-premises consumption of alcoholic beverages.		
10) <b>Plant nurseries.</b>		
11) <b>Boat liveries.</b>		
12) <b>Drive-in restaurants.</b>		
13) <b>Brewpubs.</b>		
	<b>Accessory Uses</b>	<b>Restrictions</b>
	Food service	Brewed beer may only be sold for on-site consumption.

(e) *Commercial, general—Conditional uses.*

<b>Category of Use</b>
1) <b>Structures in excess of 35 feet, but no more than 85 feet in height.</b>

(f) *Commercial, general—Prohibited uses.*

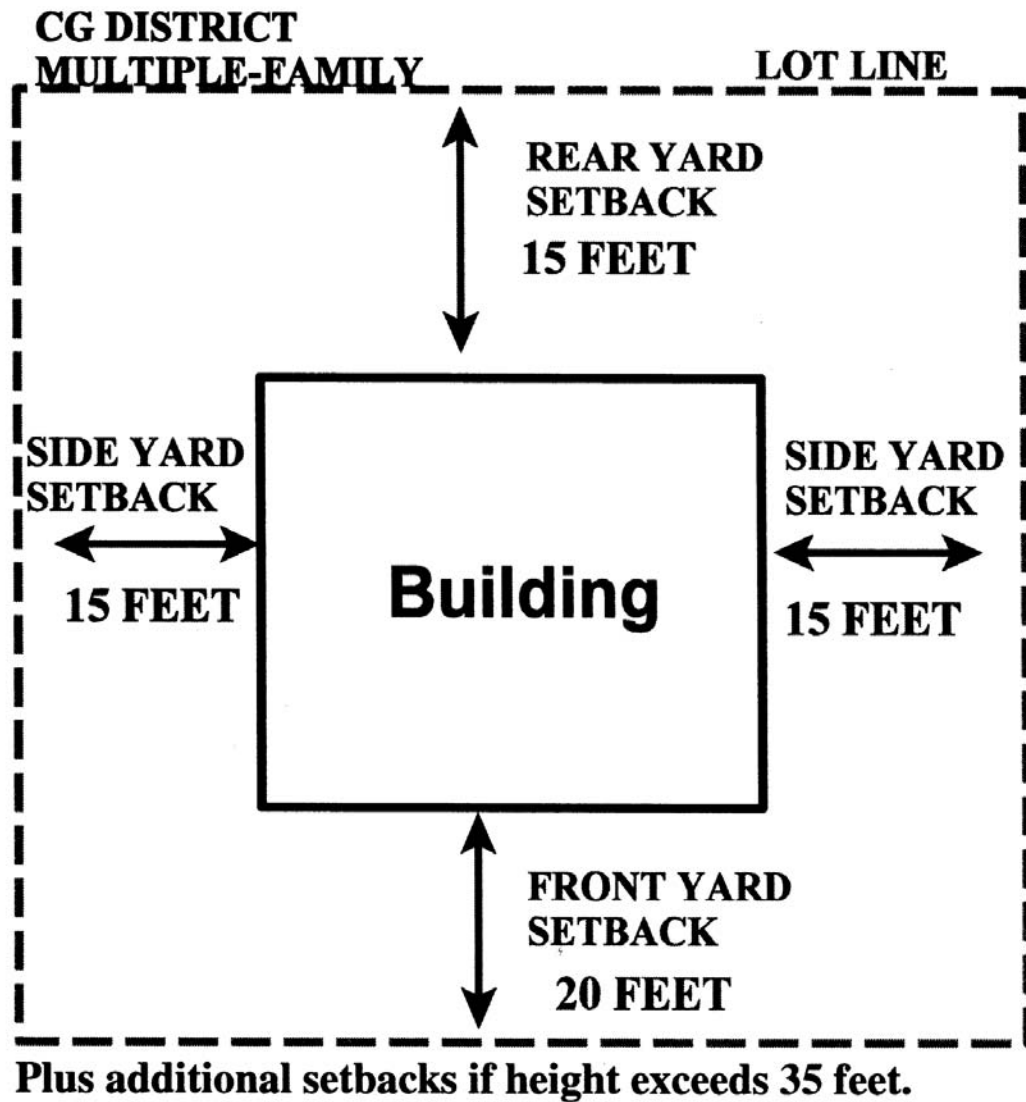
<b>Category of Use</b>
1) <b>Adult Entertainment Establishments as defined in <u>Section 86-570</u>.</b>
2) <b>New single- or two-family dwellings.</b>
3) <b>Manufacturing activities except as specifically permitted or permissible.</b>

4) Warehousing or storage, except as accessory to and within the same structure as a permitted or permissible use.

5) Pawn shops.

6) Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, or radiation, or likely for other reason to be incompatible with the character of the district.

- (g) *Maximum residential density.* Maximum number of dwelling units per acre in the CG district is 18.
- (h) *Minimum lot requirements (area and width).* Minimum lot requirements in the CG district are:
  - (1) Multiple-family dwellings: Width, 100 feet; area, 2,420 square feet per dwelling unit.
  - (2) Other permitted or permissible uses and structures: None, except as needed to meet other requirements set out in this section.
- (i) *Maximum lot coverage by all buildings.* Maximum lot coverage in the CG district is:
  - (1) Multiple-family dwellings and their accessory buildings: 30 percent.
  - (2) Other permitted or permissible buildings: Unrestricted, except as needed to meet other requirements set out in this section.



CG Setbacks

(j) *Minimum yard requirements.* Minimum yard requirements in the CG district are:

(1) *Commercial, service, office, hotel, motel or similar activities:*

- a. Front yard: 20 feet; provided that, where a CG zoned lot is located in a block a portion of which is zoned residential, requirements of the residential district apply to the CG zoned lot.
- b. Side yard:
  1. Fire-resistive construction: Buildings may be:
    - i. Set to the side property line; or
    - ii. Set not less than eight feet back from the side property line.
  2. Non-fire-resistive construction: Buildings must be set back not less than eight feet from the side property line.

- c. Rear yard: Ten feet.

Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot of yard for each three feet of building height, and a front yard of 25 feet or one-half of the building height, whichever is greater.

(2) Automotive service stations and automotive convenience centers:

- a. Front yard:

- 1. Structures: 20 feet.
  - 2. Gas pumps: 15 feet.

- b. Side yard:

- 1. Structures: Eight feet.
  - 2. Gas pumps: 25 feet from residentially zoned property, 15 feet from all other properties.

- c. Rear yard:

- 1. Structures: Ten feet.
  - 2. Gas pumps: 25 feet from residentially zoned property, 15 feet from all other properties.

(3) Special provisions:

- a. Where a CG zoned lot abuts property zoned residential, with or without an intervening alley, then, at the time of development of the CG zoned lot, a landscaped buffer is required for rear yards and for side yards as the case may be. Such rear or side yards shall not be less than 20 feet in width or depth. No yards are required adjacent to the mean high-water line or adjacent to railroad rights-of-way.
- b. Reserved.

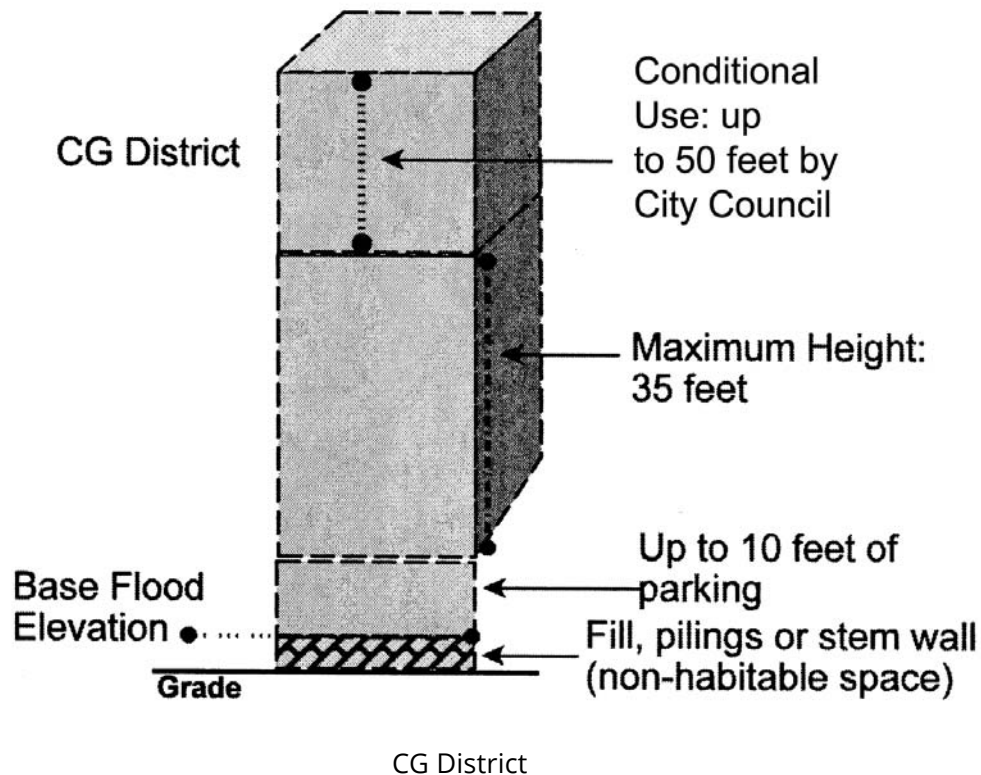
(4) Multiple-family dwellings:

- a. Front yard: 20 feet.
- b. Side yard: 15 feet.
- c. Rear yard: 15 feet.
- d. Waterfront yards: 20 feet.

(5) Other permitted or permissible uses:

- a. Front yard: 20 feet.
- b. Side yard: Ten feet.

- c. Rear yard: 15 feet.
- d. Waterfront yards: 20 feet.
- (6) Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot of yard for each three feet of building height and a front yard of 25 feet or one-half of the building height, whichever is greater.
- (k) *Maximum height of structures.* No portion of a structure shall exceed 35 feet in the CG district, except as permissible by conditional use. An additional ten feet for one story devoted primarily to parking within the structure may be added to the limit.



(Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2005-27, § 5, 6-14-05; Ord. No. 2013-03, § 4, 2-12-13; Ord. No. 2014-05, § 4, 2-11-14; Ord. No. 2016-10, § 2, 8-23-16)

Sec. 86-93. - CI commercial, intensive district.

- (a) *District intent.* The CI district is intended for uses that include those allowed for in the CG district, as well as those additional commercial uses typically located on major and minor arterials and collector roadways (roadways typically having higher traffic volumes). It is not the intent that this district be used to encourage extension of strip commercial areas, since the pattern of existing development provides more than ample frontage for this purpose.



- (b) *Determination of uses.* Uses in the district are regulated through the establishment of categories of uses that are further described by category characteristics, typical permitted uses, accessory uses, and restrictions. The zoning administrator shall utilize district intent and the following criteria to determine if a proposed use is appropriate for the district category of uses:
- (1) *Category of use* establishes the major heading that is meant to define, organize and encompass the range of specific types of uses allowed.
  - (2) *Category characteristics* describe the general nature of the types of uses for which the category of use is intended.
  - (3) *Typical permitted uses* establish the specific lists of uses typically found and permitted under this category of use. Like uses not specifically identified, but essentially comparable to the typical uses listed, may be approved by the zoning administrator if the nature and impacts of that use are similar to those of the listed uses.
  - (4) *Accessory uses and structures* provide the permitted accessory uses and structures for the category of use.
    - a. Accessory uses and structures:
      1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
      2. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
      3. Do not involve operations or structures inconsistent with the character of the district.
      4. Includes warehousing as accessory to retail use on the same property in all CI district categories of use.
    - b. Other accessory uses are identified for specific categories of use and specific permitted uses in this section.
    - c. Like accessory uses not specifically identified, but essentially comparable to the accessory uses listed may be approved by the zoning administrator if the nature and impacts of that use are similar to those of the listed use.
  - (5) *Restrictions* provide additional detail and guidance regarding restrictions on the application of the category of use.
- (c) *Commercial, intensive—Permitted uses.*

Category of Use		
1) Certain Permitted Uses in the CG District as Specified Below:		
	Accessory Uses	Restrictions
<ul style="list-style-type: none"> <li>Retail sale of apparel, toys, sundries and notions, books and stationery, leather goods and luggage, art, hardware, jewelry, electronics, sporting goods, musical instruments, office equipment and supplies, furniture, home furnishings, auto parts and accessories, antiques, food, swimming pool supplies, appliances, and the like</li> </ul>	<p>Indoor manufacturing and production of items for sale on-premises only.</p> <p>Repair of goods sold on-premises.</p>	<p>Outdoor sale and display of merchandise requires special exception.</p>
<ul style="list-style-type: none"> <li>Convenience stores</li> </ul>		
<ul style="list-style-type: none"> <li>Grocery stores</li> </ul>		
<ul style="list-style-type: none"> <li>Pharmacies</li> </ul>		
<ul style="list-style-type: none"> <li>Produce markets</li> </ul>		
<ul style="list-style-type: none"> <li>Bakeries</li> </ul>		
<ul style="list-style-type: none"> <li>Florists</li> </ul>		
<ul style="list-style-type: none"> <li>Gift shops</li> </ul>		

• Hobby shops		
• Automotive convenience centers as defined in <u>Section 86-570</u>		
• Hair and beauty care		
• Health spas		
• Shoe repair		
• Clothing repair and alteration		
• Dry cleaning/laundry services		
• Copying and duplication services		
• Photography studios		
• Funeral home		
• Electronics repair		
• Interior decorators		
• Pet shops		No animal kennels associated with pet shops.
• Pet grooming		No animal kennels associated with pet grooming.

• Radio or television stations		No transmitter towers are allowed in relation to radio and television stations.
• Studios for instruction in dance, music, yoga, cheer/gymnastics, and similar activities	Sale and rental of clothing and equipment associated with the on-site activity.	
• Movie theaters	Sale of food and drinks for on-premises consumption.	
• Bowling alleys		
• Billiard parlors		
• Swimming pools		
• Animal hospitals and clinics		Boarding of animals as an accessory to an animal hospital or clinic shall be within a completely enclosed structure.
• Newspaper offices		No printing or circulation activities associated with newspaper offices.
• Medical and dental clinics		Pain management clinics as defined in <u>Section 86-570</u> are not permitted.
• Travel agency		
• Employment office		

• Professional and business offices		
• Banks and financial institutions	Drive-thru facilities	
• Credit unions		
• Savings and loans		
• Credit agencies		
• Other lending institutions		
• Vocational, trade and business schools		All activities associated with school must be conducted within completely enclosed buildings.
• Marinas	Boat rental, marine fuel sales, sale of fishing and marine related items including bait and tackle.	
• Commercial and noncommercial piers and docks		
• Houses of worship		
• Clubs such as civic, social, veteran, fraternal, and humanitarian, and similar organizations		
• Private libraries		

• Commercial parking lots		
• Commercial parking garages		
<b>2) Automobile, Vehicular, Marine and Manufactured Home, Sales, Service and Rental.</b> <b>Category Characteristics:</b> Uses providing primarily for the retail sale and rental of new and used automobiles, marine craft, and manufactured homes.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Retail sale and rental of new and used automobiles, motorcycles, trucks, tractors, trailers, recreational vehicles, golf carts, campers, boats and other watercraft, manufactured homes, and like uses	The sale of accessory items for these permitted uses.  Repair services.	Junkyards and automobile wrecking yards are not permitted.
• Sale of automotive parts and accessories.		
<b>3) Machinery and Equipment Sales, Rental and Service.</b> <b>Category Characteristics:</b> Uses providing primarily for the sale, rental, service, and repair of machinery and equipment.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>

• Retail sale and rental of farm and construction equipment and machinery.	The sale and rental of accessory items for these permitted uses.	
• Home equipment rental	Repair services.	
<b>4) Building and Landscaping Supplies and Equipment Sales.</b> <b>Category Characteristics:</b> Uses providing primarily for the sale and service of residential and commercial building supplies, tools and equipment.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Plant nurseries	The sale of accessory items for these permitted uses.	
• Sale of lumber, building supplies, farm supplies, feed, tools, equipment, garden supplies, monuments, and like uses	Repair services.	
<b>5) Automotive Service Stations as defined in <u>Section 86-570</u>.</b>		
<b>6) Automotive Repair and Cleaning Services.</b> <b>Category Characteristics:</b> Uses providing primarily for service and repair of automobiles and light trucks.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Automobile repair shops		
• Tire shops		

• Automotive glass and window replacement		
• Body shops		
• Upholstery repair		
• Automotive detailing		
• Drive-thru and self-service car washes		
<b>7) Eating and Drinking Establishments.</b> <b>Category Characteristics:</b> Uses providing primarily for the sale of food and beverages for consumption on the premises.		
<b>Typical Permitted Uses</b>	<b>Accessory Uses</b>	<b>Restrictions</b>
• Restaurants, including drive-in restaurants.	Drive-thru facilities.  Reserved parking for pick-up of takeout items.	
• Bars, lounges, nightclubs, and like uses that serve alcoholic beverages for on-premises consumption		
<b>8) Building Trades Contractors (Without Outside Storage of Materials and Equipment).</b> <b>Category Characteristics:</b> Uses primarily engaged in construction, landscaping, and building and yard maintenance services.		



Typical Permitted Uses	Accessory Uses	Restrictions
<ul style="list-style-type: none"> <li>• Landscaping contractors</li> <li>• Building contractors</li> <li>• Electrical contractors</li> <li>• Swimming pool contractors</li> <li>• HVAC contractors</li> <li>• Plumbers</li> <li>• Carpenter and cabinet making shops, and like uses</li> <li>• Pest Control</li> <li>• Commercial water softening</li> </ul>	<p>On-site fabrication, repair, assembly, and manufacturing entirely within an enclosed building without any external noise, odor, vibration, or other interference or negative impacts on adjoining uses.</p>	<p>Outdoor storage of materials and equipment requires special exception.</p> <p>Welding and machine shops are not permitted.</p>
9) <b>Motorbus Terminals.</b>		
10) <b>Boat Liveries.</b>		
11) <b>Palmists, Astrologists, Psychics, Clairvoyants and Phrenologists.</b>		
12) <b>Auditoriums and Convention Centers.</b>		
13) <b>Wholesaling From Sample Stocks Only, Provided No Manufacturing or Storage for Distribution is Permitted on the Premises.</b>		

14) **Revival and Gospel Establishments Under Temporary Use Permits.**

15) **Animal Boarding in Soundproof Buildings.**

16) **Job Printing or Newspaper Establishments.**

17) **Upholstery and Furniture Repair.**

18) **Retail Sale of Secondhand Merchandise in Completely Enclosed Buildings.**

19) **Auction Houses and Pawnshops.**

20) **Retail Sale of Package Liquors.**

21) **Outdoor Recreation.**

**Category Characteristics:** Uses providing primarily for public and private, outdoor recreation.

**Typical Permitted Uses**

**Accessory Uses**

**Restrictions**

- Golf driving ranges
- Par 3 golf courses
- Open air motion picture theaters

Sale and rental of clothing and equipment associated with the on-site activity.

Sale of food and drinks for on-premises consumption.

22) **Brewpubs.**

	<b>Accessory Uses</b>	<b>Restrictions</b>
	Food service	Brewed beer may only be sold for on-site consumption.

(d) *Commercial, intensive—Special exceptions.*

### Category of Use

#### 1) Wholesale, Warehouse and Storage.

**Category Characteristics:** Uses providing primarily for the storage of goods and materials, including their sale on a bulk or wholesale basis.

#### Typical Special Exception Uses

- Warehousing
- Self-storage facilities

#### Accessory Uses

#### Restrictions

Bulk storage of flammable liquids is not permitted.

#### 2) Building Trades Contractors (With Outside Storage of Materials and Equipment).

**Category Characteristics:** Uses primarily engaged in construction, landscaping, and building and yard maintenance services.

Typical Special Exception Uses	Accessory Uses	Restrictions
• Landscaping contractors		
• Building contractors		
• Electrical contractors		
• HVAC contractors		
• Swimming pool contractors		
• Plumbers		

• Carpenter and cabinet making shops, and like uses		
3) Outdoor Display and Sale of Retail Merchandise.		
4) Truck Stops as defined in <u>Section 86-570</u> .		
5) Television or Radio Transmitter Towers.		
6) Agricultural fairs and fairground activities, sports fields and sports arenas, and similar uses offering events open to the public and with temporary or permanent structures.		
	Accessory Uses	Restrictions
		<p>This provision shall not be construed to prohibit playing fields, stadiums and gymnasiums as accessory uses to public or private elementary, junior high, secondary or university academic institutions in the districts where such institutions are permitted or permissible uses as special exceptions.</p> <p>Site and development plan approval is required.</p>

7) Carnivals or Circuses, Archery Ranges, Miniature Golf Courses, Pony Rides and Skating Rinks, and Indoor Pistol or Rifle Ranges.

8) Commercial Tourist Attractions.

9) Welding and Machine Shops.

10) Essential Services as defined in Section 86-570.

**Typical Special Exception  
Uses**

**Accessory Uses**

**Restrictions**

- Electrical substations, lift stations and similar installations.

Does not include electric or gas generation plants.

11) Multi-Family Dwellings as defined in Section 86-570.

12) Adult Entertainment Establishments as defined in Section 86-570.

**Accessory Uses**

**Restrictions**

No such use shall be located on property which lies within:

a. One thousand feet, as directly measured, of any two other properties on which other such establishments are located;

		b. One thousand feet, as directly measured, of any property used as a school or house of worship; or
		c. Five hundred feet, as directly measured, of any residentially zoned property; and further provided that all doors, windows and other building openings shall be so located, covered or screened as to effectively prevent visual access into the interior of the building from any public or semi-public area.

(e) *Commercial, intensive—Prohibited uses.*

Category of Use
1) Pain Management Clinics as defined in <u>Section 86-570</u> .
2) New Residential Construction, Except for Multi-Family Dwellings.

(f) *Maximum residential density.* Maximum number of dwelling units per acre in the CI district is: 18 dwelling units per acre.

(g)

*Minimum lot requirements (area and width).* Minimum lot requirements in the CI district are: None, except as needed to meet other requirements set out in this section. Multiple-family dwellings: Width, 100 feet; area, 2,420 square feet per dwelling unit.

- (h) *Maximum lot coverage by all buildings.* Maximum lot coverage in the CI district is: Unrestricted, except as necessary to meet other requirements set out in this section. Multiple-family dwellings and their accessory buildings: 30 percent.
- (i) *Minimum yard requirements.* Minimum yard requirements in the CI district are:
  - (1) Commercial, service, office, hotel, motel or similar activities:
    - a. Front yard: 20 feet; provided that, where a CI zoned lot is located in a block a portion of which is zoned residential, requirements of the residential district apply to the CI zoned lot.
    - b. Side yard:
      - 1. Fire-resistive construction: Buildings may be:
        - i. Set to the side property line; or
        - ii. Set not less than eight feet back from the side property line.
      - 2. Non-fire-resistive construction: Buildings must be set back not less than eight feet from the side property line.
    - c. Rear yard: Ten feet.
  - (2) Automotive service stations and automotive convenience centers:
    - a. Front yard:
      - 1. Structures: 20 feet.
      - 2. Gas pumps: 15 feet.
    - b. Side yard:
      - 1. Structures: Eight feet.
      - 2. Gas pumps: 25 feet from residentially zoned property, 15 feet from all other properties.
    - c. Rear yard:
      - 1. Structures: Ten feet.
      - 2. Gas pumps: 25 feet from residentially zoned property, 15 feet from all other properties.
  - (3) Special provisions:

- a. Where a CI zoned lot abuts property zoned residential, with or without an intervening alley, then, at the time of development of the CI zoned lot, a landscaped buffer is required for rear yards and for side yards as the case may be. Such rear or side yards shall not be less than 20 feet in width or depth. No yards are required adjacent to the mean high-water line or adjacent to railroad rights-of-way.
  - b. Reserved.
- (4) Multiple-family dwellings:
- a. Front yard: 20 feet.
  - b. Side yard: 15 feet.
  - c. Rear yard: 15 feet.
  - d. Waterfront yards: 20 feet.

Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot of yard for each three feet of building height and a front yard of 25 feet or one-half of the building height, whichever is greater.

- (5) Other permitted or permissible uses:
- a. Front yard: 20 feet.
  - b. Side yard: Ten feet.
  - c. Rear yard: 15 feet.
  - d. Waterfront yards: 20 feet.
- (j) *Maximum height of structures.* No portion of a structure shall exceed 35 feet in the CI district.

(Ord. No. 2003-32, § 3, 10-28-03; Ord. No. 2013-03, § 4, 2-12-13; Ord. No. 2014-05, § 4, 2-11-14; Ord. No. 2016-10, § 3, 8-23-16)