

# CITY COMMISSION FOLLOW-UP WORKSHOP STATE ROAD 7 REGULATIONS



March 22, 2018

# Where we left off...

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- Identified concerns about regulations:  
(parking, height, rigidity, vertical mixed-use)
- Evaluated options for addressing the concerns
- Discussed unknown unknowns
- Proposed second workshop to discuss recommendations and address the unknowns

# Issue: Building Placement Requirements

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- ✓ Eliminate the requirement for frontage buildout
- ✓ Eliminate the requirement to build at the back of sidewalk

# Issue: Building Height

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- ✓ Limit height to 4 stories within 75 feet of SR 7 and other arterials and collectors.
- ✓ Buildings exceeding 4 stories requires special design approval by City Commission

# Issue: Mixed-Use

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Vertical mixed-use can be limited but not prohibited.

- ✓ Restrict vertical mixed-use to City Center only.
- ✓ Allow only in buildings with at least 3 stories.
- ✓ Limit ground floor uses to retail, office, personal services, restaurant. Some specific uses would be prohibited.
- ✓ Horizontal mixed-use would still be permitted in other locations.

# Issue: Parking

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- ✓ Eliminate shared parking reductions.
- ✓ Default to parking requirements applicable throughout City.

# Other Issues

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Evaluate current regulations vs. former B-2 and B-3 zoning

- Permitted uses
- Development requirements

# Development Requirements

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## Building Placement Findings:

- Front: TOC setback is less as proposed
- Side: no difference
- Rear: TOC setback is less abutting residential (38' vs. 60')  
TOC setback is greater abutting nonresidential (38' vs. 20')

Recommendation: no change



# Development Requirements

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## Findings:

- Signs: no difference
- Parking: no difference as proposed except for transit stops

Recommendation: no change

# Development Requirements

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## Findings: Open Space

- Lots >300 feet frontage shall provide 15% frontage as open space.
- Lots > 4.59 acres shall provide 22% open space.

Recommendation: no change

# Development Requirements

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## Findings: Landscaping

- ✓ Pedestrian zone with 8-foot sidewalk and 4-foot landscape area between the sidewalk and building.
- ✓ Recommendation: retain, but allow flexibility (VUA)

# Other issues: TOC-C Permitted Uses

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## Findings:

- TOC-C is the predominant zoning
- TOC-C is more permissive than B-2
- TOC-C allows nearly all B-3 uses
- TOC-C is more permissive than B-3 w/ some uses
- TOC-C is more restrictive than B-3 w/ some uses

# Other issues: TOC-C Permitted Uses

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## Uses lost or restricted:

animal clinic

auto storage

drive thru ( 2 lanes max)

# Other issues: TOC-C Permitted Uses

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## TOC-C Uses or Flexibility Gained:

auction gallery  
auto detailing  
auto tires  
body art studio  
bottled gas  
car wash  
carpet cleaning  
place of worship  
c'mcl recreation  
tv, media studios  
vehicle dealership  
vehicle sales agency  
vehicle rental  
vinyl graphics

funeral home  
gas stations  
glass tinting  
gun shop  
long term care facility  
residential  
outdoor sales, etc.  
outdoor theater  
PMC  
photography studio, developing  
secondhand merchandise  
pool equipment  
taxi service

# Other issues: TOC-G Permitted Uses

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- TOC-G includes large parcels at both ends of TOC
- Lost or restricted uses:
  - check cashing
  - funeral home
  - plant nursery
  - coin laundry
  - printing and copy shop
  - restaurant w/ curb service
  - shoe repair, small appliance repair

# Other issues: TOC-G Permitted Uses

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## TOC-G Uses or Flexibility Gained:

gas services stations

interior decoration shop

sale of secondhand

merchandise

outdoor theater

travel agency

vehicle dealership

auto detailing

body art studio

place of worship

some indoor com'cl recreation uses

outdoor commercial recreation

convenience store

residential



# Other issues: TOC-CC Permitted Uses

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## TOC-CC Lost or Restricted uses:

adult day care  
animal clinic  
bowling alley  
caterers  
dental laboratory  
funeral home  
interior decoration shop  
pet grooming  
pet shop

pet shop  
plant nursery  
coin laundry  
picture framing  
printing and copy shop  
restaurant w/ curbside service  
shoe repair, small appliance  
repair  
recording studio

# Other issues: TOC-CC Permitted Uses

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## TOC-CC Uses or Flexibility Gained:

- convenience store
- residential
- nightclubs
- pharmacy
- photo studio and developing
- secondhand merchandise
- outdoor theater
- travel agency
- weight loss clinic