

Regina Dunay
Chairwoman

Chris Rader
Co-Chair

Keith Farmer
Board Member

Ben Pierce
Board Member

Marion Rayburn
Board Member

PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING – February 13, 2017

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

The Planning and Zoning Board as the Local Planning Agency for the City Of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday, February 13, 2017 at 6:30 pm

1. Call To Order
2. Pledge of Allegiance
3. Roll Call and Determination of Quorum
4. Approval of Minutes
 - January 9, 2016– Regular P&Z Meeting
5. New Business
 - **Orange Avenue Beautification – Chairwoman Regina Dunay**
 - **Review/Discuss uses in the C-2 and C-3 zoning districts**
6. Comments/Announcements

FUTURE MEETINGS: (SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)

- March 13, 2017
- April 10, 2017

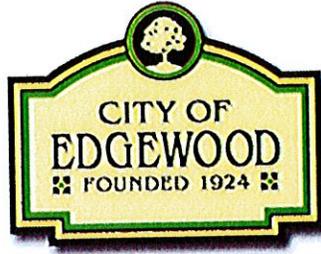
GENERAL RULES OF ORDER

The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

Thank you for participating in your government!

APPEALS: According to Edgewood City Code Section 26-24 (2), "any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk.



PLANNING & ZONING BOARD MEETING DRAFT MINUTES
January 9, 2017

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Board Member
Marion Rayburn, Board Member
Ben Pierce, Board Member
Keith Farmer, Board Member

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
John Paul Weesner, Kittelson & Associates
Nick Lepp, MetroPlan
Ray Bagshaw, Mayor
Chris Francisco, Police Chief
Bea Meeks, City Clerk
Sandy Repp, Administrative Assistant

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m. Chairwoman Dunay requested a moment of silence in respect to the Orange County Deputy shooting event earlier in the day followed by the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced that there was a quorum with all members present.

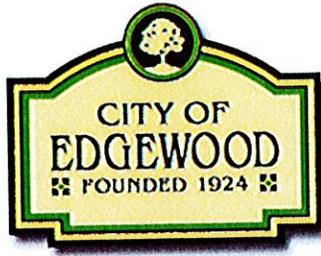
APPROVAL OF MINUTES

• **December 12, 2016**

Chairwoman Dunay noted the following corrections:

On page one: Board Member Marion Rayburn made the Motion to approve the September 12, 2016 minutes as presented; seconded by Board Member ~~Marion Rayburn~~ Ben Pierce. The motion was unanimously approved (5/0).

On page two: Attorney ~~smith~~ Smith explained that current uses would be allowed to remain but they would be lawfully nonconforming and Council has some discomfort of making all these uses nonconforming without some possibility of becoming lawfully conforming if they wanted to improve the



properties in C-2 and C-3. P&Z also considered the Special Exception Application and those criteria to determine whether or not automotive use qualifies for the Special Exception.

On the agenda Chairwoman Dunay asked about the February 13, 2017 date; it was confirmed that is a Monday and no change is needed.

Board Member Rader noted the following change on page 2:

Board Member Pen Pierce ~~was concerned that this was rolling the dice~~ disagrees as additional time would result in more automotive uses to come in to the City in the interim.

Board Member Farmer noted the following change on page 3:

Board Member Pierce said he does not agree ~~and supports a bird in the hand~~ as additional time would result in more automotive uses to come in to the City in the interim.

Chairwoman Dunay asked for a motion to approve minutes with changes.

Board Member Farmer made the Motion to approve the December 12, 2016 minutes with changes; seconded by Board Member Rader. The motion was unanimously approved (5/0).

NEW BUSINESS

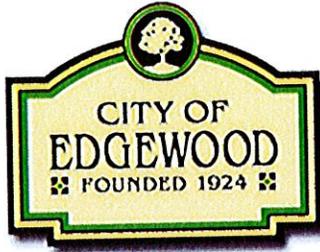
- **Presentation of Orange Avenue Corridor Study Presentation – Presented by John Paul Weesner, Kittelson & Associates**

Chairwoman Dunay introduced JP Weesner from Kittelson & Associates. Mr. Weesner gave a presentation of the Orange Avenue corridor with additional commentary from Nick Lepp of MetroPlan. Discussion followed regarding the City's vision, the time frame and the potential for improvement for Edgewood's main street.

- **Ordinance No 2017-01 Moratorium regarding qualified dispensing facilities for low THC and medical cannabis and medical marijuana treatment centers**

Chairwoman Dunay introduced Ordinance No. 2017-01 and asked Attorney Smith to give P&Z the update on this Ordinance. Mr. Smith said this is Planning and Zoning's review of the Ordinance to give City Council a recommendation. Marijuana dispensaries are still a prohibited use but the moratorium will help assure that Edgewood's zoning code still enforces the prohibition.

Per City Clerk Bea Meeks, there have been inquiries about dispensaries in Edgewood, but with the limitation of a separation distance from schools, churches, and daycares, they have not been able to come in under the current zoning.



Board Member Chris Rader moved that the Planning and Zoning Board recommend approval of Ordinance 2017-01 for an 180-day moratorium on qualified dispensing facilities for low THC and medical cannabis and medical marijuana treatment centers; seconded by Board Member Marion Rayburn. The motion was unanimously passed (5/0).

- **Review/Discuss uses in the C-2 and C-3 zoning districts**

Chairwoman Dunay opened discussion regarding the uses in the C-2 and C-3 zoning districts and suggested that the Board go through the uses to be included in the moratorium for C-2 and C-3 along the Orange Avenue and Hansel Avenue corridor.

Per Attorney Smith, the Board is discussing an Ordinance during a moratorium period that will create a new zoning district that will take over the present C-2 and C-3 zoning district.

Discussion ensued between Board members, staff and Mayor Bagshaw regarding the single zoning district, the history behind the current zoning pattern and uses and goals for the corridor.

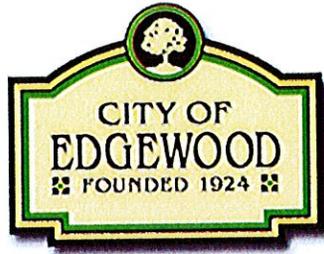
The Planning and Zoning Board made recommendations for the uses to be included in the C-2 and C-3 Uses Moratorium, which includes the complete Orange Avenue and Hansel Avenue corridor in Edgewood. The Board's recommendations are as follows:

Include all permitted uses in the moratorium under C-2 PERMITTED USES except for the following:

- Printing, bookbinding, lithography
- Bowling alleys and billiard parlors provided such activities and facilities are enclosed within a soundproof building
- Veterinary hospitals and kennels when confined within structure
- Washing and packaging of fruit when accessory to retain fruit sales on the premises.
- INDOOR Amusement and recreational facilities such as, but not limited to, miniature golf courses, go-cart tracks, golf driving ranges, baseball batting ranges and trampoline centers.
- Other uses which are similar to the uses permitted herein, which would promote the intent and purposes of directive of the city council after public notice and public hearing.

Include all permitted uses in the moratorium under C-2 SPECIAL EXCEPTION USES except for the following:

- Living quarters in conjunction with a commercial use to be occupied by the owner of the business or an employee.
- Institutional uses, public or private, such as churches, schools, hospitals, nursing homes, libraries, community centers and universities.
- Zero lot line commercial developments.
- Radio broadcasting and telecasting stations, studios and offices (carved with language regarding satellite dishes and poles).



- Christmas tree lots.
- Adult congregating living facilities.
- Any general commercial establishment occupying more than 50,000 square feet and less than 100,000 square feet.

Include all permitted uses in the moratorium under C-3 PERMITTED USES except for the following:

- Assembly of scientific, electrical, optical and precision instruments or equipment (P&Z included assembly in the moratorium).
- Trade shops including cabinet maker and upholstering.

Include all permitted uses in the moratorium under C-3 SPECIAL EXCEPTION USES except for the following:

- Dwelling unit in conjunction with a commercial use to be occupied by the owner, operator or employee of the business.
- Institutional uses, public or private, such as churches, schools, hospitals, nursing homes, libraries, community centers and universities.
- Zero lot line commercial developments.
- Christmas tree lots.

In response to Attorney Smith, the Board decided to keep the entire Orange Avenue/Hansel Avenue corridor throughout Edgewood in the moratorium rather than setting separate boundaries with separate road names as part of the moratorium.

In response to Board Member Rader, Attorney Smith said that the proposed list will be taken to City Council, advertised and then Planning and Zoning will see it one more time to vote on a motion.

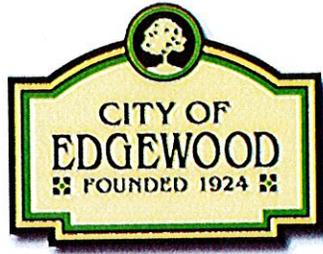
COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Administrative Assistant, Sandy Repp for the next meetings who confirmed that the next Planning and Zoning dates would be

- February 13, 2017
- March 13, 2017

Mayor Bagshaw said that the park did buy the nine acres by the railroad tracks. He also said that Orange County Public Schools is now looking at the thirteen acres on Holden Avenue where the Planned Development was proposed and is currently undergoing negotiations.

City Clerk Bea Meeks announced that there will be a Sign code workshop Wednesday, January 11, 2017.



ADJOURNMENT:

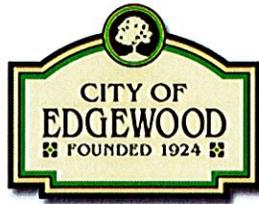
With no further business or discussion, Board Member Keith Farmer made the Motion to adjourn the Planning and Zoning Board meeting; seconded by Board Member Rayburn; motion unanimously approved (5/0). The meeting adjourned at 9:13 p.m.

Regina Dunay, Chairwoman

ATTEST

Sandra Repp, Administrative Assistant

DRAFT

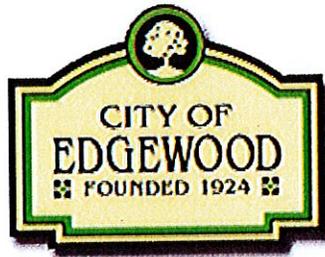


Memo

To: Planning and Zoning Board Members
From: Sandy Repp, Administrative Assistant
Date: February 9, 2017
Re: New Business Items

The following presentation from City Planning Consultant Ellen Hardgrove has been included in your agenda for your review:

- **The Orange Avenue District**



405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: Planning and Zoning Board Members
Ms. Sandy Repp
Ms. Bea Meeks
Mr. Drew Smith, City Attorney

From: Ellen Hardgrove, AICP, City Planning Consultant

Date: February 7, 2017

Re: New Zoning District for Orange Avenue Corridor

Based on direction from City Council, attached you will find a draft for a proposed new zoning district for the Orange Avenue Corridor to be discussed at the February Planning and Zoning Commission meeting. The Introduction and Intent and Purpose sections will initially be discussed with a goal of consensus, followed by review of the proposed list of uses.

ESH

The Orange Avenue District

Introduction

The appearance of our City's main corridor sends a strong message to potential businesses and residents, as well as to people who regularly travel through our City. The current image of Orange Avenue is a haphazard strip of individual heavy commercial uses in an outdated zoning district on the west side and random retail and office uses on the east side, with the buildings on both sides mostly pre-dating modern land development regulations.

It is the intent of the City to transform the corridor into one that better captures market value and creates a strong "sense of place" – a place having a positive community identity and character that is deeply felt by local residents, visitors, and passersby.

Intent and Purpose

The new Orange Avenue district is intended to apply to all properties that have frontage on or access to Orange Avenue, Hansel Avenue, or Hoffner Avenue. The intent is to establish a specific list of desired and interrelated land uses, as well as design standards that will create an aesthetic appeal and physical connections, thus creating a foundation for the envisioned transformation. The list of uses and design standards are based on the following objectives:

- 1) To permit businesses that are resident oriented, including a mix of neighborhood shopping, service, and family entertainment establishments,
- 2) To permit places of employment that are compatible with and complement the residential character of Edgewood,
- 3) To encourage a mix of the intended non-residential with residential uses,
- 4) To prohibit businesses that have the need for outdoor storage of merchandise or parking of fleet vehicles,
- 5) To create economic opportunities for redevelopment and assemblage of parcels, and
- 6) To create a cohesive development pattern, thus creating a sense of place that has physical appeal and functionality.

Uses permitted by right (P) or special exception (S)

The Orange Avenue District		
		P= Permitted
		S= Special Exception
		-- = Not Permitted
Neighborhood Shopping		
	Automotive Parts and Accessories Stores, retail (excluding service and installation), and excluding tire dealers	P
	Automotive Repair Services	--
	Baked Goods Store, retail	P
	Beer, Wine, and Liquor, retail	P
	Boat and other motorized water craft dealers, New and Used	--
	Book Stores (New and Used)	P
	Building Materials/Home Center ¹	S
	Car Washes	--
	Clothing, Shoes, Accessories (New) Stores	P
	Clothing, Shoes, Accessories, home goods (Used) Stores	S
	Confectionary and/or Nut Stores	P
	Convenience Stores with gas pumps	--
	Convenience Stores without gas pumps	P
	Cosmetics, Beauty Supplies, and Perfume Stores, retail	P
	Electronics Stores	P
	Fish and Seafood Market, retail	P
	Flea market, outdoor	--
	Floor Covering Stores, retail	P
	Florists, retail	P
	Food (Health) Supplement Stores, retail	P
	Fruit and Vegetable Market retail, Indoor	P
	Fuel Dealers (heating oil, liquefied petroleum (LP) gas, and other fuels)	--
	Furniture Stores, retail	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail	P
	Health, Beauty, and Personal Care Stores (can include pharmacy, optician)	P
	Hobby, Toy, and Game Stores	P
	Home Furnishing stores	P

	Household Appliance (New) Stores	P
	Jewelry Stores	P
	Luggage and Leather Goods Stores	P
	Meat Market, retail	P
	Marijuana, Medical Dispensary	--
	Marijuana, Non-medical sales	--
	Musical Instrument (sales, rental, service) and Supplies Stores	P
	News Dealers and Newsstands	P
	Nursery, Garden Center ¹	P
	Office Supplies and Stationery Stores	P
	Optical Goods Stores	P
	Outside Home Equipment merchandise indoors only	P
	Paint and Wallpaper Stores	P
	Pet and Pet Supplies Stores	P
	Pharmacies, except marijuana	P
	Sewing, Needlework, and Piece Goods Stores	P
	Seasonal holiday sales (e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)	P
	Specialty food stores	P
	Sporting Goods Stores	P
	Supermarket and Other Grocery Stores,	P
	Tire Dealers	--
	Tobacco and E-cigarettes/vape Shops	--
	Vehicle, Car Dealers, New	--
	Vehicle, Car Dealers, Used	--
	Vehicle, Motorcycle, ATV, and All Other Motor Vehicles	--
	Vehicle, Recreational Vehicle Dealers including boat and other water craft, New and Used	--
	Warehouse Clubs, Supercenters ¹	P
	Window Treatment Stores	P
Neighborhood Services		
	Automotive Washing/Detailing	--
	Banking, Commercial does not include alternative financing services	P
	Banking, Credit Unions	P
	Banking, Savings Institutions	P
	Barber shop	P
	Beauty Salon	P

	Carpet and Upholstery cleaning	--
	Civic and Social Organizations	P
	Consumer Convenience Services, e.g. 24hr ATM, Mailbox stores	P
	Consumer Repair Services	P
	Convenience Storage, e.g. mini-warehouse	--
	Day care, child and adult	P
	Diet and Weight Reducing Centers	P
	Drinking places (Alcoholic)	P
	Drop off box for charity goods	--
	Exam Preparation and tutoring	P
	Exterminating and Pest Control Services	--
	Fine Arts Schools	P
	Footwear and leather good repair	P
	Formal Wear and Costume Rental	P
	Funeral Services, excludes crematories	P
	Home garden equipment repair and maintenance, without outdoor storage (indoor repair only)	P
	Home appliance repair and maintenance, no fleet storage	P
	Landscaping Service	--
	Laundry, coin operated	--
	Laundry, dry cleaners (drop off only)	P
	Libraries (public)	P
	Locksmiths	P
	Massage Therapist	P
	Medical Offices	P
	Nail Salon	P
	Optometrist/Optician	P
	Personal Improvement Services	P
	Pet Services (except veterinary) without parking of mobile trucks	P
	Pet kennels and day care	P
	Pet, Veterinarian Services	P
	Religious Assembly	S
	Restaurant, Snack and nonalcoholic bars	P
	Restaurants, fast food with drive up windows ¹	P
	Restaurants, Fast food without drive up windows	P
	Restaurants, Full Service (includes grills, cafeterias, buffets)	P
	Seamstress/Tailor	P

	Shipping, postal, printing and business service centers, retail	P
	Video/CD/Electronic Movie Rental	P
Neighborhood Entertainment, Arts, and Recreation		
	Adult Entertainment	--
	Art Gallery	P
	Community Centers	P
	Dance Instruction	P
	Gambling establishments including casinos and internet cafés	--
	Museums	S
	Parks and Playgrounds	P
	Performing Arts companies	P
	Recreation, Sports and Fitness, indoor	P
	Recreation, Sports and Fitness, outdoor except public parks and playgrounds or facilities accessory to an on-site residential use	--
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Orange Avenue Employment		
Accommodation		
	Hotels	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstery cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies except for day labor pool offices	P
	Exterminating and Pest Control Services	--
	Industrial launderers	--
	Landscape services	--
	Linen Supply	--
	Office Administrative Services	P
	Packaging and labeling Services, Retail	P
	Professional Employer Organizations	P
	Security Systems Services	P

	Telemarketing	P
	Telephone Answering Services	P
	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture (except Community Garden)	--
	Community Garden	P
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--
	Automotive Sales (new or used)	--
	Automotive washing/detailing	--
	Parking lots not incidental to primary business onsite	--
	Vehicle Storage	--
Construction		
	Building material storage, non retail	--
	Construction Equipment Sales and Services	--
	Construction and Remodel Design Office	P
Food Services		
	Caterers	S
	Mobile food services consistent with Chapter 34, Article VI	P
	Vending Machine Operators	--
Education		
	Driving schools, passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S
	Colleges and Universities	S
	Elementary and Secondary Schools	S
Electronic		
	Commercial and industrial machinery and equipment repair and maintenance	--
	Communication equipment repair and maintenance, indoors, retail	P
	Consumer electronics repair and maintenance, retail	P
	Electronics Testing	P

Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, Cryo, and organ banks	P
	Community food services	--
	Continuing Care Retirement Communities	S
	Diagnostic imaging centers	P
	Emergency and other relief services	--
	Freestanding ambulatory surgical and emergency centers	P
	Home health care services, administration	P
	Hospitals, general medical and surgical	S
	Kidney Dialysis Centers	P
	Medical laboratories	P
	Skilled nursing facilities (24 hour care)	S
	Physical, Occupational, Speech therapists and audiologists	P
	Residential Treatment Facility, Inpatient or Outpatient	--
	Social Service offices administration	P
	Social Advocacy organizations, administration only	P
	Temporary shelters	--
	Transitional housing	--
	Vocational rehabilitation services	P
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P
	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities	S

Manufacturing		
	Art workshop	P
	Micro/craft breweries, distilleries, wineries, coffee roasters, artisan food production (candy, pasta), all must include a retail and/or restaurant component	P
	Monument Retail Sales	--
	Reupholster and furniture repair	--
	Other Manufacturing	--
Mining		
	Mining	--
Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P
	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P
	Landscape Architects	P
	Lawyers	P
	Management Consulting Services	P
	Market Research and Public Opinion Polling	P
	Marketing Consulting Services	P
	Media Buying Agencies	P
	Notaries	P
	Photography Studios	P
	Process, Physical Distribution, and Logistics Consulting Services	P
	Promoters of Performing Arts, Sports, and	P

	Similar Events without facilities	
	Public Relations Agencies	P
	Scientific Research Services without testing	P
	Scientific Research Services with testing	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Testing laboratories, without manufacturing, indoor only	P
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		
	Property Managers	P
	Real Estate Agents and Brokers	P
	Real Estate Appraisers	P
Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental, indoor only	P
	General rental centers, indoor only	P
	Home equipment rental, indoor only	P
	Office machinery and equipment rental and leasing, indoor only	P
	Non-vehicular recreational goods rental, within enclosed building	P
	Automotive rental or leasing, all (including but not limited to passenger, truck, utility trailer, recreational vehicles), does not include passenger vehicle rental agency	--
	Passenger vehicle rental agency (maximum 10 vehicles onsite)	P
Transportation		
	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery service, no fleet parking	P
	Moving companies, dispatch only no storage of vehicles	P

	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with Artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets Related Services	--
	Solid Waste Collection	--
	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro/craft breweries, distilleries, wineries, coffee roasters (requires retail component)	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Manufacturing and Production	--
Other		
	Adult Establishments	--
	Alternative financial services such as check cashing, payday advance or similar businesses	--
	Auction	--
	Bail Bonds Services	--
	Crematory	--
	Day labor pool offices	--
	Manufactured/Mobile Home Dealers	--
	Fortunetelling	--
	Heavy Equipment Sales, Service, Repair	--
	Pawn Shop services	--
	Tattoo and/or body piercing	--

Orange Avenue Residential		
	Assisted living facilities	S
	Detention facilities	--
	Living quarters in conjunction with commercial use to be occupied by the owner of the business or employee	p
	Multi-family dwellings (independent of other uses minimum 12 dwelling units/acre)	P
	Multi-family dwellings above first floor non-residential	P
	Short term rental housing	--
	Single Family Dwellings (conventional or manufactured)	--
	Homeless, runaway, emergency shelters	--
Orange Avenue Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	S
	Community Events	P
	Major Utility Facilities	S
	Postal Facilities	P
	Power Generation and Distribution	S
	Telecommunications towers and facilities	S

Footnotes

¹Specific design standards apply

Definitions

- (1) ALTERNATIVE FINANCIAL SERVICES BUSINESSES use is the use of a site for a check cashing business, payday advance or loan business, money transfer business, motor vehicle title loan business, or a credit access business as defined in this section.
 - (a) This use excludes:
 - (1) a state or federally chartered bank, savings and loan association or credit union, or a pawnshop, and
 - (2) a convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75% of the total gross revenue generated on site.
 - (b) A CHECK CASHING BUSINESS is an establishment that provides one or more of the following:
 - (1) an amount of money that is equal to the face of a check or the amount specified in a written authorization for an electronic transfer of money, less any fee charged for the transaction;
 - (2) an agreement not to cash a check or execute an electronic transfer of money for a specified period of time; or
 - (3) the cashing of checks, warrants, drafts, money orders, or other commercial paper for compensation by any other person or entity for a fee.
 - (c) A PAYDAY ADVANCE OR LOAN BUSINESS is an establishment that makes small consumer loans of \$2,500 or less, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term or until a customer's next payday and then cashed unless the customer repays the loan to reclaim the check or debit. Such establishments may charge a flat fee or other service charge and/or a fee or interest rate based on the size of the loan amount.
 - (d) A motor title loan business is an establishment that makes small consumer loans of \$2,500 or less that leverage the equity value of a car or other vehicle as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the vehicle cancel the application. Failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the vehicle.
- (2) ART GALLERY use is the use of a site for the display or sale of art.
- (3) ART WORKSHOP use is use of a site for the production of art or handcrafted goods, and it includes the incidental sale of the art produced.
- (4) ASSISTED LIVING HOUSING use is the use of a site of multiple dwelling units designed and marketed specifically for the elderly and/or the physically disabled not requiring 24-hour skilled nursing care.
- (5) AUTOMOTIVE LEASING/RENTALS use is the use of a site for the leasing or rental of non-passenger trucks, trailers, or recreational vehicles.
- (6) AUTOMOTIVE REPAIR SERVICES use is the use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.
- (7) AUTOMOTIVE SALES use is the use of a site for sale or leasing of automobiles, commercial or noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats. This use

includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.

- (8) AUTOMOTIVE WASHING/DETAILING use is the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.
- (9) BAIL BOND SERVICES use is the use of a site by a licensed bail bond surety to provide bail bond services.
- (10) BUILDING MAINTENANCE SERVICES use is the use of a site for provision of maintenance and custodial services. This use includes janitorial service, landscape maintenance, and window cleaning services.
- (11) BUSINESS OR TRADE SCHOOL use is the use of a site for provision of education or training in business, commerce, language, or other similar activity or occupational pursuit that is not otherwise described as a home occupation, college, university, or public or private educational facility.
- (12) CAMPGROUND use is the use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.
- (13) CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.
- (14) COLLEGE AND UNIVERSITY FACILITIES use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree.
- (15) COMMUNITY EVENTS use an approved Council project, such as the City farmer's market
- (16) COMMUNITY GARDEN use is the use of a site for growing or harvesting food crops or ornamental crops on an agricultural basis, by a group of individuals for personal or group use, consumption or donation.
- (17) COMMUNICATIONS SERVICES use is the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanisms, but excludes major utility facilities. This use includes television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.
- (18) CONSTRUCTION EQUIPMENT SALES AND SERVICES use is a use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware.
- (19) CONSUMER CONVENIENCE SERVICES use is the use of a site for the provision of convenient and limited services to individuals in access-controlled facilities that make twenty-four hour operation

possible. This use includes the renting of private postal and safety deposit boxes to individuals and automated banking machines.

- (20) CONSUMER REPAIR SERVICES use is the use of a site for the provision of repair services to individuals or households rather than firms. This use includes appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops, and excludes automotive repair services, equipment repair services, and service stations.
- (21) CONVENIENCE STORAGE use is storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses
- (22) DETENTION FACILITIES use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.
- (23) ELECTRONICS TESTING use is the use of a site for testing an electrical or electronic component for a computer, computer peripheral, radio, telephone, scientific or medical instrument, or similar equipment. The use excludes the manufacture or assembly of a product.
- (24) EXTERMINATING SERVICES use is the use of a site for the eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.
- (25) FLEA MARKET, OUTDOOR a market selling secondhand goods.
- (26) FUNERAL SERVICES use is the use of a site for the preparation human dead for burial or arranging or managing funerals. This use includes funeral homes and mortuaries, though excludes crematories.
- (27) HEAVY EQUIPMENT REPAIR SERVICES use is the use of a site for the repair of non-passenger trucks, tractors, construction equipment, agricultural implements, or similar heavy equipment.
- (28) HEAVY EQUIPMENT SALES, REPAIRS, AND SERVICING use is the use of a site for the sale or rental, repairs or servicing of non-passenger trucks, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments, in addition to truck repair garages, tractor and farm implement repair services, and machine shops, dismantling and salvage activity.
- (29) KENNELS use is the use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.
- (30) MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.

- (31) MEDICAL OFFICES use is the use of a site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state.
- (32) MONUMENT RETAIL SALES use is the use of a site primarily for the retail sale of monuments for placement on graves. This use includes the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.
- (33) MULTIFAMILY RESIDENTIAL non-transient residential use of two or more dwelling units within one or more buildings, and includes condominium and townhouse residential use, specifically excludes short-term rentals and institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, including mental hospitals and prisons.
- (34) MUSEUM is a building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.
- (35) PAWN SHOP SERVICES use is the use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.
- (36) PERSONAL IMPROVEMENT SERVICES use is the use of a site for the provision of informational, instructional, personal improvement, and similar services of a non-professional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handcraft or hobby instruction.
- (37) PET SERVICES use is the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.
- (38) POSTAL FACILITIES use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.
- (39) PRINTING AND PUBLISHING use is the use of a site for the bulk reproduction, printing, cutting, or binding of written or graphic material.
- (40) PROFESSIONAL OFFICE use is the use of a site for the provision of professional or consulting services in the fields of law, architecture, design, engineering, accounting, or similar professions.
- (41) RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE use is the use of a site for the maintenance, service, or storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.
- (42) RECREATION, SPORTS, AND FITNESS, INDOOR use is a recreational use conducted within an enclosed building. This use includes such activities as bowling alleys, billiard parlors, ice and roller

skating rinks, electronic video (non-gambling) arcades, gymnastic instruction, indoor playgrounds, and indoor racquetball courts. This use does not include gambling facilities or adult entertainment.

- (43) RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.
- (44) RESIDENTIAL TREATMENT use is 24 hour supervision, counseling, or treatment. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.
- (45) SCIENTIFIC RESEARCH SERVICES use is research of a scientific nature. This use includes electronics research laboratories, space research or development firms, and pharmaceutical research labs, excludes product testing except with approval of a special exception.
- (46) SCRAP AND SALVAGE SERVICES use is the use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.
- (47) SHORT-TERM RENTAL use is the rental of a residential dwelling unit or accessory building, other than a unit or building associated with a group residential use, on a temporary or transient basis. The use does not include an extension for less than 30 consecutive days of a previously existing rental agreement of 30 consecutive days or more. The use does not include a rental between parties to the sale of that residential dwelling unit.
- (48) SKILLED NURSING FACILITY use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.
- (49) SOFTWARE DEVELOPMENT use is the use of a site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals.
- (50) TELECOMMUNICATION TOWER use is the use of a site for provision of a structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.
- (51) THEATER use is the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building, does not include adult entertainment.
- (52) TRANSITIONAL HOUSING use is the use of a site for the supervision or detention of residents who are making the transition from institutional to community living. This use includes pre-parole

detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.

(53) VEHICLE STORAGE use is the use of a site for long term storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage.

