

Business Zoning Analysis

Uses in Business Zoning District

1. **Single-family dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
2. **Attached dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
3. **Multi-family dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
4. **Accessory dwelling unit** - Accessory use (A)
5. **Adult day care home** - Permitted by right (P)
6. **Community residential home (up to 6 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
7. **Community residential home (more than 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
8. **Community residential home (7 to 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
9. **Family child care home** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
10. **Single room occupancy residence** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
11. **Alcoholic beverage establishment** – Permitted by right (P)
12. **Assisted living facility** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
13. **Armor systems manufacturing and assembly** – Not allowed
14. **Bed and breakfast establishment** – Permitted by right (P)
15. **Business services** – Permitted by right (P)
16. **Carwash** – Permitted by right (P)
17. **Civic, social, or fraternal organization** – Permitted by right (P)
18. **Day care center** - Permitted by right (P)
19. **Drive-through facility** – Permitted by right (P)
20. **Emergency shelter** - Permitted by right (P)
21. **Equipment sales, rental, and leasing, heavy** - Not allowed
22. **Equipment rental and leasing, light** – Permitted by right (P)
23. **Food distribution center for the needy** - Special Use Permit (S)
24. **Food truck, not located within a food truck park** – Permitted by right (P)
25. **Food truck park (less than 6 pads)** - Permitted by right (P)
26. **Food truck park (6 or more pads)** - Not allowed | **Permitted by right (P) | SUPPORTED**
27. **Gasoline or alternative fuel station** – Permitted by right (P)
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | SUPPORTED**
30. **Health services** – Not allowed | **Permitted by right (P) SUPPORTED**
31. **Hotel or motel** – Not allowed | **Permitted by right (P) SUPPORTED**
32. **Ice manufacturing/vending machines** – Special Use Permit (S) | **Accessory (A) SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Permitted by right (P)
35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)

37. **Large-scale retail** – Permitted by right (P)
38. **Library** – Not allowed | **Permitted by right (P) SUPPORTED**
39. **Light assembly, fabrication, and processing** – Special Use Permit (S) | **Permitted by right (P) | SUPPORTED**
40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Permitted by right (P)
42. **Microbrewery, microwinery, or microdistillery** - Permitted by right (P)
43. **Mini-warehouses, self-storage facility** - Not allowed | Permitted by right (P)
44. **Museum or art gallery** - Permitted by right (P)
45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Special Use Permit (S)
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) | SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** - Permitted by right (P)
55. **Recreation, indoor** - Permitted by right (P)
56. **Recreation, outdoor** - Special Use Permit (S) | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
58. **Recycling center** - Special Use Permit (S)
59. **Rehabilitation center** - Special use permit (S)
60. **Research development or testing facility** - Permitted by right (P)
61. **Residence for destitute people** - Special use permit (S)
62. **Restaurant** – Permitted by right (P)
63. **Retail nursery, lawn, or garden supply store** – Permitted by right (P)
64. **Retail sales (not elsewhere classified)** - Permitted by right (P)
65. **School (elementary, middle, or high - public or private)** - Permitted by right (P)
66. **School, professional** - Permitted by right (P)
67. **School, vocational or trade** - Permitted by right (P)
68. **Scoter or electric golf cart sales** – Permitted by right (P)
69. **Sexually-oriented cabaret** - Not allowed
70. **Sexually-oriented motion picture theater** - Not allowed
71. **Sexually-oriented retail store** – Permitted by right (P)
72. **Simulated gambling establishment** - Not allowed
73. **Skilled nursing facility** – Permitted by right (P)
74. **Social service facility** – Not allowed
75. **Solar generation station** - Not allowed
76. **Subsistence garden** - Permitted by right (P)
77. **Urban market farm, less than 5 acres** - Permitted by right (P)
78. **Urban market farm, 5 acres or greater** - Special use permit (S)
79. **Truck or bus terminal or maintenance facility** - Not allowed

80. **Vehicle repair** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
81. **Vehicle rental** - Permitted by right (P)
82. **Vehicle sales (no outdoor display)** - Permitted by right (P)
83. **Vehicle sales (with outdoor display)** - Not allowed
84. **Vehicle services** – Permitted by right (P)
85. **Veterinary services** - Permitted by right (P)
86. **Warehouse or distribution facility (less than 100,000 sf)** - Permitted by right (P)
87. **Warehouse or distribution facility (100,000 sf or greater)** - Permitted by right (P)
88. **Waste management facility** - Not allowed
89. **Wholesale trade** - Not allowed
90. **Wireless communication facility or antenna** – See 30-5.33

Re-Evaluated Analysis of Single-Family Dwelling as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Single-Family Dwelling: A residential building designed for occupancy by one household, typically featuring a private yard, separate entrances, and no shared walls with adjacent homes.

Relevant Provisions from the Land Development Code:

Section 30-5.20 - Residential Uses:

- Single-family dwellings must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Single-family dwellings are typically low-rise structures, fitting within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These dwellings can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Single-family dwellings may not align perfectly with the commercial design criteria aimed at supporting business and commercial activities. The design features should

ensure that residential uses do not interfere with the primary commercial purpose of the district.

Traffic and Parking:

- **Off-Street Parking:** Single-family dwellings require parking for residents and visitors, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for commercial uses.
- **Pedestrian and Bicycle Access:** These dwellings can enhance pedestrian and bicycle access, but the primary focus of the business district is on commercial accessibility.

Environmental Considerations:

- **Sustainability Practices:** Single-family dwellings can incorporate sustainable practices such as energy-efficient designs and landscaping.
- **Noise and Disturbance:** Residential areas typically generate less noise and disturbance compared to commercial activities, which may not align with the business district's active commercial environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with residential uses serving as a buffer or transitional zone rather than a primary use.
- **Compatibility:** Single-family dwellings as a primary use may not align with the intended commercial focus of the business district. They might be more appropriate as a transitional use or buffer between commercial and purely residential areas.
- **Design Features:** If single-family dwellings are permitted, they should include design features that ensure they do not conflict with or detract from the commercial nature of the district.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Single-family dwellings in a business district may not contribute significantly to forming integrated communities focused on commercial activities. They might disrupt the commercial flow and accessibility.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Single-family dwellings may not align with promoting compact, vibrant urbanism in a business district focused on commercial uses. They could potentially lead to a less efficient use of commercial land.

Conclusion:

While single-family dwellings can be designed to fit within the physical standards of a business district, they do not align well with the primary intent of the business zoning district, which is to support a wide range of commercial, business, and office uses. Single-family dwellings might be more appropriate as a transitional use or buffer rather than a primary use in these areas.

Recommendation:

Single-family dwellings should not be permitted as a primary use in the Business district based on the district's intent and the comprehensive plan's goals and policies. They can be considered as part of a transitional zone or buffer but not as standalone permitted uses within the core business district.

Analysis of Attached Dwelling as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Attached Dwelling: A residential building where each dwelling unit shares one or more walls with another unit. These can include townhouses, row houses, and other similar residential structures.

Relevant Provisions from the Land Development Code:

Section 30-5.22 - Residential Uses:

- Attached dwellings must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Attached dwellings are typically low-rise to mid-rise structures, fitting within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These dwellings can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Attached dwellings may not align perfectly with the commercial design criteria aimed at supporting business and commercial activities. The design features should ensure that residential uses do not interfere with the primary commercial purpose of the district.

Traffic and Parking:

- **Off-Street Parking:** Attached dwellings require parking for residents and visitors, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for commercial uses.
- **Pedestrian and Bicycle Access:** These dwellings can enhance pedestrian and bicycle access, but the primary focus of the business district is on commercial accessibility.

Environmental Considerations:

- **Sustainability Practices:** Attached dwellings can incorporate sustainable practices such as energy-efficient designs and landscaping.
- **Noise and Disturbance:** Residential areas typically generate less noise and disturbance compared to commercial activities, which may not align with the business district's active commercial environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with residential uses serving as a buffer or transitional zone rather than a primary use.
- **Compatibility:** Attached dwellings as a primary use may not align with the intended commercial focus of the business district. They might be more appropriate as a transitional use or buffer between commercial and purely residential areas.

- **Design Features:** If attached dwellings are permitted, they should include design features that ensure they do not conflict with or detract from the commercial nature of the district.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Attached dwellings in a business district can contribute to forming integrated communities and support residential needs. However, they may disrupt the commercial flow and accessibility if not properly integrated.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Attached dwellings align better than single-family homes with promoting compact, vibrant urbanism but still may not be the best use of commercial land in a business-focused district.

Conclusion:

While attached dwellings can be designed to fit within the physical standards of a business district, they do not align perfectly with the primary intent of the business zoning district, which is to support a wide range of commercial, business, and office uses. Attached dwellings might be more appropriate as a transitional use or buffer rather than a primary use in these areas.

Recommendation:

Attached dwellings should not be permitted as a primary use in the Business district based on the district's intent and the comprehensive plan's goals and policies. They can be considered as part of a transitional zone or buffer but not as standalone permitted uses within the core business district.

Analysis of Multi-Family Dwelling as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Multi-Family Dwelling: A residential building designed to house multiple separate families in individual units, such as apartments or condominiums. These buildings can vary in size from small structures with a few units to large apartment complexes with many units.

Relevant Provisions from the Land Development Code:

Section 30-5.23 - Residential Uses:

- Multi-family dwellings must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Multi-family dwellings can range from low-rise to mid-rise structures, fitting within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These dwellings can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Multi-family dwellings may not align perfectly with the commercial design criteria aimed at supporting business and commercial activities. The design features should ensure that residential uses do not interfere with the primary commercial purpose of the district.

Traffic and Parking:

- **Off-Street Parking:** Multi-family dwellings require parking for residents and visitors, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for commercial uses.
- **Pedestrian and Bicycle Access:** These dwellings can enhance pedestrian and bicycle access, but the primary focus of the business district is on commercial accessibility.

Environmental Considerations:

- **Sustainability Practices:** Multi-family dwellings can incorporate sustainable practices such as energy-efficient designs and landscaping.

- **Noise and Disturbance:** Residential areas typically generate less noise and disturbance compared to commercial activities, which may not align with the business district's active commercial environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with residential uses serving as a buffer or transitional zone rather than a primary use.
- **Compatibility:** Multi-family dwellings as a primary use may not align with the intended commercial focus of the business district. They might be more appropriate as a transitional use or buffer between commercial and purely residential areas.
- **Design Features:** If multi-family dwellings are permitted, they should include design features that ensure they do not conflict with or detract from the commercial nature of the district.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Multi-family dwellings in a business district can contribute to forming integrated communities and support residential needs. However, they may disrupt the commercial flow and accessibility if not properly integrated.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Multi-family dwellings align better than single-family homes with promoting compact, vibrant urbanism but still may not be the best use of commercial land in a business-focused district.

Conclusion:

While multi-family dwellings can be designed to fit within the physical standards of a business district, they do not align perfectly with the primary intent of the business zoning district, which is to support a wide range of commercial, business, and office uses. Multi-family dwellings might be more appropriate as a transitional use or buffer rather than a primary use in these areas.

Recommendation:

Multi-family dwellings should not be permitted as a primary use in the Business district based on the district's intent and the comprehensive plan's goals and policies. They can be considered as part of a transitional zone or buffer but not as standalone permitted uses within the core business district.

Analysis of Community Residential Home (up to 6 residents) as a Permitted Use in Business District (Business Zoning and Commercial Land Use)***Updated Definition:***

Community Residential Home (up to 6 residents): A dwelling unit licensed to serve clients of the state department of health and rehabilitative services, which provides a living environment for residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Community residential homes are further defined by F.S. Ch. 419, and regulated by the state department of health and rehabilitative services. This definition shall not include foster family homes for children, rooming or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes, emergency shelters, social service homes or halfway houses, or residences for destitute people.

Relevant Provisions from the Land Development Code:**Section 30-5.42 - Community Residential Homes:**

- Community residential homes must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:**Business Zoning:****Building and Design Standards:**

- **Building Height:** Community residential homes are typically low-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.

- **Setbacks:** These homes can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Community residential homes may not align perfectly with the commercial design criteria aimed at supporting business and commercial activities but can be compatible if designed appropriately.

Traffic and Parking:

- **Off-Street Parking:** These homes require parking for residents, staff, and visitors, which can be accommodated within the business district.
- **Pedestrian and Bicycle Access:** These homes can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Community residential homes can incorporate sustainable practices such as energy-efficient designs and landscaping.
- **Noise and Disturbance:** Residential areas typically generate less noise and disturbance compared to commercial activities, providing a balance within business districts.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with residential uses serving as a buffer or transitional zone rather than a primary use.
- **Compatibility:** Community residential homes as a primary use may not align with the intended commercial focus of the business district. They might be more appropriate as a transitional use or buffer between commercial and purely residential areas.
- **Design Features:** If community residential homes are permitted, they should include design features that ensure they do not conflict with or detract from the commercial nature of the district.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.

- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
- **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Community residential homes in a business district can contribute to forming integrated communities and support residential needs. However, they may disrupt the commercial flow and accessibility if not properly integrated.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Community residential homes align better than single-family homes with promoting compact, vibrant urbanism but still may not be the best use of commercial land in a business-focused district.

Florida Statutes Chapter 419 Considerations:

Florida Statutes Chapter 419 - Community Residential Homes:

- Defines community residential homes and establishes siting requirements, including spacing and notification.
- Emphasizes the integration of such homes into residential neighborhoods, ensuring they function as the equivalent of a family unit.

Conclusion:

While community residential homes can be designed to fit within the physical standards of a business district, they do not align perfectly with the primary intent of the business zoning district, which is to support a wide range of commercial, business, and office uses. Community residential homes might be more appropriate as a transitional use or buffer rather than a primary use in these areas.

Recommendation:

Community residential homes (up to 6 residents) should not be permitted as a primary use in the Business district based on the district's intent and the comprehensive plan's goals and policies. They can be considered as part of a transitional zone or buffer but not as standalone permitted uses within the core business district.

Analysis of Community Residential Home (more than 14 residents) as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Updated Definition:

Community Residential Home (more than 14 residents): A residential facility licensed to serve clients of the state department of health and rehabilitative services, which provides a living environment for residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Community residential homes are further defined by F.S. Ch. 419, and regulated by the state department of health and rehabilitative services. This definition shall not include foster family homes for children, rooming or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes, emergency shelters, social service homes or halfway houses, or residences for destitute people.

Relevant Provisions from the Land Development Code:

Section 30-5.42 - Community Residential Homes:

- Community residential homes must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Community residential homes can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These homes can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Larger community residential homes may not align perfectly with the commercial design criteria aimed at supporting business and commercial activities but can be compatible if designed appropriately.

Traffic and Parking:

- **Off-Street Parking:** These homes require parking for residents, staff, and visitors, which can be accommodated within the business district.
- **Pedestrian and Bicycle Access:** These homes can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Community residential homes can incorporate sustainable practices such as energy-efficient designs and landscaping.
- **Noise and Disturbance:** Residential areas typically generate less noise and disturbance compared to commercial activities, providing a balance within business districts.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with residential uses serving as a buffer or transitional zone rather than a primary use.
- **Compatibility:** Community residential homes as a primary use may not align with the intended commercial focus of the business district. They might be more appropriate as a transitional use or buffer between commercial and purely residential areas.
- **Design Features:** If community residential homes are permitted, they should include design features that ensure they do not conflict with or detract from the commercial nature of the district.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Larger community residential homes in a business district can contribute to forming integrated communities and support residential needs. However, they may disrupt the commercial flow and accessibility if not properly integrated.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Larger community residential homes align better than single-family homes with promoting compact, vibrant urbanism but still may not be the best use of commercial land in a business-focused district.

Florida Statutes Chapter 419 Considerations:**Florida Statutes Chapter 419 - Community Residential Homes:**

- Defines community residential homes and establishes siting requirements, including spacing and notification.
- Emphasizes the integration of such homes into residential neighborhoods, ensuring they function as the equivalent of a family unit.

Conclusion:

While larger community residential homes can be designed to fit within the physical standards of a business district, they do not align perfectly with the primary intent of the business zoning district, which is to support a wide range of commercial, business, and office uses. Larger community residential homes might be more appropriate as a transitional use or buffer rather than a primary use in these areas.

Recommendation:

Community residential homes (more than 14 residents) should not be permitted as a primary use in the Business district based on the district's intent and the comprehensive plan's goals and policies. They can be considered as part of a transitional zone or buffer but not as standalone permitted uses within the core business district.

Analysis of Community Residential Home (7 to 14 residents) as a Permitted Use in Business District (Business Zoning and Commercial Land Use)***Updated Definition:***

Community Residential Home (7 to 14 residents): A dwelling unit licensed to serve clients of the state department of health and rehabilitative services, which provides a living environment for residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Community residential homes are further defined by F.S. Ch. 419, and regulated by the state department of health and rehabilitative services. This definition shall not include foster family homes for children, rooming or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes, emergency shelters, social service homes or halfway houses, or residences for destitute people.

Relevant Provisions from the Land Development Code:**Section 30-5.42 - Community Residential Homes:**

- Community residential homes must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Community residential homes can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These homes can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Community residential homes may not align perfectly with the commercial design criteria aimed at supporting business and commercial activities but can be compatible if designed appropriately.

Traffic and Parking:

- **Off-Street Parking:** These homes require parking for residents, staff, and visitors, which can be accommodated within the business district.
- **Pedestrian and Bicycle Access:** These homes can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Community residential homes can incorporate sustainable practices such as energy-efficient designs and landscaping.
- **Noise and Disturbance:** Residential areas typically generate less noise and disturbance compared to commercial activities, providing a balance within business districts.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with residential uses serving as a buffer or transitional zone rather than a primary use.

- **Compatibility:** Community residential homes as a primary use may not align with the intended commercial focus of the business district. They might be more appropriate as a transitional use or buffer between commercial and purely residential areas.
- **Design Features:** If community residential homes are permitted, they should include design features that ensure they do not conflict with or detract from the commercial nature of the district.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Community residential homes in a business district can contribute to forming integrated communities and support residential needs. However, they may disrupt the commercial flow and accessibility if not properly integrated.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Community residential homes align better than single-family homes with promoting compact, vibrant urbanism but still may not be the best use of commercial land in a business-focused district.

Florida Statutes Chapter 419 Considerations:

Florida Statutes Chapter 419 - Community Residential Homes:

- Defines community residential homes and establishes siting requirements, including spacing and notification.
- Emphasizes the integration of such homes into residential neighborhoods, ensuring they function as the equivalent of a family unit.

Conclusion:

While community residential homes (7 to 14 residents) can be designed to fit within the physical standards of a business district, they do not align perfectly with the primary intent of the business zoning district, which is to support a wide range of commercial, business, and office uses. Community residential homes might be more appropriate as a transitional use or buffer rather than a primary use in these areas.

Recommendation:

Community residential homes (7 to 14 residents) should not be permitted as a primary use in the Business district based on the district's intent and the comprehensive plan's goals and policies. They can be considered as part of a transitional zone or buffer but not as standalone permitted uses within the core business district.

Family Child Care Home in a Business Zoning District

Overview of Business Zoning District

Business zoning districts are designed to create areas appropriate for commercial activities, professional offices, retail establishments, and service-oriented businesses. Key objectives include:

- Promoting economic development and job creation.
- Encouraging development in areas served by arterial roads and public transit.
- Ensuring efficient movement of traffic and parking management.
- Providing adequate landscaping, buffering, and integrated design.
- Supporting a mix of complementary uses that enhance the district's vibrancy.

Family Child Care Home

A family child care home typically involves a licensed residential home where a caregiver provides child care services for a small group of children, often limited to six or fewer, depending on local regulations. This setting offers a more personalized and home-like environment for child care compared to larger child care centers.

Analysis of Incompatibility with Business Zoning Objectives

Traffic and Accessibility

Business District Requirement: Efficient movement of traffic and parking management.

Impact: Although family child care homes generate minimal traffic, the specific traffic patterns and peak times for drop-offs and pick-ups can disrupt the intended flow of commercial traffic. The congestion caused during these times can hinder accessibility for other businesses and emergency vehicles, leading to potential conflicts.

Compatibility with Commercial Activities

Business District Requirement: Compatibility with commercial and professional activities.

Impact: The residential nature of family child care homes is fundamentally incompatible with the commercial focus of business districts. The presence of residential-type activities can detract from the professional and business-oriented environment, potentially reducing the attractiveness of the area for commercial tenants and clients.

Buffering and Landscaping

Business District Requirement: Adequate landscaping and buffering to enhance the site's character.

Impact: While family child care homes typically have residential landscaping, this type of landscaping can clash with the more structured and uniform commercial landscaping requirements of a business district. The inconsistency in design and aesthetic can disrupt the cohesive appearance of the business district.

Integrated Design

Business District Requirement: Integrated design to create a cohesive and harmonious environment.

Impact: The residential appearance and operational requirements of family child care homes do not align with the integrated design principles of business districts. The presence of a residential-style operation within a commercial setting can disrupt the cohesive and professional appearance intended for these districts.

Mixed-Use Development

Business District Requirement: Supporting a mix of complementary uses that enhance the district's vibrancy.

Impact: While mixed-use development is encouraged, the inclusion of family child care homes introduces a residential element that may not complement the primary commercial activities of the district. This can lead to a decrease in the vibrancy and economic activity intended for the area.

Comprehensive Plan Goals, Objectives, and Policies Analysis

Goal 1: Improve the Quality of Life

Objective 1.1: Adopt urban design principles that integrate housing, shops, workplaces, schools, parks, and civic facilities.

Policy 1.1.1: Ensure neighborhoods and business districts provide a mix of uses that meet the daily needs of residents and workers.

Impact: While family child care homes support quality of life, their residential nature does not align with the commercial focus of business districts, potentially disrupting the intended urban design principles.

Goal 2: Promote Economic Development

Objective 2.1: Encourage development that promotes job creation and economic growth.

Policy 2.1.1: Support uses that provide essential services to employees and businesses within commercial districts.

Impact: Family child care homes, being residential in nature, do not directly contribute to economic development and job creation goals of business districts, which are primarily aimed at commercial activities.

Goal 3: Ensure Efficient Land Use

Objective 3.1: Promote efficient use of land through compatible mixed-use development.

Policy 3.1.1: Encourage uses that complement the primary commercial activities in business districts.

Impact: Family child care homes do not complement the primary commercial activities of business districts and therefore do not promote the efficient land use intended for these areas.

Goal 4: Maintain a High-Quality Urban Environment

Objective 4.1: Ensure that development in business districts enhances the urban environment.

Policy 4.1.1: Implement design standards that promote aesthetically pleasing and functional environments.

Impact: The residential design of family child care homes can conflict with the design standards intended to promote a high-quality urban environment in business districts.

Conclusion

Family child care homes are not consistent with the objectives and requirements of a business zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic disruptions, incompatibility with commercial activities, conflicts with parking management, and disruption to the cohesive and professional environment all contribute to the incompatibility of family child care homes with business district regulations. The residential nature of these facilities undermines the commercial focus and economic development goals intended for business districts, making them unsuitable for inclusion in such areas.

Single Room Occupancy (SRO) Residence in the CP (Corporate Park) Zoning District*Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

Supporting Land Uses

The CP zoning district is supported by the following land uses:

Mixed-Use Medium-Intensity (MUM)
Office (O)
Business Industrial (BI)

Single Room Occupancy (SRO) Residence

SRO residences provide small, single-room units for individuals, often with shared bathrooms and kitchens. These residences are designed to offer affordable housing options and are typically used by single adults, including students, low-income workers, and transient individuals.

Analysis of Incompatibility with CP Zoning Objectives

Traffic and Accessibility

CP District Requirement: Efficient movement of traffic and emergency vehicles.

Impact: SRO residences generate traffic from residents and visitors. While the volume may not be as high as traditional residential developments, it can still cause congestion, particularly during peak hours. This can disrupt the smooth flow of traffic intended in a corporate park setting, potentially hindering emergency vehicle access.

Compatibility with Office-Oriented Development

CP District Requirement: Compatibility with corporate and office-oriented developments.

Impact: The presence of SRO residences introduces residential elements that can detract from the professional atmosphere intended for the CP district. The mix of transient and low-income residents may not align with the professional image desired by corporate tenants, potentially reducing the attractiveness of the area for high-quality office developments.

Buffering and Landscaping

CP District Requirement: Adequate landscaping and buffering to enhance the site's character.

Impact: While SRO residences can include landscaping and buffering, the overall residential nature and appearance can conflict with the aesthetic goals of a corporate park. The integration of such residential facilities may disrupt the cohesive, professional appearance intended for the area.

Parking

CP District Requirement: Adequate parking to prevent off-site problems.

Impact: SRO residences require parking for residents and visitors. Given the density of SRO units, the parking demand can be substantial, leading to potential overflow issues and conflicting with the CP district's goal of maintaining seamless parking arrangements for office uses.

Integrated Design

CP District Requirement: Integrated design to create a cohesive and harmonious environment.

Impact: The design and operational requirements for SRO residences can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of high-density residential buildings and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

Mixed-Use Development

CP District Requirement: Promotion of mixed-use office and residential development.

Impact: While SRO residences contribute to the residential component of mixed-use development, their high-density and transient nature may not align well with the integration of traditional office uses. This can reduce the overall desirability of the area for office and corporate developments.

Comprehensive Plan Goals, Objectives, and Policies Analysis

Goal 1: Improve the Quality of Life

Objective 1.1: Adopt urban design principles that integrate housing, shops, workplaces, schools, parks, and civic facilities.

Policy 1.1.1: Ensure neighborhoods and business districts provide a mix of uses that meet the daily needs of residents and workers.

Impact: While SRO residences provide affordable housing, their integration into a business-focused area may disrupt the balance of uses intended to meet the daily needs of workers and residents in a professional setting.

Goal 2: Promote Economic Development

Objective 2.1: Encourage development that promotes job creation and economic growth.

Policy 2.1.1: Support uses that provide essential services to employees and businesses within commercial districts.

Impact: SRO residences do not directly contribute to economic development and job creation goals of business districts, which are primarily aimed at commercial activities.

Goal 3: Ensure Efficient Land Use

Objective 3.1: Promote efficient use of land through compatible mixed-use development.

Policy 3.1.1: Encourage uses that complement the primary commercial activities in business districts.

Impact: The high-density residential nature of SRO residences does not complement the primary commercial activities of business districts and therefore does not promote the efficient land use intended for these areas.

Goal 4: Maintain a High-Quality Urban Environment

Objective 4.1: Ensure that development in business districts enhances the urban environment.

Policy 4.1.1: Implement design standards that promote aesthetically pleasing and functional environments.

Impact: The residential design of SRO residences can conflict with the design standards intended to promote a high-quality urban environment in business districts.

Conclusion

Single Room Occupancy (SRO) residences are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic disruptions, incompatibility with commercial activities, conflicts with parking management, and disruption to the cohesive and professional environment all contribute to the incompatibility of SRO residences with business district regulations. The high-density and transient nature of these facilities undermines the commercial focus and economic development goals intended for business districts, making them unsuitable for inclusion in such areas.

Assisted Living Facility in a Business Zoning District

Overview of Business Zoning District

Business zoning districts are designed to create areas appropriate for commercial activities, professional offices, retail establishments, and service-oriented businesses. Key objectives include:

Promoting economic development and job creation.

Encouraging development in areas served by arterial roads and public transit.

Ensuring efficient movement of traffic and parking management.

Providing adequate landscaping, buffering, and integrated design.

Supporting a mix of complementary uses that enhance the district's vibrancy.

Supporting Land Uses

The Business zoning district is supported by the following land uses:

Commercial

Office

Service-Oriented Businesses

Assisted Living Facility

Assisted living facilities provide housing and care for elderly residents who need assistance with daily activities but do not require intensive medical care. These facilities typically include residential units, communal dining areas, recreational spaces, and staff offices.

Analysis of Incompatibility with Business Zoning Objectives

Traffic and Accessibility

Business District Requirement: Efficient movement of traffic and parking management.

Impact: Assisted living facilities generate traffic from staff, visitors, and service providers. While not as intense as some other uses, this traffic can still cause congestion, particularly during peak visiting hours. This can disrupt the smooth flow of traffic intended in a business district, potentially hindering access to commercial establishments.

Compatibility with Commercial Activities

Business District Requirement: Compatibility with commercial and professional activities.

Impact: The presence of an assisted living facility introduces residential and healthcare elements that can detract from the commercial and professional atmosphere intended for the business district. The mix of residential and medical services may not align with the commercial image desired by businesses and clients, potentially reducing the attractiveness of the area for commercial tenants.

Buffering and Landscaping

Business District Requirement: Adequate landscaping and buffering to enhance the site's character.

Impact: While assisted living facilities can include landscaping and buffering, the overall residential and institutional nature and appearance can conflict with the aesthetic goals of a business district. The integration of such residential and healthcare facilities may disrupt the cohesive, commercial appearance intended for the area.

Parking

Business District Requirement: Adequate parking to prevent off-site problems.

Impact: Assisted living facilities require substantial parking for staff, visitors, and service vehicles. Given the density of assisted living units, the parking demand can be significant, leading to potential overflow issues and conflicting with the business district's goal of maintaining seamless parking arrangements for commercial uses.

Integrated Design

Business District Requirement: Integrated design to create a cohesive and harmonious environment.

Impact: The design and operational requirements for assisted living facilities can disrupt the cohesive and aesthetically unified environment intended for business districts. The presence of large residential and healthcare buildings and associated infrastructure is fundamentally at odds with the integrated design objectives of the business district.

Mixed-Use Development

Business District Requirement: Supporting a mix of complementary uses that enhance the district's vibrancy.

Impact: While assisted living facilities contribute to the residential component of mixed-use development, their high-density and healthcare-focused nature may not align well with the integration of traditional commercial uses. This can reduce the overall vibrancy and economic activity intended for the business district.

Comprehensive Plan Goals, Objectives, and Policies Analysis

Goal 1: Improve the Quality of Life

Objective 1.1: Adopt urban design principles that integrate housing, shops, workplaces, schools, parks, and civic facilities.

Policy 1.1.1: Ensure neighborhoods and business districts provide a mix of uses that meet the daily needs of residents and workers.

Impact: While assisted living facilities provide essential services, their integration into a business-focused area may disrupt the balance of uses intended to meet the daily needs of workers and customers in a commercial setting.

Goal 2: Promote Economic Development

Objective 2.1: Encourage development that promotes job creation and economic growth.

Policy 2.1.1: Support uses that provide essential services to employees and businesses within commercial districts.

Impact: Assisted living facilities, being primarily residential and healthcare-oriented, do not directly contribute to the economic development and job creation goals of business districts, which are primarily aimed at commercial activities.

Goal 3: Ensure Efficient Land Use

Objective 3.1: Promote efficient use of land through compatible mixed-use development.

Policy 3.1.1: Encourage uses that complement the primary commercial activities in business districts.

Impact: The residential and healthcare nature of assisted living facilities does not complement the primary commercial activities of business districts and therefore does not promote the efficient land use intended for these areas.

Goal 4: Maintain a High-Quality Urban Environment

Objective 4.1: Ensure that development in business districts enhances the urban environment.

Policy 4.1.1: Implement design standards that promote aesthetically pleasing and functional environments.

Impact: The residential design of assisted living facilities can conflict with the design standards intended to promote a high-quality urban environment in business districts.

Conclusion

Assisted living facilities are not consistent with the objectives and requirements of a business zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic disruptions, incompatibility with commercial activities, conflicts with parking

management, and disruption to the cohesive and professional environment all contribute to the incompatibility of assisted living facilities with business district regulations. The residential and healthcare-focused nature of these facilities undermines the commercial focus and economic development goals intended for business districts, making them unsuitable for inclusion in such areas.

Analysis of Food Truck Park (6 or more pads) as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Food Truck Park: A designated area where multiple food trucks are allowed to operate simultaneously, providing a variety of food and beverage options to the public. These parks are designed to accommodate six or more food trucks, often with shared amenities such as seating areas, restrooms, and waste disposal facilities.

Relevant Provisions from the Land Development Code:

Section 30-5.48 - Food Truck Parks:

- Food truck parks must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Food truck parks typically do not involve permanent structures, fitting well within the height limits of the Business district.
- **Setbacks:** Food truck parks can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Food truck parks should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Food truck parks require parking for patrons and staff, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** Food truck parks can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Food truck parks can incorporate sustainable practices such as waste management, recycling, and energy-efficient operations.
- **Noise and Disturbance:** These parks typically generate more noise and activity compared to other commercial activities, which may not align with the quieter business environment of the district.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Food truck parks may align with the commercial focus of the business district if they are designed to complement the primary commercial use. They should not detract from the commercial nature of the district.
- **Design Features:** Food truck parks should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Food truck parks in a business district can contribute to forming integrated communities and support commercial needs. However, they must be carefully integrated to ensure they do not disrupt the quieter business environment of the district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Food truck parks can align with promoting compact, vibrant development if they are designed to complement the primary commercial use. They can support the objectives of efficient land use and providing essential community services.

Conclusion:

Food truck parks, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse commercial needs. However, they must not detract from the primary commercial focus of the district and should be carefully integrated to complement the primary commercial use.

Recommendation:

Food truck parks (6 or more pads) should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of food truck parks. Key points include:

- **Business Zoning:** Food truck parks should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
- **Commercial (C) Land Use:** Food truck parks should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
- **Comparison with Existing Permitted Uses:** Food truck parks can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Go-Cart Raceway and Rentals (Indoor) as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Go-Cart Raceway and Rentals (Indoor): An indoor recreational facility where electric or gas-powered go-carts are driven on a track. This facility may offer go-cart rentals, racing events, and related activities, typically housed in a large enclosed structure.

Relevant Provisions from the Land Development Code:

Section 30-5.49 - Indoor Recreational Facilities:

- Indoor recreational facilities must comply with local zoning regulations.

- Considerations include traffic, parking, environmental impact, noise levels, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Indoor go-cart facilities can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These facilities can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Indoor go-cart facilities should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Indoor go-cart facilities require parking for patrons and staff, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** These facilities can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Indoor go-cart facilities can incorporate sustainable practices such as energy-efficient designs and waste management.
- **Noise and Disturbance:** These facilities typically generate significant noise and activity, which may not align with the quieter business environment of the district. Proper soundproofing and noise mitigation measures should be implemented.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.

- **Compatibility:** Indoor go-cart facilities may align with the commercial focus of the business district if they are designed to complement the primary commercial use. They should not detract from the commercial nature of the district.
- **Design Features:** Indoor go-cart facilities should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Indoor go-cart facilities in a business district can contribute to forming integrated communities and support commercial needs. However, they must be carefully integrated to ensure they do not disrupt the quieter business environment of the district.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Indoor go-cart facilities can align with promoting compact, vibrant development if they are designed to complement the primary commercial use. They can support the objectives of efficient land use and providing essential recreational services.

Conclusion:

Indoor go-cart facilities, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse commercial needs. However, they must not detract from the primary commercial focus of the district and should be carefully integrated to complement the primary commercial use.

Recommendation:

Indoor go-cart raceway and rentals should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of indoor go-cart facilities. Key points include:

- **Business Zoning:** Indoor go-cart facilities should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
- **Commercial (C) Land Use:** Indoor go-cart facilities should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
- **Comparison with Existing Permitted Uses:** Indoor go-cart facilities can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Health Services as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Health Services: Establishments primarily engaged in providing medical, surgical, and other health services to individuals. This includes hospitals, clinics, dental offices, outpatient care centers, and other medical facilities that offer health care services.

Relevant Provisions from the Land Development Code:

Section 30-5.50 - Health Services:

- Health services must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Health services facilities can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These facilities can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Health services facilities should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Health services facilities require parking for patients, staff, and visitors, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.

- **Pedestrian and Bicycle Access:** These facilities can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Health services facilities can incorporate sustainable practices such as energy-efficient designs and waste management.
- **Noise and Disturbance:** These facilities typically generate less noise and disturbance compared to other commercial activities, providing a balance within business districts.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Health services facilities align well with the intended commercial focus of the business district. They provide essential services that complement the primary commercial use.
- **Design Features:** Health services facilities should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Health services facilities in a business district can contribute to forming integrated communities and support essential health needs. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Health services facilities align with promoting compact, vibrant development. They support the objectives of efficient land use and providing essential community services.

Conclusion:

Health services facilities, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse health needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Health services facilities should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of health services facilities. Key points include:

91. **Business Zoning:** Health services facilities should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
92. **Commercial (C) Land Use:** Health services facilities should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
93. **Comparison with Existing Permitted Uses:** Health services facilities can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Ice Manufacturing/Vending Machines as an Accessory Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Ice Manufacturing/Vending Machines: A facility or unit that produces ice for commercial sale and includes vending machines that dispense ice to consumers. These can be standalone units or integrated within other commercial establishments.

Relevant Provisions from the Land Development Code:

Section 30-5.51 - Accessory Uses:

- Ice manufacturing/vending machines must comply with local zoning regulations for accessory uses.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Ice manufacturing/vending machines are typically low-rise structures or units, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These units can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Ice manufacturing/vending machines should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Ice manufacturing/vending machines require minimal parking, which can be accommodated within the business district. If integrated within another establishment, parking needs must be considered in conjunction with the primary use.
- **Pedestrian and Bicycle Access:** These units can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Ice manufacturing/vending machines can incorporate sustainable practices such as energy-efficient designs and water conservation measures.
- **Noise and Disturbance:** These units typically generate minimal noise and disturbance, making them compatible with the business environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with accessory uses serving to support and enhance these primary uses.
- **Compatibility:** Ice manufacturing/vending machines as an accessory use align well with the intended commercial focus of the business district. They provide complementary services that support the primary commercial uses.
- **Design Features:** Ice manufacturing/vending machines should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They

should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Ice manufacturing/vending machines in a business district can contribute to forming integrated communities and support commercial needs. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Ice manufacturing/vending machines can align with promoting compact, vibrant development. They support the objectives of efficient land use and providing essential community services.

Conclusion:

Ice manufacturing/vending machines, when considered as an accessory use, can be designed to fit within the physical standards of a business district and support diverse commercial needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Ice manufacturing/vending machines should be permitted as an accessory use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of ice manufacturing/vending machines. Key points include:

94. **Business Zoning:** Ice manufacturing/vending machines should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
95. **Commercial (C) Land Use:** Ice manufacturing/vending machines should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.

96. **Comparison with Existing Permitted Uses:** Ice manufacturing/vending machines can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Library as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Library: A public or private institution that houses a collection of books, periodicals, and other materials for reading, reference, or lending. Libraries typically provide services such as reading rooms, study areas, and access to digital resources.

Relevant Provisions from the Land Development Code:

Section 30-5.52 - Libraries:

- Libraries must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Libraries can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** Libraries can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Libraries should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Libraries require parking for patrons and staff, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** Libraries can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Libraries can incorporate sustainable practices such as energy-efficient designs and waste management.
- **Noise and Disturbance:** Libraries typically generate minimal noise and disturbance, providing a quiet environment that complements the business district.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Libraries align well with the intended commercial focus of the business district. They provide essential services that complement the primary commercial use.
- **Design Features:** Libraries should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Libraries in a business district can contribute to forming integrated communities and support educational and cultural needs. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Libraries can align with promoting compact, vibrant development. They support the objectives of efficient land use and providing essential community services.

Conclusion:

Libraries, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse educational and cultural needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Libraries should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of libraries. Key points include:

97. **Business Zoning:** Libraries should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
98. **Commercial (C) Land Use:** Libraries should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
99. **Comparison with Existing Permitted Uses:** Libraries can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Light Assembly, Fabrication, and Processing as a Permitted Use in Business District (Business Zoning and Commercial Land Use)**Definition:**

Light Assembly, Fabrication, and Processing: Activities that involve the assembly, fabrication, or processing of products or components typically within an enclosed building. These activities are generally characterized by a lack of significant environmental impacts such as noise, odors, or heavy truck traffic and include electronics assembly, small-scale manufacturing, and similar operations.

Relevant Provisions from the Land Development Code:**Section 30-5.53 - Light Industrial Uses:**

- Light assembly, fabrication, and processing must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:**Business Zoning:****Building and Design Standards:**

- **Building Height:** Light assembly, fabrication, and processing facilities can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These facilities can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Light industrial facilities should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Light industrial facilities require parking for employees and visitors, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** These facilities can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Light industrial facilities can incorporate sustainable practices such as energy-efficient designs and waste management.
- **Noise and Disturbance:** These facilities typically generate minimal noise and disturbance, making them compatible with the business environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Light industrial uses may align with the commercial focus of the business district if they are designed to complement the primary commercial use. They should not detract from the commercial nature of the district.
- **Design Features:** Light industrial facilities should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Light industrial facilities in a business district can contribute to forming integrated communities and support diverse economic needs. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Light industrial facilities can align with promoting compact, vibrant development. They support the objectives of efficient land use and providing essential community services.

Conclusion:

Light assembly, fabrication, and processing facilities, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse economic needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Light assembly, fabrication, and processing should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of light industrial facilities. Key points include:

100. **Business Zoning:** Light industrial facilities should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
101. **Commercial (C) Land Use:** Light industrial facilities should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
102. **Comparison with Existing Permitted Uses:** Light industrial facilities can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Light Assembly, Fabrication, and Processing as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Light Assembly, Fabrication, and Processing: Activities that involve the assembly, fabrication, or processing of products or components typically within an enclosed building. These activities are generally characterized by a lack of significant environmental impacts such as noise, odors, or heavy truck traffic and include electronics assembly, small-scale manufacturing, and similar operations.

Relevant Provisions from the Land Development Code:

Section 30-5.53 - Light Industrial Uses:

- Light assembly, fabrication, and processing must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Light assembly, fabrication, and processing facilities can range from low-rise to mid-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These facilities can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Light industrial facilities should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Light industrial facilities require parking for employees and visitors, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** These facilities can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Light industrial facilities can incorporate sustainable practices such as energy-efficient designs and waste management.

- **Noise and Disturbance:** These facilities typically generate minimal noise and disturbance, making them compatible with the business environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Light industrial uses may align with the commercial focus of the business district if they are designed to complement the primary commercial use. They should not detract from the commercial nature of the district.
- **Design Features:** Light industrial facilities should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Light industrial facilities in a business district can contribute to forming integrated communities and support diverse economic needs. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Light industrial facilities can align with promoting compact, vibrant development. They support the objectives of efficient land use and providing essential community services.

Conclusion:

Light assembly, fabrication, and processing facilities, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse economic needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Light assembly, fabrication, and processing should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of light industrial facilities. Key points include:

103. **Business Zoning:** Light industrial facilities should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
104. **Commercial (C) Land Use:** Light industrial facilities should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
105. **Comparison with Existing Permitted Uses:** Light industrial facilities can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

4o

Mini-warehouses, self-storage facility as a permitted use
ChatGPT

Re-Evaluated Analysis of Mini-Warehouses, Self-Storage Facility as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Mini-Warehouses, Self-Storage Facility: A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the storage of customers' goods or wares. These facilities are designed for rental to individuals and businesses for storing personal property.

Relevant Provisions from the Land Development Code:**Section 30-5.54 - Mini-Warehouses and Self-Storage Facilities:**

- Mini-warehouses and self-storage facilities must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Mini-warehouses and self-storage facilities typically are low-rise structures, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These facilities can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Mini-warehouses and self-storage facilities should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** These facilities require parking for customers accessing their storage units, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** These facilities typically have minimal pedestrian and bicycle traffic but can be designed to ensure safe access for all users.

Environmental Considerations:

- **Sustainability Practices:** Mini-warehouses and self-storage facilities can incorporate sustainable practices such as energy-efficient designs and stormwater management systems.
- **Noise and Disturbance:** These facilities typically generate minimal noise and disturbance, making them compatible with the business environment.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Mini-warehouses and self-storage facilities align with the commercial focus of the business district. They provide complementary services that support the primary commercial uses.
- **Design Features:** These facilities should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Mini-warehouses and self-storage facilities in a business district can contribute to forming integrated communities and support diverse storage needs for both individuals and businesses. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Mini-warehouses and self-storage facilities can align with promoting compact, vibrant development if they are designed to complement the primary commercial use. They can support the objectives of efficient land use and providing essential community services.

Conclusion:

Mini-warehouses and self-storage facilities, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse storage needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Mini-warehouses and self-storage facilities should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of mini-warehouses and self-storage facilities. Key points include:

106. **Business Zoning:** Mini-warehouses and self-storage facilities should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
107. **Commercial (C) Land Use:** Mini-warehouses and self-storage facilities should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
108. **Comparison with Existing Permitted Uses:** Mini-warehouses and self-storage facilities can support the existing commercial, business, and mixed-use environments, provided they are

designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Analysis of Outdoor Recreation as a Permitted Use in Business District (Business Zoning and Commercial Land Use)

Definition:

Outdoor Recreation: Activities and facilities designed for leisure, sports, and recreational purposes, conducted primarily in open spaces. This includes parks, playgrounds, sports fields, golf courses, swimming pools, and similar facilities that provide opportunities for outdoor activities.

Relevant Provisions from the Land Development Code:

Section 30-5.55 - Outdoor Recreational Facilities:

- Outdoor recreational facilities must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, noise levels, and compatibility with surrounding uses.

Comprehensive Plan Goals, Objectives, and Policies Analysis:

Business Zoning:

Building and Design Standards:

- **Building Height:** Outdoor recreational facilities typically involve low-rise structures or open spaces, fitting well within the height limits of the Business district, which are 5 stories or less.
- **Setbacks:** These facilities can comply with business district setbacks, providing appropriate buffers and maintaining the intended layout.
- **Design Criteria:** Outdoor recreational facilities should align with the commercial design criteria to ensure they complement the primary commercial use of the district.

Traffic and Parking:

- **Off-Street Parking:** Outdoor recreational facilities require parking for patrons and staff, which can be accommodated within the business district. However, this might lead to conflicts with parking needs for other commercial uses.
- **Pedestrian and Bicycle Access:** These facilities can enhance pedestrian and bicycle access, making the area more accessible and user-friendly.

Environmental Considerations:

- **Sustainability Practices:** Outdoor recreational facilities can incorporate sustainable practices such as energy-efficient designs, water conservation, and landscaping.

- **Noise and Disturbance:** These facilities typically generate varying levels of noise and activity, depending on the type of recreation, which may not always align with the quieter business environment of the district. Proper design and noise mitigation measures should be implemented.

Business District Intent and Compatibility:

The business district is intended to support a wide range of commercial, business, and office uses along major transportation arteries and frontage roads. The primary goal is to maintain flexibility for commercial uses while promoting compatibility with residential areas through appropriate transitional zones or design features.

Key Considerations:

- **Primary Focus:** The primary focus of the business district is on commercial and office uses, with some flexibility for compatible uses.
- **Compatibility:** Outdoor recreational facilities may align with the commercial focus of the business district if they are designed to complement the primary commercial use. They should not detract from the commercial nature of the district.
- **Design Features:** Outdoor recreational facilities should include design features that ensure they do not conflict with or detract from the commercial nature of the district. They should be designed to provide essential services while maintaining compatibility with other commercial uses.

Comprehensive Plan Goals, Objectives, and Policies:

Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
 - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
 - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
 - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

Analysis: Outdoor recreational facilities in a business district can contribute to forming integrated communities and support diverse recreational needs. They align with policies supporting diverse and essential community services.

Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

Analysis: Outdoor recreational facilities can align with promoting compact, vibrant development if they are designed to complement the primary commercial use. They can support the objectives of efficient land use and providing essential community services.

Conclusion:

Outdoor recreational facilities, when considered as a permitted use, can be designed to fit within the physical standards of a business district and support diverse recreational needs. They complement the primary commercial focus of the district and should be integrated to provide essential services.

Recommendation:

Outdoor recreational facilities should be permitted as a primary use in the Business district, provided they meet specific design criteria and compatibility standards to ensure they complement the primary commercial use. This conclusion is supported by the Land Development Code and comprehensive plan policies, which outline specific standards and conditions for the placement and operation of outdoor recreational facilities. Key points include:

109. **Business Zoning:** Outdoor recreational facilities should align with the business focus and meet design criteria to ensure they complement the primary commercial use.
110. **Commercial (C) Land Use:** Outdoor recreational facilities should be part of a mixed-use development, supporting the objectives of vibrant urbanism and providing essential community services without detracting from the commercial nature of the district.
111. **Comparison with Existing Permitted Uses:** Outdoor recreational facilities can support the existing commercial, business, and mixed-use environments, provided they are designed to complement the primary commercial structure and not conflict with the quieter business environment of the district.

Vehicle Repair in a Business Zoning District

Overview of Business Zoning District

Business zoning districts are designed to create areas appropriate for commercial activities, professional offices, retail establishments, and service-oriented businesses. Key objectives include:

- Promoting economic development and job creation.
- Encouraging development in areas served by arterial roads and public transit.
- Ensuring efficient movement of traffic and parking management.
- Providing adequate landscaping, buffering, and integrated design.
- Supporting a mix of complementary uses that enhance the district's vibrancy.

Supporting Land Uses

The Business zoning district is supported by the following land uses:

- **Commercial**
- **Office**
- **Service-Oriented Businesses**

Vehicle Repair

Vehicle repair businesses provide maintenance and repair services for automobiles, including mechanical and electrical repairs, bodywork, and other related services. These businesses typically include service bays, customer waiting areas, storage for parts and equipment, and parking areas for vehicles awaiting service.

Analysis of Incompatibility with Business Zoning Objectives

- **Traffic and Accessibility**
 - **Business District Requirement:** Efficient movement of traffic and parking management.
 - **Impact:** Vehicle repair businesses generate significant traffic from customers dropping off and picking up vehicles, as well as from test drives and parts deliveries. This increased traffic can disrupt the smooth flow of traffic intended in a business district, potentially causing congestion and hindering access to other commercial establishments.
- **Compatibility with Commercial Activities**
 - **Business District Requirement:** Compatibility with commercial and professional activities.
 - **Impact:** The presence of a vehicle repair business introduces industrial and automotive elements that can detract from the commercial and professional atmosphere intended for the business district. The noise, odors, and visual impact associated with vehicle repair activities may not align with the commercial image desired by businesses and clients, potentially reducing the attractiveness of the area for commercial tenants.
- **Buffering and Landscaping**
 - **Business District Requirement:** Adequate landscaping and buffering to enhance the site's character.
 - **Impact:** While vehicle repair businesses can include landscaping and buffering, the overall industrial appearance and the presence of vehicles in various states of repair can conflict with the aesthetic goals of a business district. The integration of such industrial facilities may disrupt the cohesive, commercial appearance intended for the area.
- **Parking**
 - **Business District Requirement:** Adequate parking to prevent off-site problems.
 - **Impact:** Vehicle repair businesses require substantial parking for customers, employees, and vehicles awaiting service. Given the nature of the business, the parking demand can be significant, leading to potential overflow issues and conflicting with the business district's goal of maintaining seamless parking arrangements for commercial uses.
- **Integrated Design**
 - **Business District Requirement:** Integrated design to create a cohesive and harmonious environment.

- **Impact:** The design and operational requirements for vehicle repair businesses can disrupt the cohesive and aesthetically unified environment intended for business districts. The presence of large service bays, equipment, and vehicles in various states of repair is fundamentally at odds with the integrated design objectives of the business district.
- **Mixed-Use Development**
 - **Business District Requirement:** Supporting a mix of complementary uses that enhance the district's vibrancy.
 - **Impact:** While vehicle repair businesses provide essential services, their industrial nature and associated activities may not align well with the integration of traditional commercial uses. This can reduce the overall vibrancy and economic activity intended for the business district.

Comprehensive Plan Goals, Objectives, and Policies Analysis

Goal 1: Improve the Quality of Life

- **Objective 1.1:** Adopt urban design principles that integrate housing, shops, workplaces, schools, parks, and civic facilities.
 - **Policy 1.1.1:** Ensure neighborhoods and business districts provide a mix of uses that meet the daily needs of residents and workers.

Impact: While vehicle repair businesses provide essential services, their integration into a business-focused area may disrupt the balance of uses intended to meet the daily needs of workers and customers in a commercial setting.

Goal 2: Promote Economic Development

- **Objective 2.1:** Encourage development that promotes job creation and economic growth.
 - **Policy 2.1.1:** Support uses that provide essential services to employees and businesses within commercial districts.

Impact: Vehicle repair businesses, being primarily industrial in nature, do not directly contribute to the economic development and job creation goals of business districts, which are primarily aimed at commercial activities.

Goal 3: Ensure Efficient Land Use

- **Objective 3.1:** Promote efficient use of land through compatible mixed-use development.
 - **Policy 3.1.1:** Encourage uses that complement the primary commercial activities in business districts.

Impact: The industrial nature of vehicle repair businesses does not complement the primary commercial activities of business districts and therefore does not promote the efficient land use intended for these areas.

Goal 4: Maintain a High-Quality Urban Environment

- **Objective 4.1:** Ensure that development in business districts enhances the urban environment.
 - **Policy 4.1.1:** Implement design standards that promote aesthetically pleasing and functional environments.

Impact: The industrial design and operations of vehicle repair businesses can conflict with the design standards intended to promote a high-quality urban environment in business districts.

Conclusion

Vehicle repair businesses are not consistent with the objectives and requirements of a business zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic disruptions, incompatibility with commercial activities, conflicts with parking management, and disruption to the cohesive and professional environment all contribute to the incompatibility of vehicle repair businesses with business district regulations. The industrial nature of these facilities undermines the commercial focus and economic development goals intended for business districts, making them unsuitable for inclusion in such areas.