

**ATTACHMENT 2**

***CITY OF OVIEDO, FLORIDA***

# **2045 Comprehensive Plan 2006 Land Development Code**



**Zoning Map Amendment  
23-0152-ZMA**

**Ordinance No. 1736**

## **Supporting Data & Analysis**

**LPA**

**August 1, 2023**

**City Council 1<sup>st</sup> Reading**

**August 21, 2023**

**City Council Adoption Public Hearing**

**September 7, 2023**

**File Number:** 23-0152-ZMA

**Ordinance No:** 1736

**Application Type:** Zoning Map Amendment (ZMA)

**Owners:** Parcel ID No.:  
16-21-31-300-0270-0000 (Judith M Jones Living Trust)  
16-21-31-300-0280-0000 (Judith M Jones Living Trust)  
16-21-31-300-028A-0000 (Judith M Jones Living Trust)  
16-21-31-300-032A-0000 (David E Axel – Trustee)

**Applicant:** David E. Axel  
Axel Real Estate, Inc.  
1757 West Broadway Street  
Oviedo, FL 32765

**Requested Change:** Total Acreage is approximately 13.81 acres to be amended as follow:  
• From Office Commercial (O-C) to Residential (R-3)

## **I. PROPERTY LOCATION**

### **A. General Location of Property:**

The subject property consists of approximately thirteen point eight one (13.81) acres generally located approximately 476 feet south of Winter Springs Boulevard and approximately 150 feet west of West Broadway Street.

### **B. Seminole County Property Appraiser Parcel ID Numbers:**

16-21-31-300-0270-0000  
16-21-31-300-0280-0000  
16-21-31-300-028A-0000  
16-21-31-300-032A-0000

## **II. PURPOSE AND INTENT**

The subject property is currently designated with the Gateway West Core (GWC) future land use designation and Office Commercial (O-C) zoning district. The Applicant intends to develop the property as a multi-family residential development. A multi-family residential development is not permissible within the property's O-C zoning district and thus requires a zoning district consistent with the existing GWC future land use. The Residential (R-3) zoning district is consistent with the subject property's GWC future land use designation. GWC

allows residential up to 50 dwelling units per acre. Multi-family residential development is permissible within the R-3 zoning district. Thus, the purpose of the zoning map amendment is to designate the subject property with a zoning district consistent with the existing GWC future land use district and would allow the development of a multi-family residential development as a permissible use. The City's 2045 Comprehensive Plan was adopted on June 20, 2022 and established new future land use designations, including GWC. The City will be establishing a specific zoning district for GWC with the adoption of the Land Development Code update. The applicant intends to develop a 557-unit multi-family development on approximately 11.48 acres. 2.33 acres of the subject property are wetlands.

A summary chart of the maximum intensity under the existing zoning districts are shown in Table 1.

**Table 1**  
**Existing Zoning District**

Seminole County Property Appraiser Parcel Id Number	Parcel Size (acres)	Parcel Size (square feet)	Current Zoning	Future Land Use Max	
				Max Density Allowed (50 DU/Acre)	Max Possible Intensity (1.0 FAR)
16-21-31-300-0270-0000	2.81	122,403 sf	O-C	N/A	122,403 sf
16-21-31-300-0280-0000	4.55 (- 0.21)	198,198 sf (- 9,147 sf)	O-C	N/A	198,198 sf
16-21-31-300-028A-0000	3.80 (- 2.12)	165,528 sf (- 92,347 sf)	O-C	N/A	165,528 sf
16-21-31-300-032A-0000	2.65	115,434 sf	O-C	N/A	115,434 sf
16-21-31-300-0280-0000 (Wetland)	- 0.21	- 9,147 sf	O-C	N/A	- 9,147 sf
16-21-31-300-028A-0000 (Wetland)	- 2.12	- 92,347 sf	O-C	N/A	- 92,347 sf
<b>Total</b>	<b>11.48</b>	<b>500,069 sf</b>	O-C	N/A	500,069 sf
<b>Maximum Density</b>				N/A	N/A
<b>Maximum Intensity</b>				N/A	500,069 sf

### III. PROPERTY PROFILE

#### A. Existing Use:

- 16-21-31-300-0270-0000: Single-family residence
- 16-21-31-300-0280-0000: Vacant
- 16-21-31-300-028A-0000: Vacant
- 16-21-31-300-032A-0000: Vacant

- B. **Current Future Land Use:** Gateway West Core (GWC)
- C. **Existing Zoning:** Office Commercial (O-C)
- D. **Proposed Zoning:** Residential (R-3)
- E. **Total Area:** Approximately thirteen point eight one (13.81) acres
- F. **Area of Proposed Amendment:** Approximately thirteen point eight one (13.81) acres

#### IV. COMPREHENSIVE PLAN POLICY 1-1.1.4 ANALYSIS

##### A. **Consistency with the Goals, Objectives, and Policies of the Comprehensive Plan and the Future Land Use Map Series**

###### 1. **Supporting Goals, Objectives, and Policies:**

The City of Oviedo Comprehensive Plan was evaluated in order to ensure the compatibility of this requested zoning map amendment with the City's Plan. This evaluation concludes that the following applicable objectives and policies of the Land Use Element of the City of Oviedo Comprehensive Plan are compatible with the requested zoning map amendment: Policy 1-1.2.2; Policy 1-1.3.1; Policy 1-1.3.2; Policy 1-1.5.2; Policy 1-1.5.4; and Policy 1-1.9.2.

Staff also finds that the proposed amendment is consistent with the City's goal of developing and maintaining a well-balanced community with variety of land uses that are compatible with each other (FLUE Goal 1-1) as well as:

- Objective 1-1.3: To prevent urban sprawl, specifically implementing policies regarding infill development and promoting high density/intensity development in areas with complete urban services.
  - Measure: The City shall continue to require that proposed land uses be adequately served by requisite public facilities, including water and wastewater services, adequate stormwater management, and solid waster disposal.

###### 2. **Conflicting Goals, Objectives, and Policies:**

The City of Oviedo Comprehensive Plan was evaluated in order to ensure the compatibility of this requested zoning map amendment with the City's Plan. This evaluation concludes that the following applicable objectives and policies of the Land Use Element of the City of Oviedo Comprehensive Plan are incompatible with the requested zoning map amendment: Policy 1-1.2.1.

- Objective 1-1.2: Provide needed services, local employment opportunities, and an increased tax base.
  - Measure: The City shall seek to expand office, commercial, industrial and mixed-use development at appropriate locations within the City’s targeted economic development areas, Community Redevelopment Area (CRA), and Seminole Economic Enhancement District (SEED).
    - While the proposed rezoning is a reduction of office within a targeted economic development area, the GWC future land use designation states that permissible uses include **residential**, commercial, office, light industrial, public and private institutional, public, recreation, and public and private elementary, middle, and high schools. As such, a multi-family residential development is still a permissible use. The Comprehensive Plan was adopted on June 20, 2022 and established the GWC future land use designation. Upon adoption of the new Land Development Code update, the GWC will require rezoning to a corresponding new zoning district.
    - Although apartments are a residential use, they are taxed as a commercial tax base.

**Table 2**  
**Proposed City of Oviedo R-3 Zoning District Maximum Density**

Seminole County Property Appraiser Parcel Id Number	Parcel Size (acres)	Parcel Size (square feet)	Proposed Zoning	Future Land Use Max	
				Max Density Allowed (50 DU/Acre)	Max Possible Intensity (FAR)
16-21-31-300-0270-0000	2.81	122,403 sf	R-3	140 DU	N/A
16-21-31-300-0280-0000	4.55 (- 0.21)	198,198 sf (- 9,147 sf)	R-3	217 DU	N/A
16-21-31-300-028A-0000	3.80 (- 2.12)	165,528 sf (- 92,347 sf)	R-3	84 DU	N/A
16-21-31-300-032A-0000	2.65	115,434 sf	R-3	132 DU	N/A
16-21-31-300-0280-0000 (Wetland)	- 0.21	- 9,147 sf	R-3	0 DU	N/A
16-21-31-300-028A-0000 (Wetland)	- 2.12	- 92,347 sf	R-3	0 DU	N/A
<b>Total</b>	<b>11.48</b>	<b>500,069 sf</b>			
<b>Maximum Density</b>				<b>574 DU</b>	

**B. Compatibility with Existing and Proposed Land Uses**

1. **Adjacent Land Use:** The proposed Residential (R-3) zoning district is compatible with adjacent FLU designations, zoning districts and existing uses as shown in Table 3 below:

**Table 3**  
**Adjacent Land Use Table:**

Direction	2045 FLU Designations	Zoning Districts	Existing Land Use
<b>North:</b>	Gateway West Core (GWC)	Commercial (C-2)	Oviedo Pet Resort, Mobil Gas Station, Sonic Drive-In
<b>South:</b>	Gateway West Core (GWC)	Planned Unit Development (PUD)	The Dwell
<b>East:</b>	Gateway West Core (GWC)	Commercial (C-2)	Auto Mech & Muffler, Oviedo Plaza
<b>West:</b>	Marketplace (MP), SR 417	Planned Unit Development (PUD), SR 417	Oviedo Mall, SR 417

2. **Zoning Impact and Scope of Use:** Below is a table summarizing the City's lot use regulations as specified in the LDC zoning district that are consistent with the existing Gateway West Core (GWC) Future Land Use designation.

**Table 4**  
**Lot Size Standards:**

Lot Standards	City of Oviedo Zoning Districts within the Gateway West Core (GWC) Land Use Designation				
	Existing Zoning				Proposed Zoning
	Office Commercial (O-C)	Commercial (C-1)	Commercial (C-2)	Industrial (I-1)	Residential (R-3)
<b>Minimum Lot Size</b>	N/A	N/A	N/A	N/A	N/A
<b>Minimum Lot Width</b>	N/A	N/A	N/A	N/A	N/A
<b>Minimum Building Front Setback</b>	25 ft	25 ft	30 ft	30 ft	35 ft
<b>Minimum Building Side Setback</b>	10 ft	10 ft	10 ft	10 ft	15 ft
<b>Minimum Building Rear Setback</b>	20 ft	20 ft	20 ft	30 ft	25 ft

The proposed Residential (R-3) zoning district does not require minimum lot sizes and lot widths. Table 4.1 is the Table of Permissible Land Uses in the City of Oviedo's Land Development Code (LDC). Table 4.1 indicates permissible uses in the R-3 zoning district. A copy of Table 4.1 is provided in Exhibit E.

**C. Current Supply of Vacant Land Already Designated for the Proposed Land Uses**

According to the current City of Oviedo Land Inventory, there are approximately 0.86 acres with the Residential (R-3) zoning district. The proposed zoning change will add 11 acres of vacant land to the Residential (R-3) zoning district.

**D. Funding Commitments for Required Improvements**

No additional capital improvements beyond what has already been approved within the City's Comprehensive Plan will result because of the proposed request for a Zoning Map Amendment. Therefore, no funding commitments for capital improvement projects are required of the Applicant at this time.

**E. Impact on Natural Resources**

1. **Drainage Basin:** The subject property is located within the Bear Creek Drainage Basin.
2. **Wetlands/Floodplain:** According to the "Environmental Assessment Report" submitted by the Applicant and reviewed by the City's Environmental Consultant the northeastern portion of the site contains 2.33 acres of wetland.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) of Seminole County, the property is located within Zone X, areas of the subject properties are determined to be located outside the 0.2% annual chance floodplain.
4. **Endangered Species:** According to the "Environmental Assessment Report" submitted by the Applicant and reviewed by the City's Environmental Consultant there are no endangered Species on the subject property identified.
5. **Soil Conditions:** According to the "Soil Survey of Seminole County, Florida" (published by the United States Department of Agriculture, Soil Conservation Service, in cooperation with the University of Florida, 1990), there are four (4) soil types within the property boundary:

**(10) Basinger, Samsula and Hontoon Soils, Depressional** – This soil is characterized as very poorly drained and is found on depressions on marine terraces. The seasonal high-water table is typically found at a depth of about 0 inches below the surface.

**(20) Myakka and EauGallie fine sands** – Nearly level, poorly drained soils found on broad plains on the flatwoods. Typically, the surface layer of Myakka soil consists of black fine sand about 5 inches thick. Typically, the surface layer of EauGallie soil consists of dark gray fine sand about 5 inches thick. During most of the seasonal high table for this soil

type is within 12 inches of the surface for about 1 to 4 months. The permeability of Myakka soil is rapid in the surface and subsurface layers and in the substratum and moderate or moderately rapid in the subsoil. The permeability of EauGallie soil is rapid in the surface and subsurface layers, moderate or moderately rapid in the sandy part of the subsoil and moderately slow in the loamy part of the subsoil.

**(27) Pomello Fine Sand, 0 to 5% Slopes** – Nearly level to gently sloping and moderately well drained soils found on low ridges and knolls on the flatwoods. Typically, the surface layer of this soil type is light gray fine sand about 2 inches thick. In most years, the seasonal high-water table for this soil type is at a depth of 36 to 60 inches for 1 to 4 months. The permeability of this soil type is very rapid in the surface and subsurface layers, moderately rapid in the subsoil, and rapid in the substratum.

**(31) Tavares-Millhopper complex, 0 to 5 percent slopes** – Nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands. Typically, the surface layer of Tavares soil consists of very dark grayish brown fine sand about 6 inches thick. Typically, the surface layer of Millhopper soil consists of gray fine sand about 7 inches thick. The soils in this map have a seasonal high table at a depth of 36 to 60 inches for 2 to 6 months. The permeability of Tavares soil is rapid or very rapid. The permeability of Millhopper soil is rapid in the surface and subsurface layers and moderately slow in the subsoil.

#### **F. Impact on Transportation**

The subject property is located along Sugar Mill Road, a local roadway within the Gateway West Core future land use designation and also listed in the City's Comprehensive Plan as a Development Driven road from Oviedo Mall Boulevard to Winter Springs Boulevard, and as such, has an adopted level of service standard of E.

The impact of traffic was calculated during the development of the City's 2045 Comprehensive Plan based on the most intensive use under the Gateway West Core future land use designation. However, the traffic study was undertaken to ensure adequate roadway capacity continues to exist. In order to determine if there is sufficient roadway capacity to serve the proposed change in zoning district, a comparison of the most intensive uses under the existing zoning district was compared to the maximum use under the proposed zoning district and analyzed using trip generation rates provided by the *Institute of Transportation Engineers (ITE) Trip Generation Rates, 10<sup>th</sup> Edition*. The analysis evaluated roadways within a 1-mile radius of the subject property.

Under the maximum development scenario for the current zoning district 485,258 sf of office could be developed. Under the maximum development scenario for the proposed zoning district five hundred and seventy-four (574) dwelling units could be developed. The developer is proposing to construct five hundred and fifty-seven (557) dwelling units.



**Table 5**  
**Traffic Generation**

Land Use	ITE Code	Size	Trips		
			Daily	AM Pk	PM Pk
Maximum under CURRENT Zoning District					
General Office Building	710	485,258 sf	4,586	651	616
Total			4,586	651	616
Maximum under PROPOSED Zoning District					
Mid-Rise Apartments	221	574 DU	2,692	241	223
Total			2,692	241	223
Net New External Trips	N/A	N/A	- 1,894	- 410	- 393
Intended under PROPOSED Zoning District					
Mid-Rise Apartments	221	557 DU	2,610	233	218
Total			2,610	233	218
Net New External Trips	N/A	N/A	- 1,976	- 418	- 398

Under the maximum development scenario for the proposed zoning district, the analysis shows that the potential traffic impacts of the site would result in a net decrease in the daily volume of trips by 1,894 and a decrease in the PM peak hour trips by 393.

The City's Transportation Consultant has reviewed the Applicant's trip generation data and has concluded that the proposed change in zoning will significantly reduce the generation intensity of the site and there should be adequate capacity on the transportation network by the year 2045, consistent with the planning horizon of the City's Comprehensive Plan.

**G. Consistency with efforts to increase the supply of non-residential lands available for economic use**

The proposed Residential (R-3) zoning map amendment does not provide the opportunity to increase the supply of non-residential lands for economic use.

**H. Consistency with efforts to increase the provision of a viable mixture of land uses in a compact, walkable area that is accessible to the full range of feasible non-motorized and motorized transportation modes**

The proposed Residential (R-3) zoning district is consistent with the City's efforts to increase a viable mixture of land uses. The subject area abuts both existing commercial and residential uses.

## VII. OTHER CONSIDERATIONS

### A. Housing

The proposed zoning map amendment to Residential (R-3) will propose adding 574 dwelling units to the City's housing supply.

### B. Population Impact

The proposed zoning map amendment will add to the population. If the property were to be developed to the maximum density allowed as R-3 zoning, it would add 1,773.66 people (574 dwelling units x 3.09 persons per household).

### C. Public Health/Safety/Welfare Issues

There are no public-health, safety, and/or welfare issues associated with this Zoning Map Amendment request.

### D. Impact on Schools

According to the Seminole County Public Schools School Impact Analysis and School Capacity Determination Report, at this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in the review.

***\*Numbers in parentheses below are negative\****

Elementary Schools	Lawton (Zoned School)	Geneva	Walker	CSA E-1
Capacity	770	561	879	2210
3-Year Program Capacity	44	-	-	44
Enrollment	790	505	748	2043
Available Capacity	24	56	131	211
SCALD Reservations to Date	71	59	-	130

<b>Elementary Schools</b>	<b>Lawton (Zoned School)</b>	<b>Geneva</b>	<b>Walker</b>	<b>CSA E-1</b>
SIA – Sugarmill Apartments	112	-	-	112
Remaining Capacity	(159)	(3)	131	(31)

<b>Middle Schools</b>	<b>Jackson Heights (Zoned School)</b>	<b>Chiles</b>	<b>CSA M-4</b>
Capacity	1388	1400	2788
3-Year Program Capacity	-	-	-
Enrollment	1471	1277	2748
Available Capacity	83	123	40
SCALD Reservations to Date	58	33	91
SIA – Sugarmill Apartments	47	-	47
Remaining Capacity	(188)	90	(98)

<b>High Schools</b>	<b>Oviedo (Zoned School)</b>	<b>Hagerty</b>	<b>CSA H-4</b>
Capacity	2829	2661	5490
3-Year Program Capacity	-	-	-
Enrollment	2291	2500	4791
Available Capacity	538	161	699
SCALD Reservations to Date	105	40	145
SIA – Sugarmill Apartments	61	-	61
Remaining Capacity	372	121	493

**E. Other Comments**

Adoption of a zoning map amendment does not reserve or guarantee capacity in water, sewer, transportation, drainage, recreation, or solid waste facilities, nor does it guarantee maximum density or intensity in a land use designation can be achieved.

**VIII. STAFF RECOMMENDATION**

Staff recommends approval of Ordinance No. 1736 based on the findings presented in this report.

**IX. LOCAL PLANNING AGENCY RECOMMENDATION**

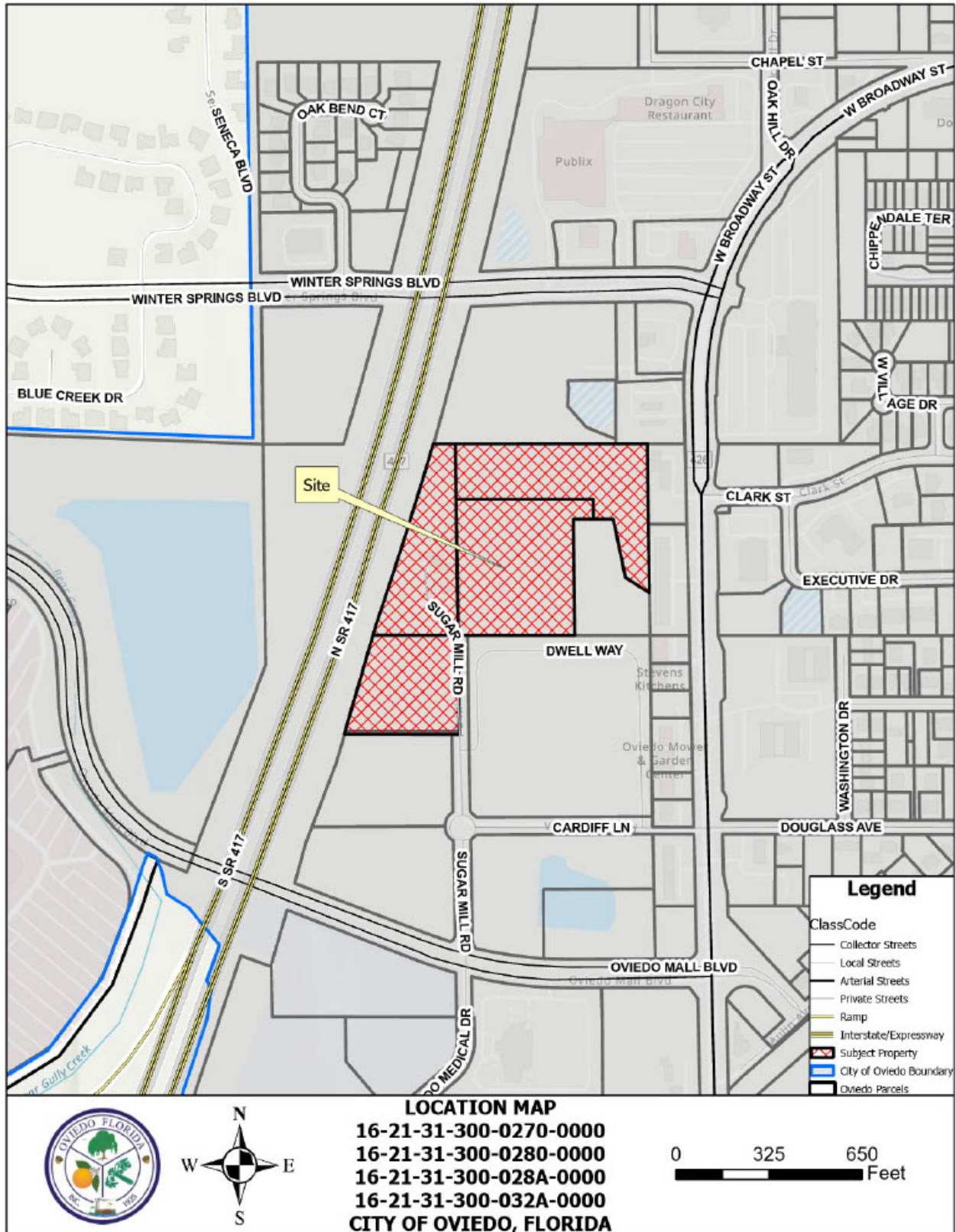
On Tuesday, August 1, 2023, the Local Planning Agency conducted a public hearing and thereat, recommended adoption of Ordinance No. 1736.

## EXHIBITS

EXHIBIT A	Location Map
EXHIBIT B	Existing Future Land Use Map
EXHIBIT C	Existing Zoning Map
EXHIBIT D	Proposed Zoning Map
EXHIBIT E	Table 4.1 Permissible Uses Table

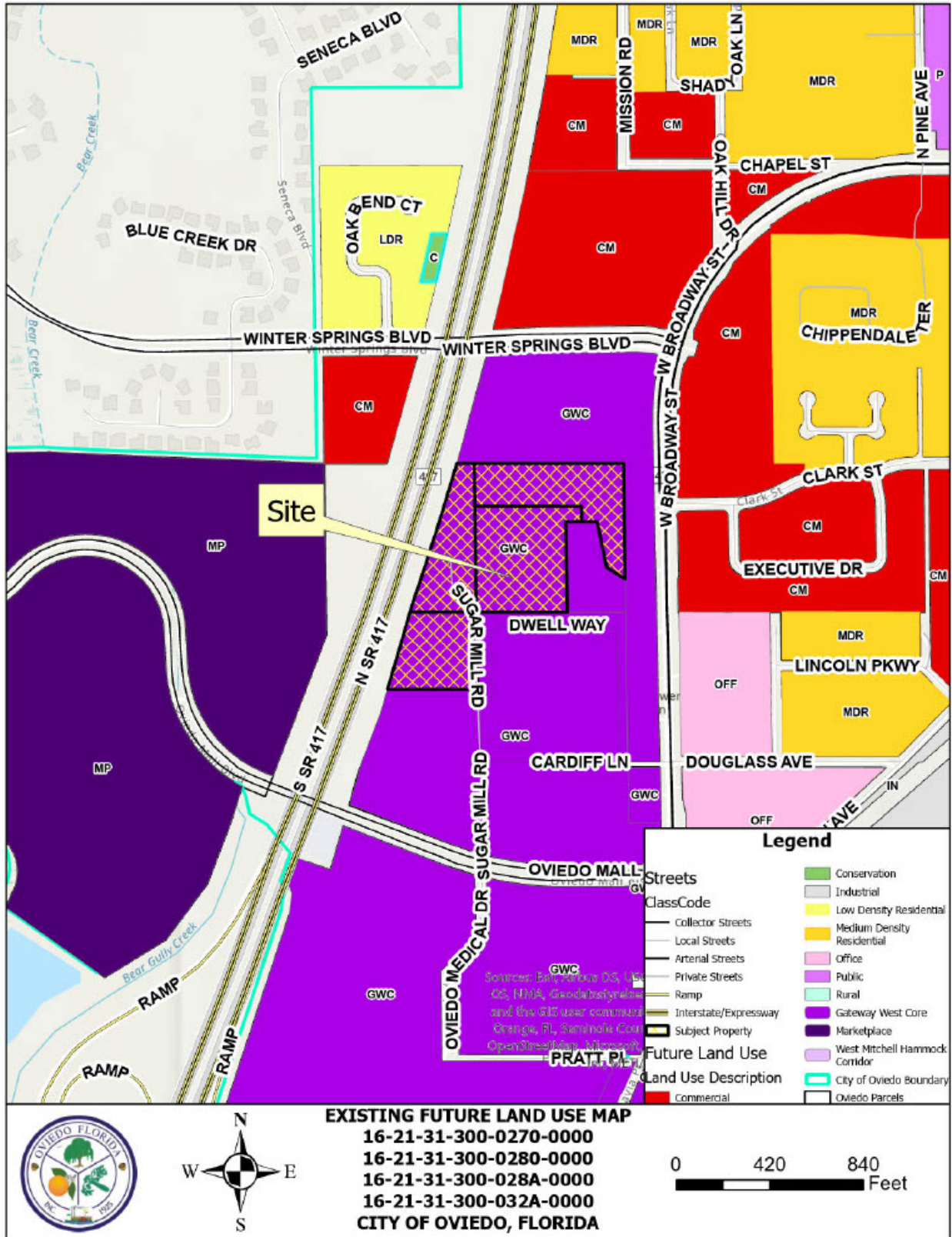
## Exhibit A: Location Map

Project #: 23-0152-ZMA



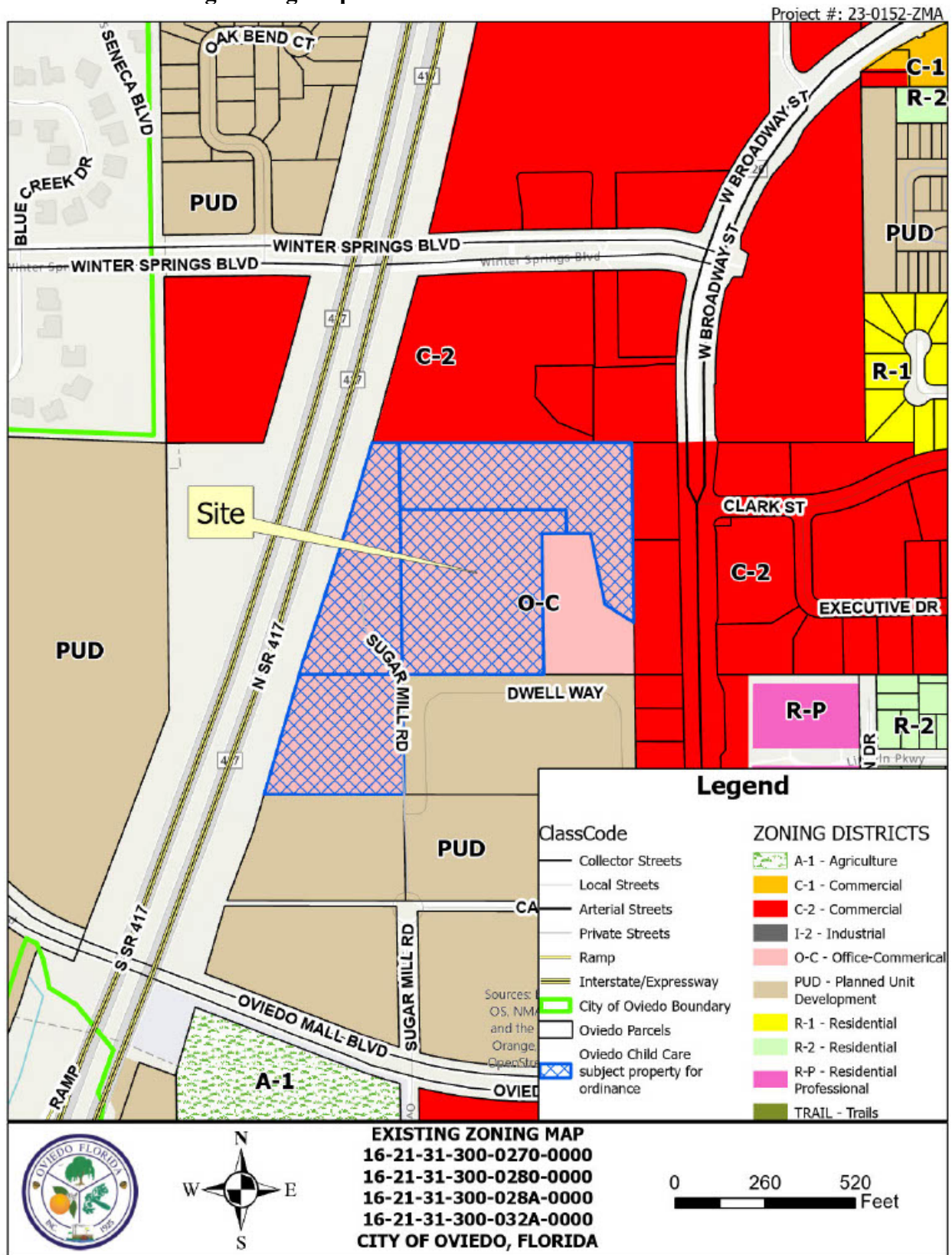
# Exhibit B: Existing Future Land Use

Project #: 23-0152-ZMA



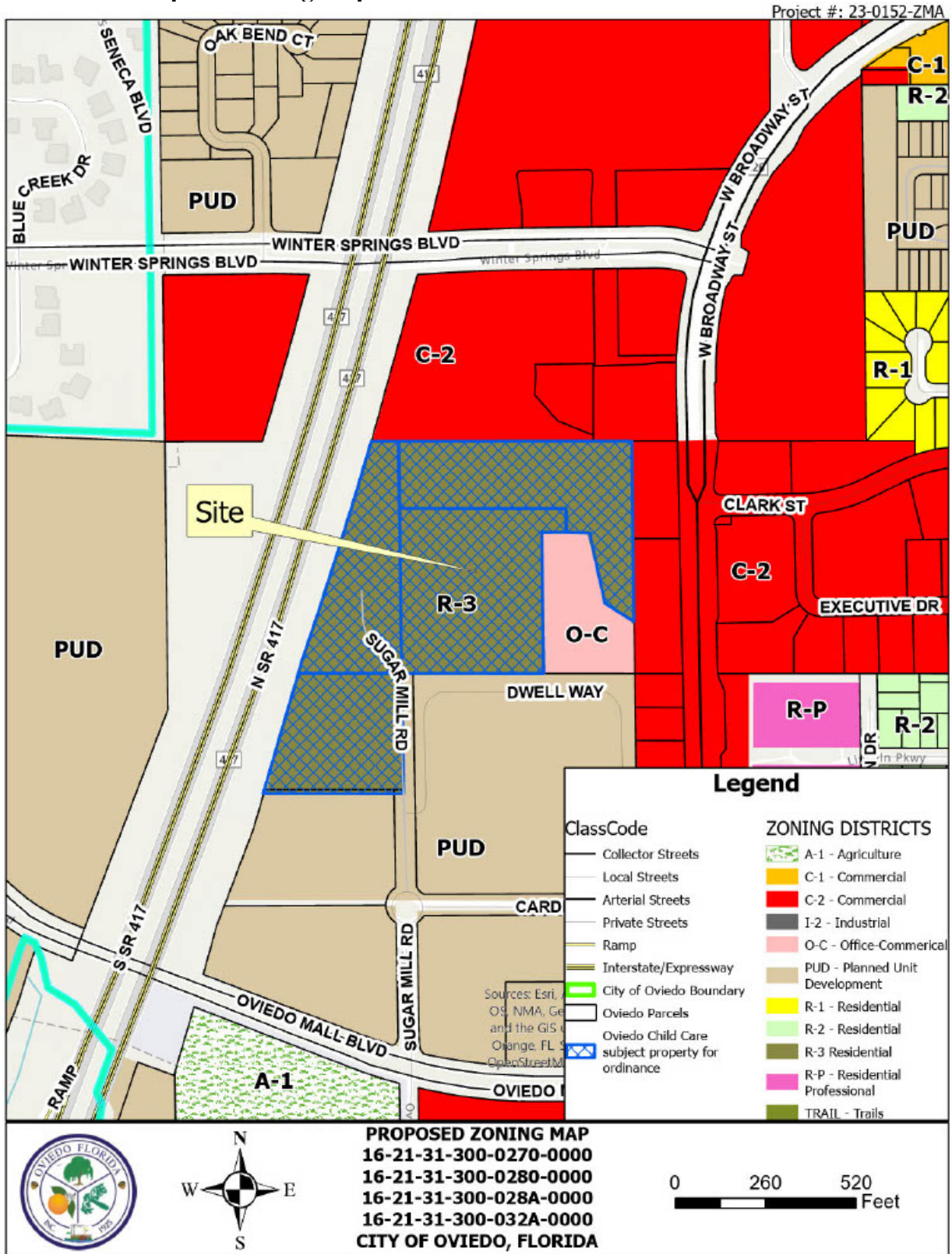


## Exhibit C: Existing Zoning Map





# Exhibit D: Proposed Zoning Map



**Exhibit E: TABLE 4.1: TABLE OF PERMISSIBLE LAND USES**

USE		ZONING DISTRICTS																	
		A	R-CE	R-1AA A	R-1A A	R-1A	R-1	R-1B	R-1B B	R-2	R-3	MH-1	R-P	O-C	C-1	C-2	I-1	I-2	PL I
<b>1.00</b>	<b>Residential</b>																		
1.1	Single-Family Detached	P	P	P	P	P	P	P	P	P			P						
1.2	Mobile Home <sup>1</sup>	S								S		P							
1.2.1	Single-Family Attached/Townhome							P	P	P	P								
1.3	Two-Family Dwelling									P	P		P						
1.4	Multi-Family Dwelling										P		P						
1.5	Adult Family-Care Home	S	S	S	S	S	S	S	S	S	P		P	P					
1.51	Bed and Breakfast	P	S	S	S	S							P						
1.52	Child Care (In the Home)	S				S	S	S	S	S	S		S						
1.53	Rooming House					S	S	S	S	S	S		S						
1.54	Residential - Community Residential Home <sup>6</sup>					P	P	P	P		P								
1.6	Temporary Residences (Construction, model home, etc.)	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
1.7	Home Occupations	S	S	S	S	S	S	S	S	S	S		S						
1.8	Guest Cottage	S	S	S	S														
<b>2.00</b>	<b>Offices</b>																		
2.1	Professional Offices												P	P	P	P	P	P	
2.2	Business Offices												P	P	P	P	P	P	
2.3	Bank (No drive-thru)													P	P	P			
2.4	Medical Clinic/Hospital													S	P	P			
<b>3.00</b>	<b>Retail/Sales/Service</b>																		
3.1	Personal Services													P	P	P			
3.11	Day Care Center	S	S	S	S	S	S	S	S	S	S		S	P	P	P			
3.12	Beauty/Barber						S	S	S	S	S			P	P	P			
3.13	Drug Store/Apothecary/Pharm														S	P			

USE		ZONING DISTRICTS																	
		A	R-CE	R-1AA A	R-1A A	R-1A	R-1	R-1B	R-1B B	R-2	R-3	MH-1	R-P	O-C	C-1	C-2	I-1	I-2	PL I
	acy <sup>5</sup>																		
3.14	Repair Shops (No trucks or outdoor storage)													P	P	P	P	P	
3.15	Repair Shops (No outdoor storage)														P	P	P	P	
3.16	Restaurants (No drive-thru)													P	P	P			
3.17	Drive-thru Restaurants														S	P			
3.18	Funeral Home													P	P	P	P	P	
3.19	Assisted Living Facility												P	P	P	P			
3.20	Commercial - Community Residential Home												P	P	P				
3.2	Service Stations														S	S	P	P	
3.3	Specialty Shops													P	P	P	P	P	
3.4	Alcoholic Beverage Package Store <sup>2</sup>													S	P	P	P	P	
3.5	Retail Sales (No outdoor storage)													P	P	P	P	P	
3.51	Convenience Store Type I													P	P	P	P		
3.52	Convenience Store Type II													P	P	P	P		
3.6	Theaters (Not drive-in)														P	P			
3.7	Dry Cleaners, Laundromat													S	P	P	P	P	
3.8	Bank (with drive-thru facilities)														S	P			
3.9	Micro-brewery/Micro-distillery/Micro-winery														S	P	P	P	
3.10	Artisan Food Production														S	P	P	P	
3.11	Light Industrial Arts, Crafts and Apparel Manufacturing															P	P	P	

[illegible]

USE		ZONING DISTRICTS																	
		A	R-CE	R-1AA A	R-1A A	R-1A	R-1	R-1B	R-1B B	R-2	R-3	MH-1	R-P	O-C	C-1	C-2	I-1	I-2	PL I
	outdoor storage or display)																		
5.7	Manufacturing (w/outside storage and/or display)																P	P	
6.00	Educational, Cultural or Religious Uses																		
6.1	Elementary, Middle, & High Schools	S	S	S	S	S	S	S	S	S	S		P	P	P	P	S	S	P
6.2	Trade & Vocational Schools													S	P	P	P	P	P
6.3	Churches, Synagogues, Temples, etc.	S	S	S	S	S	S	S	S	S	S		P	P	P	P	S	S	P
6.4	Libraries, Art Museum, etc.												S	P	P	P			P
6.5	Social, Fraternal Clubs, Lodges												S	P	P	P			P
7.00	Recreation Amusement, Entertainment																		
7.1	Uses where activity is conducted entirely within the building (Bowling alleys, skating rinks, exercise facilities, etc.)														S	P			
7.3	Uses where activity is conducted outside the building	S													S	S	S	S	P
7.31	Privately owned recreational facilities such as golf courses, country, swimming or tennis clubs.	S	S	S	S	S	S	S	S	S	S		S	S	P	P			
7.32	Publicly owned and operated recreational	S	S	S	S	S	S	S	S	P	P		P	P	P	P	P	P	P

[illegible]

[illegible]

<sup>1</sup> Also permitted in District MH-1.

<sup>2</sup> See Article V, Section 5.6.

<sup>3</sup> Prohibited in Shopping Centers. This prohibition shall not apply to pet care services.

<sup>4</sup> See Article XV, Section 16.9.

<sup>5</sup> Notwithstanding any provision of this ordinance or the Land Development Code, pharmacies existing at the time of the ordinance effective date shall be considered permissible uses as a matter of right at their present location.

<sup>6</sup> Limited to six (6) or fewer residents and cannot be located closer than one thousand (1,000) feet of another existing home of six (6) or fewer home or one thousand two hundred (1,200) feet of an existing community residential home.

P — Use is permissible with a zoning permit issued by Land Use Administrator.

S — Use is permissible with special exception permit issued by the City Council.