

TEXT AMENDMENT LDR 25-01

AMENDING TEXT IN SECTIONS 4.12, 4.13, AND 4.14 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAKE CITY

LDR 25-01, AN APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT SECTIONS 4.12, 4.13, 4.14 AND 4.15 OF THE LAND DEVELOPMENT REGULATIONS BY AMENDING LAGUAGE IN SECTIONS 4.12, 4.13, AND 4.14 TO MAKE CHURCHES AND OTHER HOUSES OF WORSHIP A PERMITTED USE. THIS AMENDMENT IS TO INSURE THE CITY OF LAKE CITY IS NOT INVOLATION OF THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

**COMMERCIAL
GENERAL
(CG)
SECTION 4.12**

SECTION 4.12 “CG” COMMERCIAL GENERAL

4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry-cleaning pickup station, and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Art galleries.
14. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.

15. Recovery homes.
16. Residential treatment facilities.
17. Automotive self-service station. (See Section 4.2 for special design standards for automotive self-service stations)
18. **Churches and other houses of worship.**

4.12.5 SPECIAL EXCEPTIONS
(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
4. Hospitals and nursing homes.
5. Motor bus or other transportation terminals.
6. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
7. Public buildings and facilities.
8. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
9. ~~Churches and other houses of worship.~~
10. Private clubs and lodges.
11. Bed and breakfast inns (see Section 4.2).
12. Adult care centers.
13. Residences for destitute people (see section 4.2.35).
14. Public and private schools offering curricula comparable to that of public schools.

**COMMERCIAL
INTENSIVE
(CI)
SECTION 4.13**

SECTION 4.13 "CI" COMMERCIAL INTENSIVE

4.13.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Truck stops and automotive service stations (see Section 4.2 for special design standards for automotive service stations).
4. Service establishments such as crematory.
5. Agricultural fairs and fairground activities, livestock auction arenas.
6. Commercial tourist attractions.
7. Building trades contractor with on premises storage yard for materials and equipment.
8. Public buildings and facilities.
9. Residential dwelling units, which lawfully existed within this district on the date of adoption or amendment of the Comprehensive Plan.
- ~~10. Churches and other houses of worship.~~
11. Private clubs and lodges.
12. Bed and breakfast inns (see Section 4.2).
13. Light manufacturing, assembling, processing (including food processing, but not slaughterhouses), packaging or fabricating in completely enclosed building.
14. Public and private schools offering curricula comparable to that of public schools.
15. Convention centers and auditoriums.
16. Travel trailer parks or campgrounds (see Section 4.2.22)

**COMMERCIAL
CENTRAL
BUSINESS
DISTRICT
(C-CBD)
SECTION 4.14**

SECTION 4.14 “C-CBD” COMMERCIAL-CENTRAL BUSINESS DISTRICT

4.14.5 SPECIAL EXCEPTIONS

(See also Articles 12 and 13)

1. Automotive service stations (see Section 4.2 for special design standards for automotive service sections).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Public buildings and facilities (see Section 4.2).
4. ~~Churches and other houses of worship.~~
5. Private clubs and lodges.
6. Bed and breakfast inns (see Section 4.2).
7. Residences for destitute people (see section 4.2.35).
8. Public and private schools offering curricula comparable to that of public schools.
9. Auction house (but not including livestock auction arena) when operating in compliance with the following standards:
 - a. Auction must be conducted entirely within an enclosed structure.
 - b. Must be licensed as required by the City Code of Ordinances.
 - c. Hours of operation of the auction house shall be conducted only between the hours of 5:00 p.m. until 12:00 p.m. Monday through Friday and 12:00 p.m. until 12:00 a.m. Saturday and Sunday; however, provided that additional hours of operations may be granted if adequate off-street parking facilities are provided to accommodate all vehicles associated with the operation of the auction house in a Commercial Business District (C-CBD) zoning district.
 - d. Structure must provide minimum requirements for assembly buildings as provided by Life Safety Codes and Building Codes.