

**ORDINANCE NO. 18-O-08**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER 10, ZONING, OF THE TALLAHASSEE LAND DEVELOPMENT CODE; AMENDING DEVELOPMENT STANDARDS AND THE DEVELOPMENT STANDARDS IN THE GENERAL COMMERCIAL (C-2) ZONING DISTRICT; PROVIDING FOR CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.**

BE IT ENACTED by the People of the City of Tallahassee, Florida, as follows:

**SECTION 1.** Chapter 10, Zoning, Article IV, Zoning Districts and Development Standards, Division 1 Generally, Section 10-176 Development Patterns of the City of Tallahassee Land Development Code is amended as follows:

Sec. 10-176. - Development patterns.

The comprehensive plan establishes development patterns within the Suburban future land use category. The chart subsections in this section show the zoning districts which were intended to implement these development patterns.

- (1) The low density residential development pattern shall be implemented through the following zoning districts: RA, R-1, R-2, R-3, R-4, R-5, MH, OS.
- (2) The low density residential office development pattern shall be implemented through the following zoning districts: OR-1, OS.
- (3) The medium density residential development pattern shall be implemented through the following zoning districts: MR, MR-1, and OS.
- (4) The suburban corridor development pattern shall be implemented through the following zoning districts: MR-1, CP, OS, IC, C-2.
- (5) The medium density residential office development pattern shall be implemented through the following zoning districts: OR-2, OS.
- (6) The medium density residential office development pattern shall be implemented through the following zoning districts: OR-3, OA-1, OS.

- (7) The village center development pattern shall be implemented through the following zoning districts:  
C-1, ~~C-2~~, OS.
- (8) The medical center development pattern shall be implemented through the following zoning districts:  
CM, OS.
- (9) The urban pedestrian center development pattern shall be implemented through the following zoning districts: UP-1, UP-2, OS, C-2.
- (10) The light industrial development pattern shall be implemented through the following zoning districts: M-1, OS.

**SECTION 2.** Chapter 10, Zoning, Article IV, Zoning Districts and Development Standards, Division 3 Permitted Uses, Maximum Gross Square Footage and Minimum Development Standards, Section 10-256, C-2 General Commercial District, of the City of Tallahassee Land Development Code is amended as follows:

**Section 10-256. C-2 General Commercial District**

The following applies to the C-2 General Commercial District:

<b>1. District Intent</b>	<b>PERMITTED USES</b>	
	<b>2. Principal Uses</b>	<b>3. Accessory Uses</b>
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per</p>	<p>(1) Antique shops.                      (2) Automotive service and repair, including car wash.                      (3) Bait and tackle shops.                      (4) Banks and other financial institutions.                      (5) Camera and photographic stores.                      (6) Cocktail lounges and bars.                      (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413.</p>	<p>(27) Retail bakeries.                      (28) Retail computer, video, record, and other electronics.                      (29) Retail department, apparel, and accessory stores.                      (30) Retail drug store.                      (31) Retail florist.                      (32) Retail food and grocery.                      (33) Retail furniture, home appliances, accessories.                      (34) Retail home/garden supply, hardware and nurseries.                      (35) Retail jewelry store.                      (36) Retail needlework shops and instruction.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.                      (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. <del>In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-1 or C-2 districts or to parcels containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</del></p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p>	<p>(8) Day care centers.</p> <p>(9) Gift, novelty, and souvenir shops.</p> <p>(10) Indoor amusements (bowling, billiards, skating, etc.).</p> <p>(11) Indoor theaters (including amphitheaters).</p> <p>(12) Laundromats, laundry and dry cleaning pick-up stations.</p> <p>(13) Mailing services.</p> <p>(14) Medical and dental offices, services, laboratories, and clinics.</p> <p>(15) Motor vehicle fuel sales.</p> <p>(16) Non-medical offices and services, including business and government offices and services.</p> <p>(17) Non-store retailers.</p>	<p>(37) Retail newsstand, books, greeting cards.</p> <p>(38) Retail office supplies.</p> <p>(39) Retail optical and medical supplies.</p> <p>(40) Retail package liquors.</p> <p>(41) Retail pet stores.</p> <p>(42) Retail picture framing.</p> <p>(43) Retail sporting goods, toys.</p> <p>(44) Retail trophy store.</p> <p>(45) Shoes, luggage, and leather goods.</p> <p>(46) Social, fraternal and recreational clubs and lodges, including assembly halls.</p> <p>(47) Studios for photography, music, art, dance, and voice.</p> <p>(48) Tailoring.</p>

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
	<p>(18) Passive and active recreational facilities.</p> <p>(19) Personal services (barber shops, fitness clubs etc.).</p> <p>(20) Pet day care centers</p> <p>(21) Photocopying and duplicating services.</p> <p>(22) Rental and sales of dvds, video tapes and games.</p> <p>(23) Rental of tools, small equipment, or party supplies.</p> <p>(24) Repair services, non-automotive.</p> <p>(25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor.</p> <p>(26) Restaurants, with or without drive-in facilities.</p>	<p>(49) Veterinary services, including veterinary hospitals.</p> <p>(50) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>

**DEVELOPMENT STANDARDS**

	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	12,500 <del>20,000</del> square feet of non-residential gross building floor area per acre and commercial and/or office uses. <del>not to exceed 200,000 square feet of gross building floor area for districts less than 20 acres and commercial and/or office uses not to exceed 250,000 square feet of gross building floor area for districts 20 to 30 acres in size. Individual buildings May not exceed 50,000 gross square feet.</del>	3 stories

**7. Street Vehicular Access Restrictions:** Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.

**8. Additional Criteria and Restrictions for Pet Day Centers:** Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.

**9. Additional Criteria for Charitable Donation Stations:** Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A “charitable donation station” is considered a community service/facility regulated by section 10-413 of this Code.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

1           **SECTION 3. Conflicts.** All ordinances and parts of ordinances of the Code of  
2 Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance  
3 are hereby repealed to the extent of such conflict.

4           **SECTION 4. Severability.** If any provision or portion of this ordinance is declared by  
5 any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all  
6 remaining provisions and portions of this ordinance shall remain in full force and effect.

7           **SECTION 5. Effective Date.** This ordinance shall become effective immediately upon  
8 its passage.

9           INTRODUCED in the City Commission on the 31<sup>st</sup> day of January, 2018.

10          PASSED by the City Commission on the 28<sup>th</sup> day of February, 2018.

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CITY OF TALLAHASSEE

By: \_\_\_\_\_  
Andrew D. Gillum  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Cassandra K. Jackson  
Interim City Attorney