

## CHAPTER 142 – ZONING DISTRICTS AND REGULATIONS

### ARTICLE II – DISTRICT REGULATIONS

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#### DIVISION 5. - CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

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Sec. 142-302. - Main permitted uses.

The main permitted uses in the CD-2 commercial, medium intensity district are:

- (a) commercial uses;
- (b) apartments; apartment hotels, hotels, hostels, and suite hotels (pursuant to section 142-1105 of this chapter);
- (c) religious institutions with an occupancy of 199 persons or less and alcoholic beverages establishments pursuant to the regulations set forth in chapter 6.
- (d) Alcoholic beverage establishments located in the following geographic areas within the CD-2 commercial, medium intensity district shall be subject to the additional requirements set forth in section 142-310:
  - ~~(a)~~ (1) *Alton Road corridor.* Properties on the west side of Alton Road and east of Alton Court, between 5th Street and 11th Street, and between 14th Street and Collins Canal; and properties on the east side of West Avenue, between Lincoln Road and 17th Street, except alcoholic beverage establishments fronting Lincoln Road between West Avenue and Alton Road.
  - ~~(b)~~ (2) *Sunset Harbour neighborhood.* The geographic area generally bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south.
- (e) Financial institutions including, but not limited to, banks, brokerage offices and similar uses located in the Sunset Harbor neighborhood, on 71<sup>st</sup> Street and Normandy Drive, on Alton Road or on Washington Avenue shall be subject to the following additional requirements:
  - (1) The use shall be located above the first floor or in a mezzanine.
  - (2) The use may be located on the first floor if it is at least 75 feet back from the entrance storefront and a retail, café or similar non-financial, active use is located in front.

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#### DIVISION 6. - CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT

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Sec. 142-332. - Main permitted uses.

The main permitted uses in the CD-3 commercial high intensity district are:

- (a) commercial uses.
- (b) apartments; apartment hotels, hotels, hostels, and suite hotels (pursuant to section 142-1105 of this chapter).
- (c) alcoholic beverage establishments pursuant to the regulations set forth in chapter 6;

- (d) ~~and~~ religious institutions with occupancy of 199 persons or less.
- (e) Offices are prohibited on the ground floor on that portion of Lincoln Road which is closed to traffic, unless the office area is located in a mezzanine, or at least 75 feet back from the storefront. ~~also~~
- (f) apartments, apartment hotels and hotels located on that portion of Lincoln Road which is closed to traffic shall comply with section 142-3356.
- (g) For properties located south of 17th Street, between Lenox Avenue and Meridian Avenue, and properties with a lot line adjoining Lincoln Road, from Collins Avenue to Alton Road, dance halls (as defined in section 114-1 of this Code) licensed as alcoholic beverage establishments shall only operate as restaurants with full kitchens and serving full meals. Additionally, such dance halls, on properties located south of 17th Street, between Lenox Avenue and Meridian Avenue, and properties with a lot line adjoining Lincoln Road, from Collins Avenue to Alton Road, shall be required to install a double door vestibule at all access points from the sidewalk, with the exception of emergency exits.
- (h) Financial institutions including, but not limited to, banks, brokerage offices and similar uses located on Lincoln Road, 17<sup>th</sup> Street, or 41<sup>st</sup> Street shall be subject to the following additional requirements:
  - (1) The use shall be located above the first floor or in a mezzanine.
  - (2) The use may be located on the first floor if it is at least 75 feet back from the entrance storefront and a retail, café or similar non-financial, active use is located in front.

## **DIVISION 20. - TC NORTH BEACH TOWN CENTER DISTRICTS**

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### **Sec. 142-736. - Main permitted uses, conditional uses, accessory uses, and prohibited uses.**

- (a) Land uses in the TC-1 town center core district shall be regulated as follows:
  - (1) The main permitted uses in the TC-1 district are:
    - a. commercial uses.
    - b. alcoholic beverage establishments pursuant to the regulations set forth in chapter 6; however, the provisions of chapter 6 concerning distance separation for consumption of alcoholic beverages on-premises in restaurants shall not apply to this district.
    - c. apartments; apartments/hotels; hotels.
    - d. The ground story frontage along 71st Street and Collins Avenue shall be governed by subsection 142-737(c)
    - e. Financial institutions including, but not limited to, banks, brokerage offices and similar uses shall be subject to the following additional requirements:
      - 1. The use shall be located above the first floor or in a mezzanine.
      - 2. The use may be located on the first floor if it is at least 75 feet back from the entrance storefront and a retail, café or similar non-financial, active use is located in front.

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## **DIVISION 21. - TOWN CENTER-CENTRAL CORE (TC-C) DISTRICT**

**Sec. 142-741. - Main permitted uses, accessory uses, exception uses, special exception uses, conditional uses, and prohibited uses and supplemental use regulations.**

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(b) The following supplemental regulations shall apply to specific uses in the TC-C district:

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(9) Financial institutions including, but not limited to, banks, brokerage offices and similar uses shall be subject to the following additional requirements:

a. The use shall be located above the first floor or in a mezzanine.

b. The use may be located on the first floor if it is at least 75 feet back from the entrance storefront and a retail, café or similar non-financial, active use is located in front.