

AMENDING LAND DEVELOPMENT CODE CHAPTER 2 & 7

Amending LDC 7.09.00 – Highway Commercial Zoning District

Amending LDC 7.11.00 – Downtown Zoning District

Amending LDC 2.01.00 – Definitions



CITY COUNCIL AGENDA

FEBRUARY 20, 2020

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA AMENDING LAND DEVELOPMENT CODE (LDC) CHAPTER 7, ZONING; AMENDING LDC § 7.09.01 ON PERMITTED USES TO ALLOW WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT A UNIVERSITY OR COLLEGE; AMENDING LDC § 7.11.01 ON PERMITTED USES TO ALLOW WITHIN THE DOWNTOWN ZONING DISTRICT A SINGLE UNIVERSITY OR COLLEGE; AMENDING LDC § 2.01.00 TO ADD A DEFINITION OF UNIVERSITY OR COLLEGE; PROVIDING FOR CONFLICTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 7.09.00

HIGHWAY COMMERCIAL ZONING DISTRICT

In the highway commercial zoning district, no minimum lot size is specified for commercial establishments, since floor space requirements differ widely, being dependent upon the size and nature of the businesses involved.

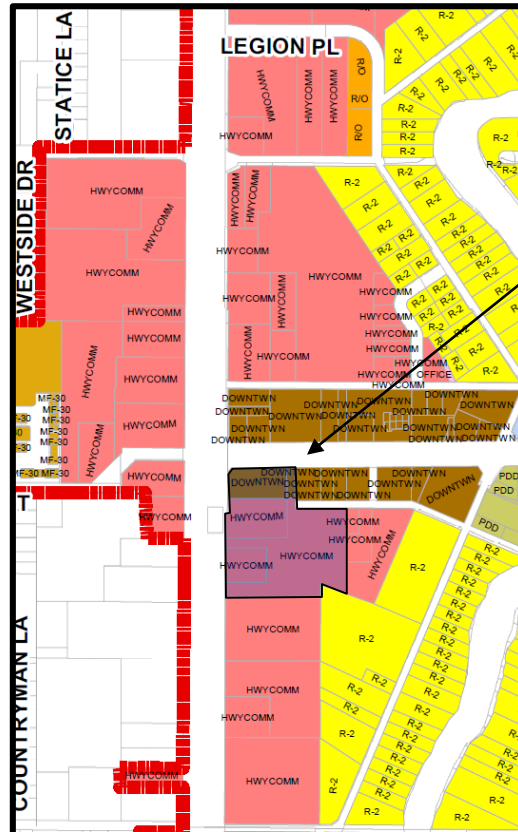
7.09.01 – Permitted Uses

1. Theaters, businesses and professional offices, private or public schools, university or college, auto sales, repair and service establishments;
2. Any retail or wholesale business not specifically restricted or prohibited under this code;
3. Manufacturing and/or industrial business operations which are not prohibited under the provisions of this section;
4. Churches, synagogues, temples or similar places of worship and their accessory uses;
5. Restricted personal service uses;
6. Urban agriculture (indoor crop production prohibited);
7. Medical marijuana treatment center dispensing facility;
8. Beer gardens, tap rooms, brewpubs, nanobreweries, microbreweries and breweries; and
9. All uses which further the adopted comprehensive plan, upon approval by the development review committee.
The applicant shall demonstrate that the use is consistent with the comprehensive plan.

Section 7.09.00

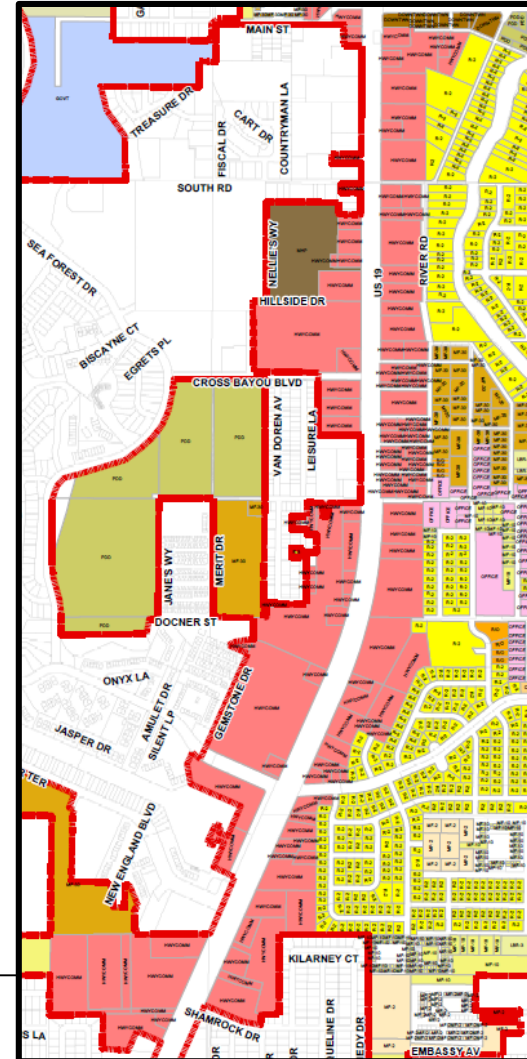
HIGHWAY COMMERCIAL ZONING DISTRICT

North U.S. Highway 19
(North of Main Street)



Proposed
Keiser
University
Location

South U.S. Highway 19
(South of Main Street)



SECTION 7.11.00

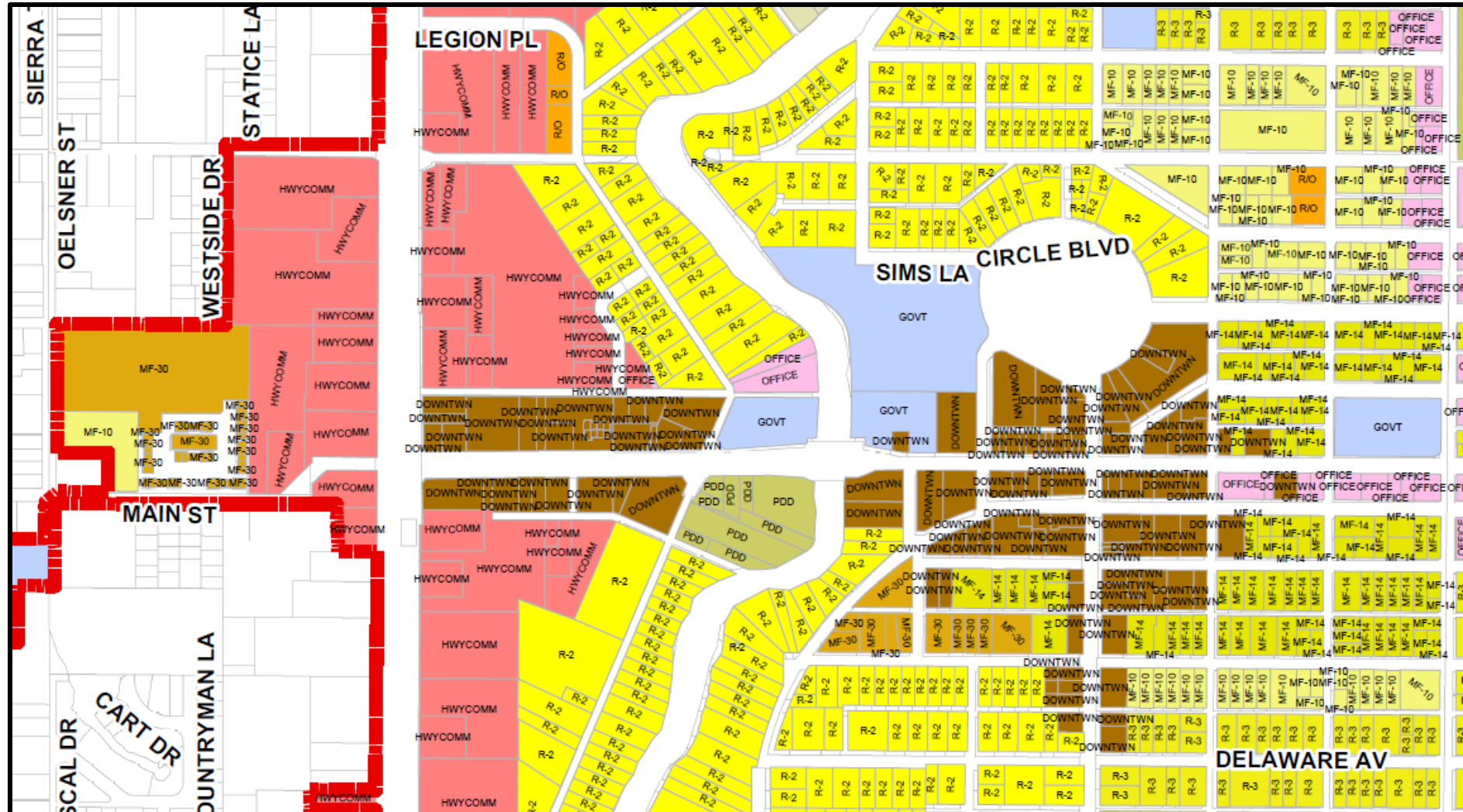
DOWNTOWN ZONING DISTRICT

The intent of the Downtown Zoning District, is to recognize the importance of the downtown area, both economically and historically to the City of New Port Richey. Further, the land use category is intended to encourage and promote the redevelopment of the downtown area as the city's financial, commercial, governmental, cultural, recreational and professional center. The preservation and rehabilitation of the existing historical structures is of significance to the City of New Port Richey. Infill construction shall be compatible with and enhance the architectural style of the downtown area. The Downtown Zoning District is intended to serve as a focal point of the community pride and interest.

7.11.01 – Permitted Uses

- (1) Apparel stores, including consignment;
- (2) Antique shops;
- (3) Art studios and galleries;
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- (57) University or college but restricted to one within the Downtown zoning district; and
- (57 8) Urban agriculture (indoor crop production prohibited).

DOWNTOWN ZONING DISTRICT



SECTION 2.01.00

LAND DEVELOPMENT CODE DEFINITIONS

Land Development Code Section 2.01.00 on Definitions is amended as set forth below:

University or college: A public/semi-public use where public or private post-secondary courses in multiple disciplines (such as general, business, professional, religious and scientific) are offered and where completion of the courses result in the receipt of an associate, bachelors, masters or doctoral degrees.

**AMENDING LAND
DEVELOPMENT CODE
CHAPTER 7**

Questions?

AMENDING LAND DEVELOPMENT CODE CHAPTER 7

