

**Article VIII - Commercial Districts - Division 2 - General Commercial District**

Section 126-491 - Permitted Uses

(1) Accounting, auditing and bookkeeping services.	(39) Funeral homes and parlors.	(77) Radio and television stores (retail).
(2) Advertising agents.	(40) Furniture and wood products, manufacturing.	(78) Real estate agents and managers.
(3) Animal training and grooming services.	(41) Furniture stores (retail).	(79) Religious goods stores (retail).
(4) Apparel and apparel accessories stores (retail).	(42) Garment pressing, and agents, laundries and dry cleaning.	(80) Repair shops.
(5) Appraisers.	(43) Gift, novelty, and souvenir shops, including shell shops (retail).	(81) Retail bakeries (retail).
(6) Architectural, engineering and surveying services.	(44) Hand painting and printing of textiles.	(82) Retail nurseries, lawn and garden supply stores (retail).
(7) Artists' studios (retail).	(45) Hardware stores (retail).	(83) Re-upholstery and furniture repair.
(8) Auctioneering services.	(46) Health clubs or spas.	(84) Savings and loan associations.
(9) Auto and home supply stores (retail).	(47) Hobby, toy and game stores (retail).	(85) Security brokers and services.
(10) Bait and tackle shops (retail).	(48) Home inspection and home watch services.	(86) Sewing, needlework, and piece goods stores (retail).
(11) Banks.	(49) Household appliance stores (retail).	(87) Shoe stores (retail).
(12) Barber shops.	(50) Insurance agents.	(88) Sign painting and lettering shops.
(13) Beauty shops.	(51) Interior decorators.	(89) Sporting goods stores (retail).
(14) Bicycle shops (retail).	(52) Jewelry stores (retail).	(90) Stationery and card stores (retail).
(15) Blueprinting and photocopying services.	(53) Landscape and horticultural services.	(91) Swimming pool cleaning and maintenance.
(16) Book stores (retail).	(54) Legal services.	(92) Tailoring and dressmaking services.
(17) Building contractors and subcontractors.	(55) Linen supply.	(93) Taxicab services.
(18) Building materials stores (retail).	(56) Liquor stores (retail).	(94) Telephone message services.
(19) Business associations.	(57) Luggage and leather goods stores (retail).	(95) Title abstract offices.
(20) Cablevision services.	(58) Mail order houses and distributors.	(96) Tobacco shops (retail).
(21) Camera and photographic supply stores (retail).	(59) Management, consulting and public relation services.	(97) Tool and equipment rental.
(22) Candy, nut and confectionery stores (retail).	(60) Mortgage bankers and brokers.	(98) Travel agents.
(23) Carpet and upholstery cleaning.	(61) Music stores (retail).	(99) Uniform supply stores.
(24) Child care services.	(62) News dealers (retail).	(100) Used merchandise stores (retail).
(25) Children's and infant's wear stores (retail).	(63) Notary publics.	(101) Veterinary services.
(26) Cleaning and maintenance services.	(64) Offices of dentists.	(102) Video equipment and tapes, sales and rentals (retail).
(27) Commercial art galleries (retail).	(65) Offices of health practitioners.	(103) Warehousing and storage.
(28) Commercial photography.	(66) Offices of physicians.	(b) <i>Other permitted uses.</i> The following uses are also permitted in the GC general commercial district:
(29) Communication services.	(67) Office sharing.	(1) Single-family dwellings.
(30) Computer services.	(68) Office supply stores (retail).	(2) Duplex dwelling units.
(31) Credit institutions.	(69) Optical goods stores (retail).	(3) <a href="#">Residential cluster developments and multifamily developments, subject to the provisions of section 86-71 (development standards; residential) average occupancy rate.</a>
(32) Dairy products stores (retail).	(70) Packaging and labeling services.	(4) Occupancy of a dwelling unit by one family.
(33) Detective agencies and protective services.	(71) Paint, glass and wallpaper stores (retail).	(5) Public facilities.
(34) Developers.	(72) Pet food stores (retail).	(6) Rental of a dwelling unit by one family for periods of no less than four consecutive weeks
(35) Disinfecting and exterminating services.	(73) Pet shops (retail).	
(36) Drug stores and pharmacies (retail).	(74) Printing, publishing and allied industries.	
(37) Florists (retail).	(75) Professional membership organizations.	
(38) Fruit and vegetable markets (retail).	(76) Professional studios involving the teaching of dance, and fine arts.	

**Article VIII - Commercial Districts - Division 2 - General Commercial District**

Section 126-492 - Conditional Uses

The following uses in the GC general commercial district shall be permitted as conditional uses subject to the conditions and procedures set forth in articles II and IV of this chapter:

<p>(1) Assisted living facilities.</p>	<p>(6) Any commercial unit with street frontage exceeding 50 linear feet for any commercial units fronting on and within 200 feet of the right-of-way for an arterial or collector road, not including the following uses that are exempt from this limitation: Grocery stores, hardware stores, restaurants, and furniture and home furnishings stores.</p>	<p>(11) Car washes.</p>
<p>(2) Any drive-in or drive-through facility in conjunction with a permitted or conditional commercial use; except that drive-up, drive-through or drive-in lanes with carry-out service windows shall not be permitted in or at any eating place, restaurant, food service operation or beverage or liquor store; and except that formula restaurants shall not be permitted in this, or in any, district of the city.</p>	<p>The combining of existing commercial units or the expansion of an existing commercial unit resulting in a commercial retail unit with more than 50 linear feet of street frontage on and within 200 feet of the right-of-way for an arterial or collector road requires conditional use approval.</p>	<p>(12) Carry-out food stores not listed as a permitted use, including ice cream shops (retail).</p>
<p>(3) Any permitted or conditional commercial use involving on-site food preparation or processing; except that drive-up, drive-through or drive-in lanes with carry-out service windows shall not be permitted in or at any eating place, restaurant, food service operation or beverage or liquor store; and except that formula restaurants shall not be permitted in this, or in any, district of the city.</p>	<p>For this use, conditional use approval must be obtained from city council.</p>	<p>(13) Caterers.</p>
<p><u>(4) Any commercial building resulting in more than 6,000 square feet of commercial floor area, not including buildings occupied by the following uses that are exempt from this limitation: grocery stores, hardware stores, restaurants and furniture and home furnishings stores. The expansion of an existing commercial building resulting in a building with more than 6,000 square feet of commercial floor area requires conditional use approval. However, a conditional use permit is not required to re-occupy a lawfully existing commercial building that is larger than 6,000 square feet of commercial floor area with retail uses listed in section 126-491, permitted uses.</u></p>	<p>(7) Automobile and other motorized vehicle rental agencies.</p>	<p>(14) Coin-operated laundries.</p>
<p>For this use, conditional use approval must be obtained from city council.</p>	<p>(8) Automotive repair shops.</p>	<p>(15) Reserved.</p>
<p>(5) Any commercial retail use resulting in more than 2,000 square feet of commercial floor area, not including the following uses that are exempt from this limitation: Grocery stores and food markets, hardware stores, and furniture and home furnishings stores.</p>	<p>(9) Bicycle rentals.</p>	<p>(16) Foster family homes.</p>
<p><u>The combining of existing commercial units or the expansion of an existing commercial unit resulting in a commercial retail unit with more than 2,000 square feet of commercial floor area requires conditional use approval. However, conditional use approval is not required to re-occupy a lawfully existing retail unit that is larger than 2,000 square feet of commercial floor area with a retail use listed in section 126-491, permitted uses. For this use, conditional use approval must be obtained from city council.</u></p>	<p>(10) Boat and canoe rentals.</p>	<p><u>(17) Formula retail stores (retail) provided that the retail use (activity) is listed as a primary intended use or conditional use for this district. The definition of formula retail store is provided in section 78-1, rules of construction and definitions.</u></p>

**Article VIII - Commercial Districts - Division 2 - General Commercial District**

Section 126-492 - Conditional Uses

(18) Gasoline service stations (retail).			
(19) Grocery stores, delicatessen stores, and food markets (retail).			
(20) Increased-density below market rate housing.			
(21) Institutional uses.			
(22) Marine sales and repair shops (retail).			
(23) Motion picture theatres, except drive-in.			
(24) Outdoor storage in conjunction with a permitted, or approved, conditional commercial use.			
(25) Public utility uses.			
(26) Rehabilitation centers.			
(27) Residential child caring facilities.			
(28) Restaurants and other eating places (retail); except that:			
a. Drive-up, drive-through or drive-in lanes with carry-out service windows shall not be permitted in or at any eating place, restaurant, food service operation or beverage or liquor store; and			
b. Formula restaurants shall not be permitted in this, or in any, district in the city.			
(29) Social service homes.			
(30) Theatres for live performances.			
(31) Variety or department stores (retail).			



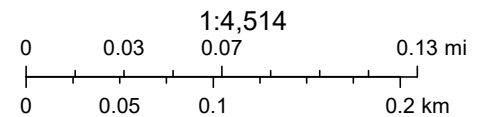
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Sanibel (FLUMS) - Commercial Zoning District

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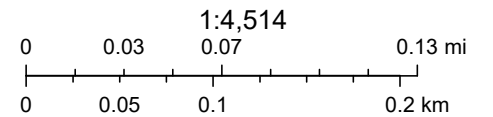
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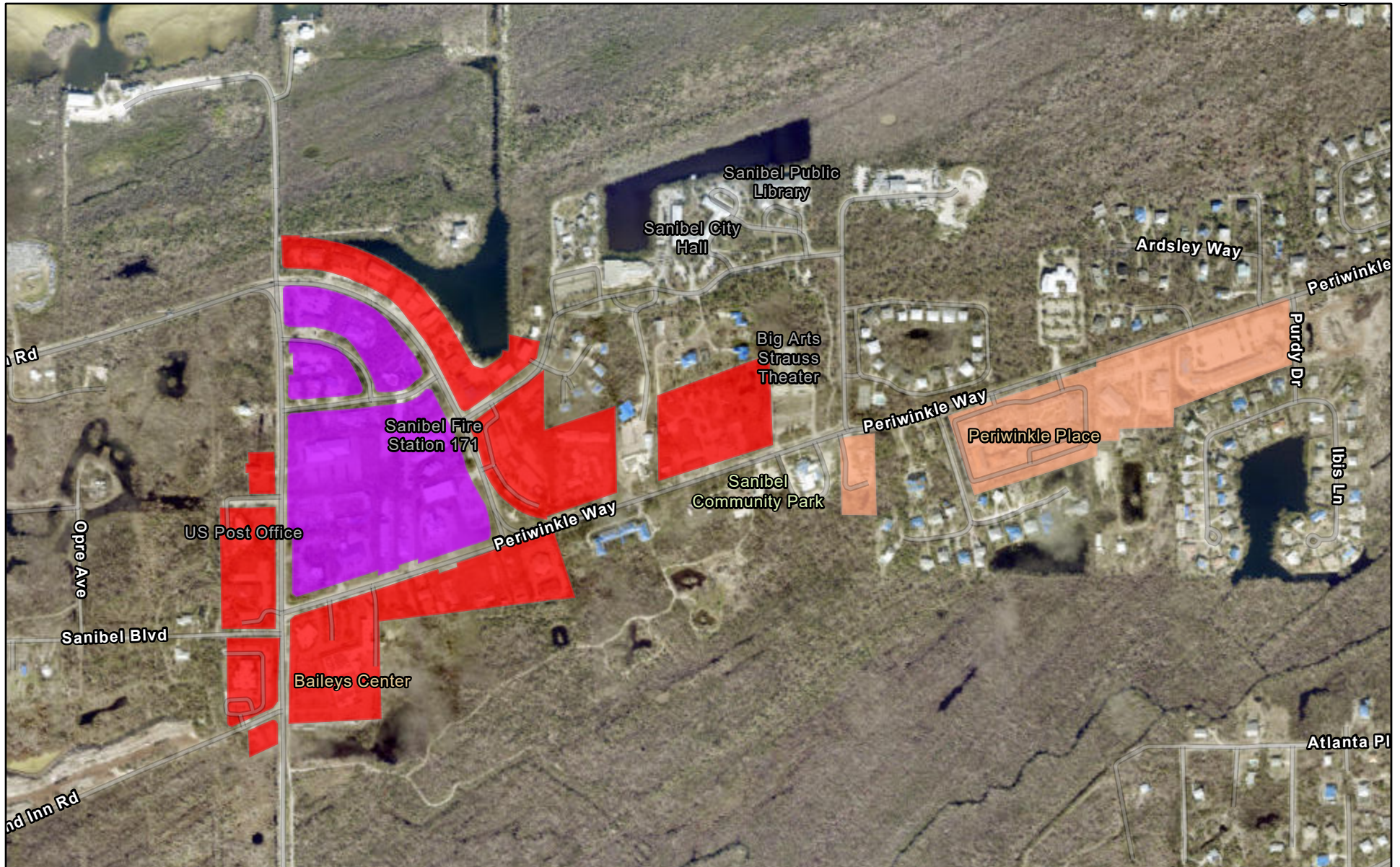
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# City of Sanibel - Commercial Districts - West Periwinkle Way



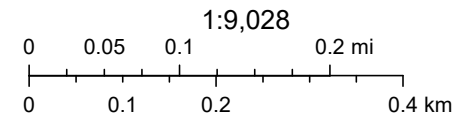
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Sanibel (FLUMS) - Commercial Zoning District

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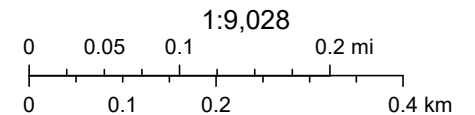
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**Article VIII - Commercial Districts - Division 3 -TCG Town Center General Commercial District**

Section 126-511 -Permitted Uses

(a) Primary intended uses. Primary intended commercial uses for the TCG town center general commercial district are the same as for the GC general commercial district, but with higher permitted floor area ratios and residential densities. See subsection 126-491(a) for the listing of permitted uses.

(b) Other permitted uses. Other permitted uses for the TCG town center general commercial district are the same as for the GC general commercial district. See subsection 126-491(b) for the listing of other permitted uses.

(1) Single-family dwellings.

(2) Duplex dwelling units.

(3) Residential cluster developments and multifamily developments, subject to the provisions of section 86-71.

(4) Occupancy of a dwelling unit by one family.

(5) Public facilities.

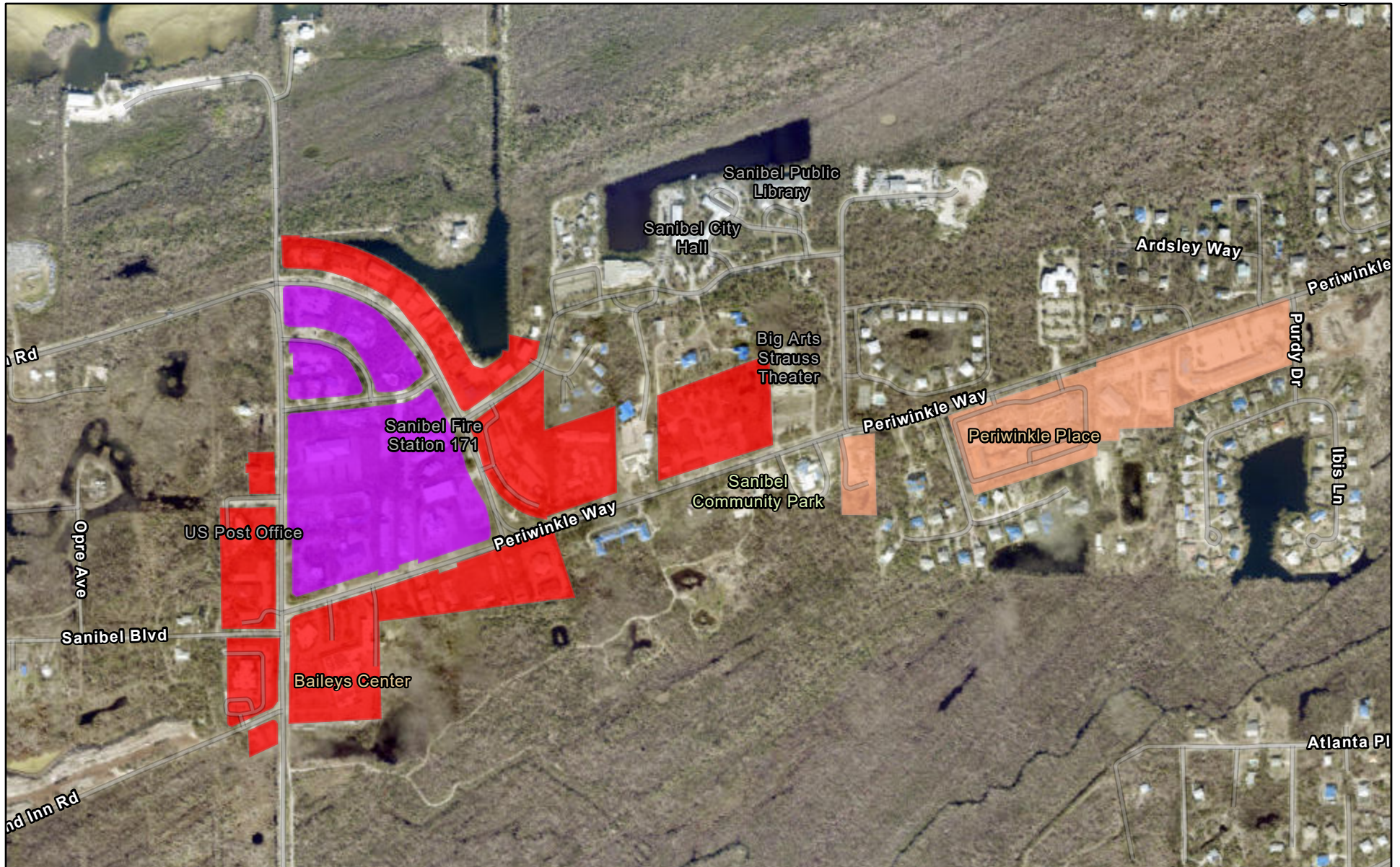
(6) Rental of a dwelling unit by one family for periods of no less than four consecutive weeks.

Sec. 126-512. - Conditional uses.

Conditional uses in the TCG town center general commercial district are the same as for the GC general commercial district, but with higher permitted floor area ratios. See section 126-492 for the listing of conditional uses.



# City of Sanibel - Commercial Districts - West Periwinkle Way



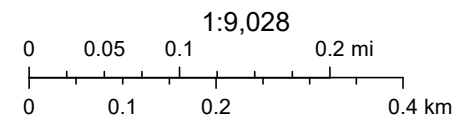
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**Article VIII - Commercial Districts - Division 4 -TCL Town Center Limited Commercial District**

Section 126-531 -Permitted Uses

(a) *Primary intended uses.* Primary intended commercial uses for the TCL town center limited commercial district are the same as for the GC general commercial district and the TCG town center general commercial district, except that the following uses are not permitted:

(1) Apparel and apparel accessories stores.

(2) Children's and infant's wear stores.

(3) Gift, novelty, and souvenir shops, including shell shops.

(4) Jewelry stores.

(5) See subsection 126-491(a) for the listing of other uses which are permitted.

(b) *Other permitted uses.* Other permitted uses for the TCL town center limited commercial district are the same as for the GC general commercial district and the TCG town center general commercial district. See subsection 126-491(b) for the listing of other permitted uses.

(1) Single-family dwellings.

(2) Duplex dwelling units.

(3) Residential cluster developments and multifamily developments, subject to the provisions of section 86-71.

(4) Occupancy of a dwelling unit by one family.

(5) Public facilities.

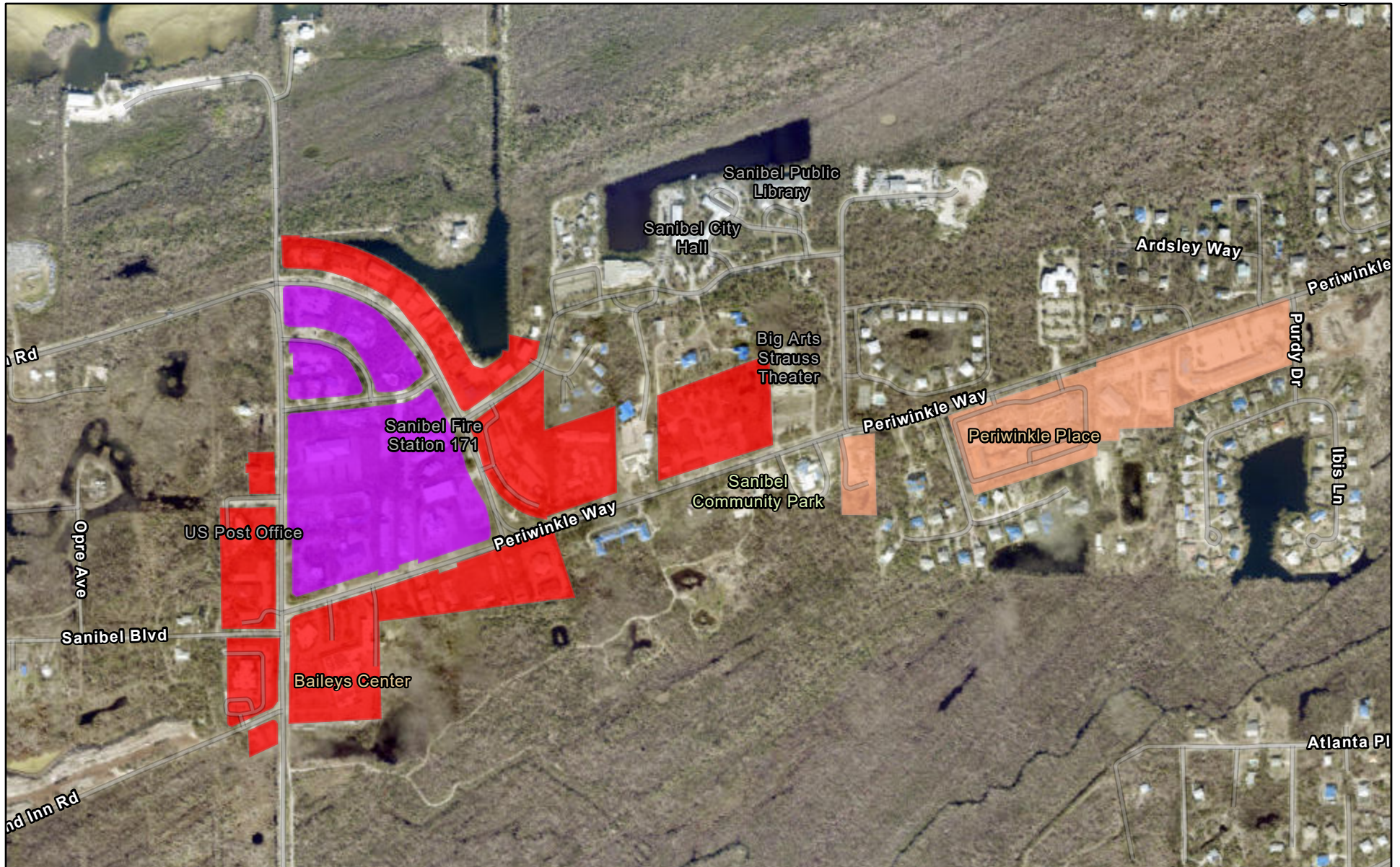
(6) Rental of a dwelling unit by one family for periods of no less than four consecutive weeks.

Sec. 126-532. - Conditional uses.

Conditional uses in the TCL town center limited commercial district are the same as for the GC general commercial district and the TCG town center general commercial district. See section 126-492 for the listing of conditional uses.



# City of Sanibel - Commercial Districts - West Periwinkle Way



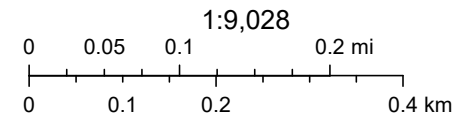
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Sanibel (FLUMS) - Commercial Zoning District

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