

## DIVISION 22. - MOI-2 MIXED OFFICE INDUSTRIAL DISTRICT

### 3.22.1 - Description of district.

This activity center district is intended to promote an orderly and logical development of mixed office and/or light industrial uses. Support facilities, as restaurants, may be permitted and the district will discourage integration of noncomplimentary land uses. It is intended that a minimum number of points of ingress and egress be utilized in order to reduce the impact of traffic on adjacent streets and thus enhance traffic circulation.

### 3.22.2 - Permitted uses.

- (a) Any uses permitted in the MOI-1 district.
- (b) Support manufacturing and assembly uses will be permitted in an activity center as part of a mixed-use office/industrial project. Support manufacturing and assembly uses may occupy 20 percent of the total acreage at a maximum floor ratio of 0.2. Uses that occupy greater than 20 percent are a conditional use.
- (c) Office of contractors with no outside storage will be permitted in a mixed-use office/industrial project as long as it is not freestanding.

### 3.22.3 - Conditional uses.

- (a) Libraries, community centers, civic centers, museums;
- (b) Houses of worship with their attendant educational and recreational buildings and off-street parking;
- (c) Hospitals;
- (d) Treatment and rehabilitative facilities;
- (e) Vocational, trade and business schools;
- (f) Support manufacturing and assembly uses in an activity center as part of a mixed-use office/industrial project that occupy greater than 20 percent of the total acreage;
- (g) Retail stores or shops with no outdoor storage;
- (h) Restaurants and lounges;
- (i) Mini-warehouses for storage only, shall not be freestanding but must be an integral part of a mixed-use project;
- (j) Public utility installations where the need can be demonstrated;
- (k) Dispensing facilities of medical marijuana treatment centers, subject to the dispensing facility requirements in the supplemental district regulations, article III, division 44 of this Code;
- (l) Pharmacies, subject to the pharmacy requirements in the supplemental district regulations, article III, division 44 of this Code.

(Ord. No. 1599-09, § 1, 3-3-09; Ord. No. 1690-15, § 3, 12-1-15; Ord. No. 1720-17, § 3, 12-5-17)

### 3.22.4 - Enclosed buildings, outside storage, noise prevention and accessory uses.

All uses shall be maintained within an enclosed permanent building and any outside storage shall be in an area screened from view from adjacent property or roads. Business establishments must abide by the City Code for noise prevention; such code does not allow operation or maintenance of business between 11:00 p.m. and 7:00 a.m. during such time causing noise to be plainly audible at a distance of 50

feet from the building structure or premises. Manufacturing may occur as an accessory use being subordinate to the principal use.

### 3.22.5 - Building height regulations.

The maximum height for any building and structures, absent development bonuses is 35 feet. Building and structure height may exceed 35 feet through development bonuses but shall not exceed 50 feet. Shading study may be required to determine any effects of shadows cast on neighboring lands or structures. Results of the shading study will be reviewed by the growth management director (see division 46 for development bonus information).

### 3.22.6 - Lot requirements.

3.22.6.1 *Minimum lot area.* None except to meet other requirements set forth herein and all other applicable city regulations.

3.22.6.2 *Minimum lot width.* 100 feet at front line except where a waiver is granted by the planning board.

### 3.22.7 - Building setback requirements.

3.22.7.1 *Front yard.* A minimum distance of 25 feet shall be provided from the closer of the front lot line or the existing or planned rights-of-way to the building site.

3.22.7.2 *Side yard.* A minimum distance of ten feet shall be provided. If a side yard abuts a rights-of-way, the setbacks shall be computed as front yards.

3.22.7.3 *Rear yard.* A minimum of five feet shall be maintained for a landscape buffer. If a rear yard abuts a right-of-way, the landscape buffer shall be ten feet.

3.22.7.4 *Buffer yard abutting residential properties.* Where a parcel abuts property zoned exclusively for one- or two-family dwellings with or without an intervening alley, then at the time of development of the parcel, a landscape buffer and wall shall be provided along rear or side lot lines at right angles to the lot line and established along the entire length of an contiguous to lot lines.

Also: See table in article XI for setbacks on specific major roadways.

### 3.22.8 - Landscape and buffer requirements.

All landscape and buffer requirements must be in accordance with article VIII, Landscaping and tree protection, of this Code.

### 3.22.9 - Parking regulations.

Parking may be allowed in any required yard, but shall not encroach into any required landscape area. For complete design standards see article III, division 41, of this Code.

3.22.9.1 *Parking reductions.* In order to reduce overall parking needs, the parking space requirements and the size of parking stalls may be reduced for any site where the owner/developer provides to the city a parking management plan. This plan must demonstrate effective measures to reduce the need for parking on-site. Such measures are not limited to the following:

- (a) Cross-access for vehicles;
- (b) Pedestrian ways and bicycle facilities;
- (c) Circulation design to integrate adjoining uses;
- (d) Encourage transit ridership or provide transit facilities on-site;

- (e) Use of car pooling, van pools or any other system which reduces the number of normally required parking spaces;
- (f) Payments in lieu of parking to a trust fund for structured parking garages;
- (g) Staggered work hours; and
- (h) Shared parking agreements.

3.22.9.2 *On-site loading dock requirements.* A loading dock management plan shall be submitted with each site plan which graphically depicts the proposed loading area(s) and describes the frequency and hours of deliveries.

#### 3.22.10 - Sign regulations.

Signs for this district shall be the same as provided in the district regulations for the use most similar to the one in question. The determination of which regulations will apply shall be made by the community development director. When a mixture of uses exists within a development, different regulations may be applied without regard to phases or artificial boundaries within the development (see division 42 of article III of these regulations).

#### 3.22.11 - Intensity regulations.

Refer to division 30, development intensity standards, for density and intensity requirements.

(Ord. No. 1588-08, § 2, 5-20-08; Ord. No. 1652-12, § 2, 12-4-12)

#### 3.22.12 - Sector plan and DRI requirements.

Sector plans (for properties outside the regional business center) and/or areawide developments of regional impact (DRI's) shall be required where properties and/or projects are of the magnitude and size as follows:

- (a) DRI applications are required for properties and/or projects that meet or exceed the DRI thresholds found in F.S. ch. 380.06, Developments of Regional Impact.
- (b) Nonresidential projects greater than 150,000 square feet are required to submit a sector plan (see section 3.44.24, Sector plan).

#### 3.22.13 - Open space requirements.

See division 44, article III.

#### 3.22.14 - Reserved.

**Editor's note**— Ord. No. 1588-08, § 1, adopted May 20, 2008, repealed the former § 3.22.14, which pertained to development bonuses and enacted a new art. III, div. 46, which set out similar provisions.