

Reedy Creek – 23SN0024 - Application Summary
Rezoning with a CUPD and Conditional Uses
700 Southlake Boulevard

Rezoning from I-1 to I-2, with proffered conditions, that include the requirement that an outside storage area will be permitted on the Property and it will be screened with an eight foot (8') wooden fence.

Conditional Use Planned Development (CUPD) has been requested regarding:

- The interior side yard setback that will be no less than 21 feet,
- The front yard, interior side yard, and rear yard parking setback will be no less than what currently exists on the Property,
- No perimeter landscaping will be required other than what currently exists on the Property, and
- The architecture of the existing building on the Property will be permitted as it is currently with any new building complying with the requirements of the County Zoning Ordinance.

Conditional Uses have been requested to allow for additional land uses. The following I-2 uses are permitted by-right, or as conditional uses, as listed below:

- Any use requiring a conditional use permit not otherwise listed herein shall require a conditional use permit granted separately;
- Brewery, manufacturing;
- Cabinet maker's office and display room;
- Carpenter's office and display room;
- Cooking oils manufacturing;
- Contractor's office and display room;
- Contractor's office, shop, and storage yard;
- Distillery, manufacturing;
- Electrical supply sales, service and display room;
- Electrical transmission and distribution equipment manufacturing;
- Floor manufacturing;
- Food preparation manufacturing;

- Furniture and fixtures manufacturing;
- Heating supply sales, service and display room;
- Home entertainment sales and service;
- Locksmith;
- Mailing services;
- Metal products manufacturing;
- Motor vehicle rental;
- Plumbing supply sales, service and display room;
- Post office;
- Pottery and related products manufacturing;
- Printing shop;
- Public utility service building;
- Salad dressing, soap, sugar, varnish, wine manufacturing; and
- Accessory uses.

All uses as permitted in the I-1 District by right, with restrictions, as an accessory use, other than the following:

- Automobile self service station of any kind;
- Automobile storage lot;
- Crematorium;
- Machine shop;
- Motor vehicle storage lot;
- Parking lot; and
- Recycling facility.