

**530 Mango Avenue, Sarasota FL**



**Contact:**

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### **Exclusive Right of Sale Listing**

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property. Please do not contact any of the tenants.

**Inquiries regarding the property described herein should be directed to:**

John B. Harshman, Broker  
Harshman & Company, Inc.  
1800 2<sup>nd</sup> Street, Suite 957  
Sarasota, FL 34236

Phone: 941-951-2002  
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# **530 Mango Avenue, Sarasota, FL Offering Memorandum**

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## **Property Summary**

**DO NOT CONTACT TENANTS**

**Address:** 530 Mango Avenue, Sarasota, FL 34237  
**Parcel ID#:** 2028-11-0013  
**Owner:** Danny Wendell, Trustee

**Location:** The subject is located just south of Fruitville Road and just west of Lime Avenue in the older downtown east industrial core.

**Description:** This building is a single-story metal constructed warehouse/shop multi-tenant building. The building was constructed and has been continually owned by the present owner. The metal building is in reasonably good shape with some of the interior ceiling insulation needing repair. All tenants are long term and have always been on month-to-month leases.

**Neighborhood:** This area is an older industrial area that is in the path of future redevelopment. While the traditional industrial uses that utilized the railroad siding are moving to other areas, the subject neighborhood is quickly being populated with users that service the growing residential areas in and around downtown.

**Land Size:** 11,050 +/- square feet

**Building Size:** 4,840 gross square feet and 4,400 rentable square feet

**Year Built:** 1978

**Zoning:** Industrial Light & Warehousing (ILW) within City of Sarasota

**Parking:** Approximately 4 parking spaces on-site plus parking in front of each overhead door

**Overhead Doors:** The building has five 14' tall by 12' wide overhead doors

**Electric:** The building is served by 4 electric meters all single phase electric

**Utilities:** City of Sarasota water and sewer

**Taxes:** \$4,376.74 (2021)

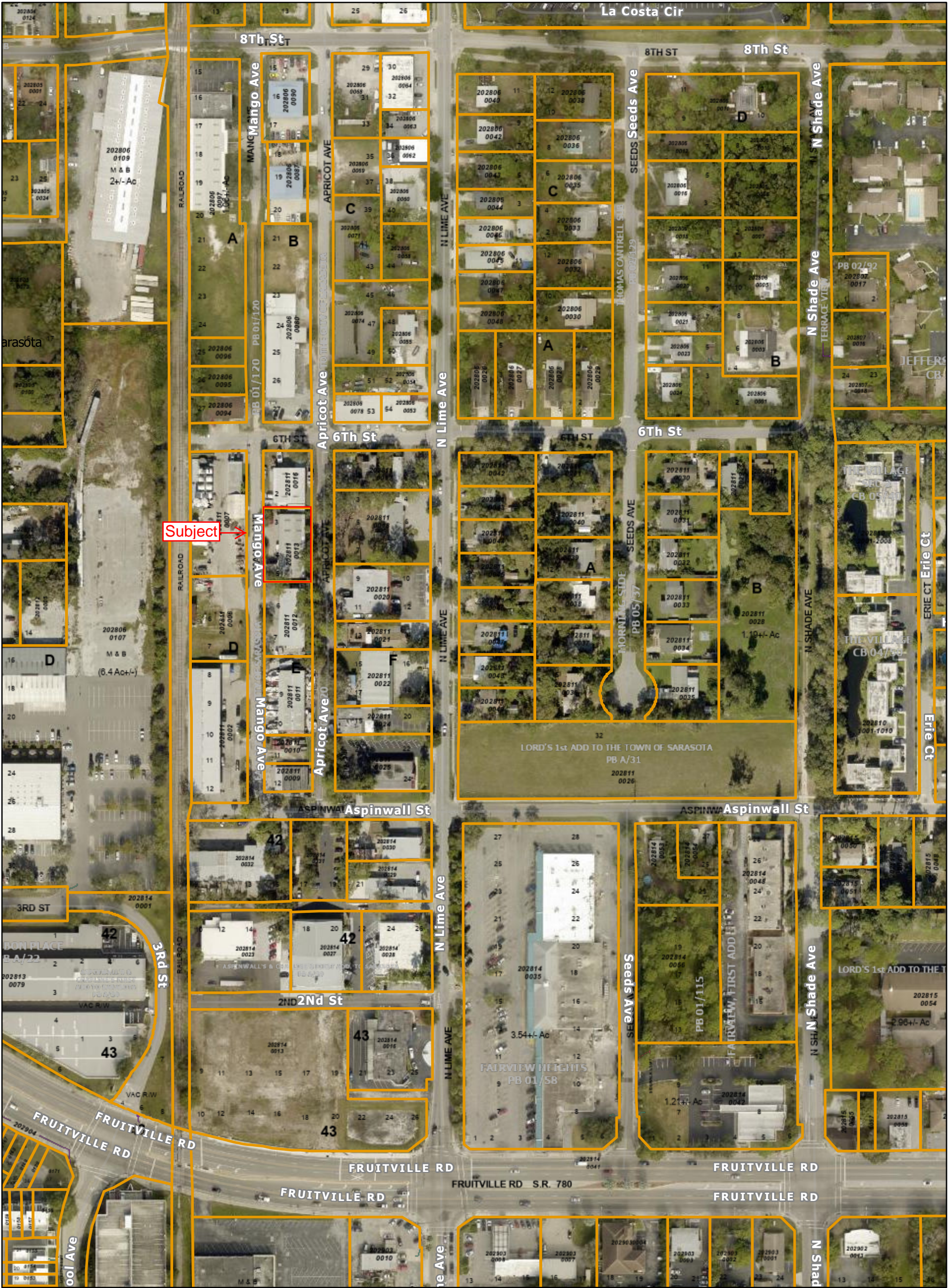
**Occupant:** The subject is occupied by four long-term tenants with month-to-month leases.

**Gross Income:** The gross annual income is **\$35,274**

**Price:** **\$770,000**

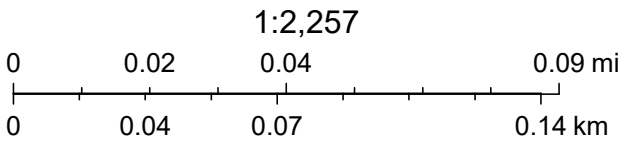


# Sarasota County Property Appraiser



3/9/2022, 8:11:04 AM

- Parcels
- DimLeaders
- EasementLeaders
- LDR\_Arrows
- MiscLines







## Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

### Property Record Information for 2028110013

#### Ownership:

WENDELL DANNY L (TTEE)

860 SIESTA KEY CIR, SARASOTA, FL, 34242-1252

#### Situs Address:

530 MANGO AVE SARASOTA, FL, 34237

**Land Area:** 11,050 Sq.Ft.

**Municipality:** City of Sarasota

**Subdivision:** 0343 - EAST ADDITION TO THE CITY OF SARASOTA

**Property Use:** 4870 - Flex space/overhead door front

**Status:** OPEN

**Sec/Twp/Rge:** 20-36S-18E

**Census:** 121150004013

**Zoning:** ILW - INDUSTRIAL LIGHT & WAREHOUSING

**Total Living Units:** 0

**Parcel Description:** LOTS 3 & 4 & N 30 FT OF LOT 5 BLK E EAST ADD TO CITY OF SARASOTA OR 1236/641

### Buildings


<u>Situs - click address for building details</u> <sup>i</sup>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> <sup>i</sup>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
<a href="#">530 MANGO AVE SARASOTA, FL, 34237</a>	1	0	3	0	1978	1978	4,840	4,400	1

### Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Asphalt paving	36010	SF	1978

### Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> <sup>i</sup>
2021	\$65,300	\$145,600	\$0	\$210,900	\$210,900	\$0	\$210,900	\$0
2020	\$65,300	\$133,400	\$29,300	\$228,000	\$212,942	\$0	\$212,942	\$15,058
2019	\$61,300	\$128,500	\$30,200	\$220,000	\$193,584	\$0	\$193,584	\$26,416
2018	\$55,300	\$124,100	\$27,500	\$206,900	\$175,985	\$0	\$175,985	\$30,915
2017	\$49,700	\$115,700	\$28,300	\$193,700	\$159,986	\$0	\$159,986	\$33,714

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> 
2016	\$49,700	\$87,400	\$29,100	\$166,200	\$145,442	\$0	\$145,442	\$20,758
2015	\$41,900	\$66,400	\$27,200	\$135,500	\$132,220	\$0	\$132,220	\$3,280
2014	\$41,100	\$51,100	\$28,000	\$120,200	\$120,200	\$0	\$120,200	\$0
2013	\$41,100	\$40,600	\$28,800	\$110,500	\$110,500	\$0	\$110,500	\$0
2012	\$46,400	\$44,900	\$29,400	\$120,700	\$120,700	\$0	\$120,700	\$0

## Current Exemptions

There are no exemptions associated with this parcel.

## Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
3/6/2008	\$100	<a href="#">2008043905</a>	11	WENDELL DANNY L,	WD
12/1/1988	\$0	<a href="#">2085/1810</a>	11	WORTHINGTON CONSTRN CORP	NA
2/1/1978	\$12,000	<a href="#">1221/1035</a>	01		

## Associated Tangible Accounts

<u>Account Number</u>	<u>Business Type</u>	<u>Owner</u>
B0008701136	811412 - Appliance Repair and Maintenance	DON ORUM COMMERCIAL SERVICES INC

Property record information last updated on: 3/8/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/7/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0134F	OUT	OUT	X	125150		IN
0134F	OUT	OUT	X500	125150		IN

\* If your property is in a SFHA or CFHA, use the [map](#) to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 954-4127

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

[Go Back to Parcel Detail](#)

**Account Number:** 2028110013

**Situs:** 530 MANGO AVE SARASOTA, FL, 34237

**Building Type:** Light Industrial Warehouse

**Finished Area S.F:** 4400

**Total Building Area S.F:** 4840

**Year Built:** 1978

**Bathrooms:** 3

**Exterior Walls:** Metal Siding

**Frame:** Fireproof structural steel columns and beams

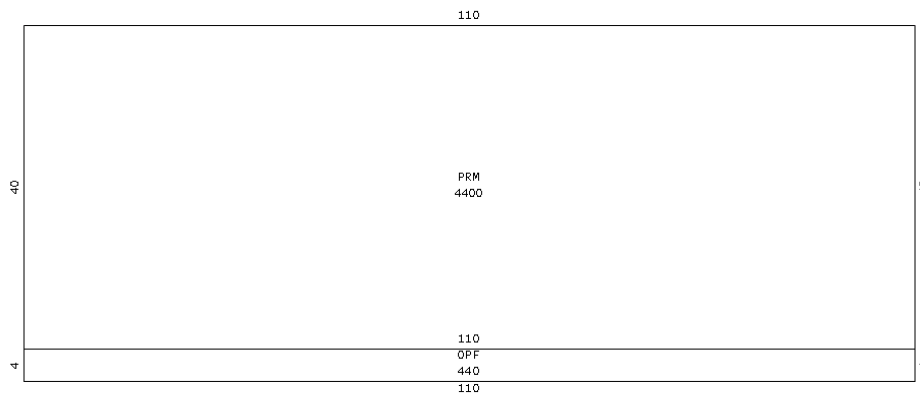
**Heat-Air:** 90% No Air Cond or Heat

10% Wall A/C

**Number of Stories:** 1

**Roof Material:** Metal, galvanized

**Roof Structure:** Flat (<2:12 pitch)





**SubAreas**

<u>line #</u>	<u>Description</u>	<u>Gross Area</u>
1	Main Area Commercial	4,400
2	Open Porch, Fair	440

**Extra Features**

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Asphalt paving	36010	SF	1978

**Property record information last updated on: 3/8/2022**

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Sec. VI-601. - Intent and purpose.

- (a) *Intent and purpose.* The intent and purpose of the Production Intensive Commercial (PIC) districts is to preserve land for manufacturing, warehousing, and intensive commercial developments and provide for areas that have a mix of uses with a strong industrial orientation. The zones differ in the mix of allowed uses, the allowed intensity of development and the development standards. The regulations promote areas, that consist of uses and developments, which will support the economic viability of the specific zoning district and of the city. The regulations protect the health, safety and welfare of the public, addresses area character, and address environmental concerns. In addition, the regulations provide clarity to property owners, developers, and neighbors about the limits of what is allowed.
- (b) List of the production intensive commercial districts. The full names, short names and map symbols of the production intensive commercial districts are listed below. When this Code refers to the Production intensive commercial zones it is referring to the zones listed here.

Full Name	Short Name/Map Symbol
Intensive Commercial District	ICD
Industrial General District	IGD
Industrial Heavy District	IHD
The following zone districts are not implementing districts and may not be used in future petitions for rezoning. See section VI-101.	
Commercial Intensive	CI
Industrial Light Warehousing	ILW
Industrial	I

(c) *Characteristics of the zones.*

- (1) *ICD.* The Intensive Commercial district (ICD) is intended to provide areas where a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis is on intensive commercial and industrially related uses. Other commercial uses are allowed to support a wide range services and employment opportunities. The development standards are intended to allow new development, which is similar in character to existing development while promoting viable and attractive intensive commercial areas.



## ICD

- (2) *IGD*. The Industrial General district (IGD) is intended to provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards are intended to allow new development, which is similar in character to existing development while promoting viable and attractive industrial areas.



## IGD

- (3) *IHD*. The Industrial Heavy district (IHD) is intended to provide areas where all kinds of industries may locate, including those not desirable in other zones due to their objectionable impact or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.



## IHD



The following zone districts are not implementing districts and may not be used in future petitions for rezoning. See section VI-101.

- (4) *CI*. The intent and purpose of the CI district is to permit and facilitate the proper development of high intensity commercial development. Uses in this district require highly visible and highly accessible locations with direct access to streets carrying large volumes of traffic that serve regional needs. It is further intended that substantial buffering and other design techniques shall be used to mitigate negative impacts on nearby or adjacent uses. This is not an implementing district and there shall be no further rezonings to the CI zone district. The standards contained in this district shall only be applied only to those zoning lots which are currently zoned CI.
- (5) *ILW*. The intent and purpose of the ILW district is to permit light manufacturing, processing, storage and warehousing, wholesaling and distribution and to facilitate the proper development and use. This is not an implementing district and there shall be no further rezonings to the ILW zone district. The standards contained in this district shall only be applied only to those zoning lots which are currently zoned ILW.
- (6) *I*. The intent and purpose of the I district is to permit heavy industrial uses which have the potential of producing extensive adverse impacts on surrounding land uses or resources and to facilitate the proper development and use. Such uses include those that produce noise, odors or increased hazards of fire, or are generally incompatible with lower-intensity land uses. It is generally required that industrial processes will take place within enclosed buildings. This is not an implementing district and there shall be no further rezonings to the I zone district. The standards contained in this district shall only be applied only to those zoning lots which are currently zoned I.

(Ord. No. 02-4357, 4-29-02)

Sec. VI-602. - Primary uses.

- (a) *Definitions*. Certain specific uses are defined in article II, division 2. The use categories are described in article II, division 3.
- (b) *Permitted uses*. Uses permitted in the production intensive commercial zones are listed in tables VI-601 and VI-601A with a "P." These uses are allowed if they comply with the development standards and other regulations of this Code.
- (c) *Conditional uses*. Uses allowed in the production intensive commercial zones, if approved through the conditional use review process, are listed in tables VI-601 and VI-601A with either a "C" if the use is a major conditional use, or an "MC" if the use is a minor conditional use. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and any other regulations of this Code.
- (d) *Provisional uses*. Uses allowed, if approved through the provisional use review process, are listed in tables VI-601 and VI-601A with an "L". Provisional uses are similar to those regulated by a conditional use permit that, by their nature, may, but do not necessarily have significant adverse effects on the environment, overburden public land and services, change the desired character of an area, create major nuisances, or most importantly present the possibility of a change in circumstances during their life.
- (e) *Use limitations*. Uses allowed that are subject to limitations are identified with bracketed numbers in tables VI-601 and VI-601A. The limitations that correspond to the bracketed numbers are stated at the end of tables VI-601 and VI-601A. These uses are allowed if they comply with the use limitations, development standards and other regulations of this Code.
- (f) *Accessory uses*. Common accessory uses are listed as examples with each use category. Accessory uses are allowed by right, in conjunction with the primary use, unless stated otherwise in

these regulations. Also, unless otherwise stated, they are subject to the same regulations as the primary use. See article VII, division 9 for specific accessory use standards.

- (g) *Prohibited uses.* Uses listed in tables VI-601 and VI-601A without any symbol (i.e., blank space) are prohibited as primary uses, however, some may be permissible as accessory uses as prescribed in article VII, division 9 of this Code. Existing uses in categories listed as prohibited may be subject to the regulations of article V, vested rights and non-conformities.

Table VI-601. Primary Uses Allowed, Production Intensive Commercial

Use Categories	ICD	IGD	IHD
blank = Prohibited Use      C= Major Conditional Use      MC= Minor Conditional Use      L = Provisional Use P = Permitted Use			
<b>RESIDENTIAL USE CATEGORIES</b>			
Household Living			
Group Living			
<b>COMMERCIAL CATEGORIES</b>			
Commercial Recreation	C		
Commercial Parking	P		
Quick Vehicle Servicing	P	P	P
Major Event Entertainment	C		
Office	P	P	P
Retail Sales and Service	Only retail sales and service as noted below		
Sales-oriented	P	P	P
	Exceptions to sales-oriented noted below		
Convenience store	C	C	C

Personal service-oriented	P	P	P
Pharmacy	P		
Entertainment-oriented	P	P	P
	Exceptions to entertainment-oriented noted below		
Bars, Tavern, Nightclubs	C	C	C
Hotel/Motel and Other Temporary Lodging	P		
Repair-oriented	P	P	P
Adult Use Establishments (see article IV, division 4)	C	C	C
Self-Storage	P	P	P
Vehicle Repair	P	P	P
INDUSTRIAL USE CATEGORIES			
Industrial Service		P	P
Boat sales, storage and repair	P	P	P
Contractor storage yard	P	P	P
Printing shop	P	P	P
Tool and equipment rental	P	P	P
Upholstery and furniture repair shop	P	P	P
Manufacturing and Production		L	P
Artist, sculptor, potter, weaver, etc. studios	P	P	P
Warehouse and Freight Movement		P	P



Waste Related			C
Wholesale Sales	P	P	P
INSTITUTIONAL USE CATEGORIES			
Basic Utilities	P	P	P
Colleges	C		
Community Services	MC	MC	MC
Short-Term Housing and Mass Shelters	C		
Day Care	P	P	P
Medical Centers			
Parks and Open Space	P	P	P
Private Clubs	MC		
Religious Institutions	P	P	P
Schools	P	P	P
OTHER USE CATEGORIES			
Aviation and Surface Passenger Terminals	C	C	C
Detention Facilities		C	C
Radio and Frequency Transmission Facilities	C	C	C
Commercial Wireless Telecommunication Towers	C	C	C
Rail Lines and Utility Corridors		C	C

Table VI-601A. Primary Uses Allowed, Production Intensive Commercial

Use Categories	CI	ILW	I
blank = Prohibited Use    C= Major Conditional Use    MC= Minor Conditional Use    L = Provisional Use P = Permitted Use			
RESIDENTIAL USE CATEGORIES			
Household Living			
Group Living	Only group living use types below		
Dormitory, educational	P		
COMMERCIAL CATEGORIES			
Commercial Recreation	Only commercial recreation use types below		
Recreational facilities (indoor)	P	P	P
Recreational facilities (outdoor)	C	P	P
Commercial Parking	P		
Quick Vehicle Servicing	Only quick vehicle service use types below		
Automatic fueling station		P	P
Car wash (non-self-service)	MC	P	P
Car wash (self-service)	P	P	P
Motor vehicle fuel station	P	P	P
Motor vehicle service station	P	P	P
Major Event Entertainment	Only major event entertainment use		

	types below		
Auditorium, convention center	P	P	P
Pari-mutual facility	C		
Office	Only office use types below		
Alarm system, security operation office	P		
Contractor, tradesman's shop/office	P(1)	P	P
Data and Computer services	P		
Employment Office	P	P	P
Financial Institutions	P	P	P
Medical/Dental Laboratory	P	P	P
Newspaper Office w/o printing plant	P		
Office, business or professional	P	P	P
Office or clinic, medical or dental	P	P	P
Optical and eye care facility			
Travel agency	P		
Radio and television station w/o transmission towers or dishes	P	P	P
Retail Sales and Service	Only retail sales and service use types below		
Adult bookstore/video store (3)	P	P	P
Adult theater (3)	C	C	C



Alcoholic beverage store	MC		
Antique Store	P		
Apparel/clothing store	P		
Appliance and household equipment sales, lease or service	P	P	
Art or framing gallery	P		
Art or craft supplies, retail	P		
Automobile rental agencies	P	P	P
Bakery, retail	P		
Bar or tavern	C	MC	
Barber, Beauty Shop, tanning salon	P	P	
Bed and Breakfast			
Boat sales, rental or lease	P	P	
Book, stationery store	P		
Carpet or floor retail sales	P		
Convenience store	C	C	C
Copying, duplicating shop	P		
Crematory	P	P	P
Dance and music studio	P		
Delicatessen	P		
Department store			

Drugstore	P		
Dry cleaners or laundromat, retail	P	P	
Florist, plant or gift shop	P		
Food or grocery store	P		
Fortune tellers, astrologists, psychics, palmists, etc.	P		
Funeral homes	P	P	P
Furniture sales	P	P	
Garden center or plant nursery w/o outside bulk material storage)	P	P	P
Hardware store	P	P	P
Health club or spa, exercise, exercise instruction or dance facility	P	P	P
Home electronic sales, lease or service	P		
Home improvement center	P	P	P
Hotel/motel			
Interior design and decorating shop	P		
Jewelry store	P		
Lawn mower sales and service	P	P	P
Locksmith	P	P	P
Motor vehicle parts, retail	P	P	P
Motor vehicle sales agency	P	P	P

Motor vehicle sales lot (used)	P	P	P
Motor vehicle showroom	P	P	P
Music store	P		
Newspaper, magazine or tobacco store	P		
Nightclub	C		
Office equipment sales, lease and service	P	P	
Pawn Shop	P		
Pet grooming services (2)	P		
Pet store (w/o kennels)	P		
Pharmacy	P(6)		
Photographic studios	P		
Photographic stores, retail	P		
Physical culture establishment (3)	C	C	C
Restaurant	P	P	P
Restaurant, fast food	P	P	P
School, vocational, trade or business	P	P	P
Shoe repair	P		
Shoe store, sales (retail)	P		
Sporting goods, retail (not boats)	P		
Tailor or Dressmaker	P		

Theater, commercial	P		
Theater, non-profit community	P	P	P
Thrift shop	P	P	
Variety retail	P		
Variety, sundry or candy store	P		
Veterinary clinic	P	P	
Video, movie store (non-adult)	P		
Self-Storage	P	P	P
Vehicle Repair	P	P	P
INDUSTRIAL USE CATEGORIES			
Industrial Service	Only industrial service use types below		
Boat sales, storage and repair	P	P	P
Contractor storage yard	P(5)	P	P
Contractor, Tradesman's shop/office (unlimited)		P(5)	P
Furniture repair, dipping and stripping, upholstery	P		P
Heavy machinery and equipment sales		P	P
Kennel, boarding		P	P
Laundry and dry cleaning facility		P	P
Motor vehicle towing/storage		MC	P
Motor vehicle wrecking yard			C

Outdoor storage yard		P (4)	P
Printing shop	P	P	P
Recycling materials separation facility		MC	P
Recycling center		MC	P
Research and development (HAZMAT)		C	C
Research and development (non-HAZMAT)		P	P
Taxi or limousine dispatching service	P	P	P
Taxi or limousine operations facility	P	P	P
Tool and equipment rental	P	P	P
Truck stop		P	P
Upholstery and furniture repair shop	P	P	
Manufacturing and Production	Only manufacturing and production use types below		
Artist, sculptor, potter, weaver, etc. studios	P	P	P
Assembly (HAZMAT)		C	C
Assembly (non-HAZMAT)		P	P
Boat building and repair yard		P	P
Carpentry or cabinet shop	P	P	P
Generating Plant, electric or gas		C	C
Manufacturing, paper products and stationery (excluding paper)		MC	P

Manufacturing, candy and confections		P	P
Manufacturing, clothing dry goods and apparel (not tanning or curing of raw hides or skins)		P	P
Manufacturing, cosmetics and perfume		C	C
Manufacturing, electronic equipment, appliances and components		P	P
Manufacturing, fabricating, heating, plumbing and air conditioning equipment			P
Manufacturing, fabricated metal			P
Manufacturing, furniture and fixtures		MC	P
Manufacturing, motor vehicle parts			P
Manufacturing, musical instruments and toys		P	P
Manufacturing, optical and glass products		MC	P
Manufacturing, pharmaceuticals		P	P
Manufacturing, pottery, ceramics		MC	P
Manufacturing, processing, compounding, foods (not slaughterhouse)	MC		P
Marble tile, processing, polishing or cutting		P	P
Masonry and stone working		P	P
Molding, casting or shaping of plastic products		MC	P
Newspaper Office w/ printing plant		P	P
Testing/experimental laboratories (non-HAZMAT)		P	P



Testing/experimental laboratories (HAZMAT)		C	C
Welding, blacksmith or machine shop		P	P
Warehouse and Freight Movement	Only warehouse and freight movement use types below		
Coal, wood and lumber yards		P	P
Cold storage facility		P	P
Motor vehicle storage lot	P	P	P
Moving and storage operations		P	P
Package express delivery services	P	P	P
Warehouse and distribution (HAZMAT)		C	C
Warehouse and distribution (non-HAZMAT)	P	P	P
Waste-Related			
Trash and refuse removal service		C	C
Wholesale Sales	Only wholesale sale use types below		
Wholesale facility		P	P
Wholesale facility (w/o manufacturing onsite)	P	P	P
Garden center or plant nursery w/ outside bulk material storage)	P	P	P
INSTITUTIONAL USE CATEGORIES			
Basic Utilities	P	P	P
Colleges	P		

Community Services	Only community service use types below		
Library	P		
Social Service facility	C		
Day Care	Only day care use types below		
Adult day care	P		
Child care	P		
Family day care			
Medical Centers			
Parks and Open Space	Only park use types below		
Cemeteries, columbaria and mausoleums	P	P	P
Park	P	P	P
Private Clubs	P	P	P
Religious Institutions	P	P	P
Schools	P		
OTHER USE CATEGORIES			
Aviation and Surface Passenger Terminals	Only terminal use types below		
Bus and transportation terminals	P	P	P
Detention Facilities			
Radio and Frequency Transmission Facilities		P	P
Commercial Wireless Telecommunication Towers	C	P	P

Rail Lines and Utility Corridors	Only as specified below		
Railroad ROW, tracks, sidings, yards, areas for rail car storage and switching facilities		P	P

Notes for Table VI-601A:

- (1) *Manufacturing limitation.* No manufacturing of concrete or asphalt on site.
- (2) *Pet grooming limitation.* No boarding, kennel or veterinary services are permitted.
- (3) *Adult use limitation.* See specific restrictions found in article IV, division 4 of this Code.
- (4) *Outdoor storage limitation.* No wrecking yards, including motor vehicle or junk yards, or yards in whole or in part used for scrap or salvage operations, or processing, storage, display or sale of scrap, salvage or used building materials, motor vehicle or motor vehicle parts.
- (5) *Contractor storage yard limitation.* No storage, display or sale of scrap, salvage, second hand building materials, inoperative motor vehicles or used motor vehicle parts allowed.
- (6) *Pharmacy limitation.* Pharmacy use permitted only when accessory to a drugstore or grocery store. Pharmacy as a primary use is prohibited.

(Ord. No. 02-4357, 4-29-02; Ord. No. 04-4515, § 9, 1-20-04; Ord. No. 06-4663, § 2, 3-20-06; Ord. No. 06-4682, § 2, 7-26-06; Ord. No. 08-4799, § 2, 4-28-08; Ord. No. 09-4848, § 2(att. 1), 2-17-09; Ord. No. 13-5043, § 2(exh. A), 3-4-13; Ord. No. 13-5055, § 2(Att. 1), 5-6-13; Ord. No. 18-5234, § 2(Exh. A), 2-5-18)

Sec. VI-603. - Development standards.

- (a) *Residential structure types allowed.* A very narrow range of residential structure types is allowed in the Production Intensive Commercial zones. The residential structure types allowed in the commercial zones are stated in table VI-602. The residential structure types are defined in article II, division 2.

Table VI-602. Residential Structure Types Allowed in the Production Intensive Commercial Zones

Structure Type	ICD	IGD	IHD	CI	ILW	I
P = Permitted C= Major conditional use MC= Minor conditional use blank = Prohibited use						
Accessory dwelling unit See section VII-904(5)	P	P	P	P	P	P
Attached duplex						
Attached single family						

Cluster housing						
Detached single family						
Duplex/two family						
Group living structure				P (educational dormitories only)		
Manufactured home						
Manufactured home park						
Mobile home						
Multi-dwelling development						
Multi-dwelling structure						
Triplexes/three family						
Live/work unit						
Mixed use development						

(b) *Reserved.*

(c) *Floor area ratio.*

(1) *Purpose.* Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a zoning lot. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FARs also work with height and setback coverage standards to control the overall bulk of development.

(2) *FAR standard.* The floor area ratios are stated in Table VI-603. These FARs apply to all nonresidential development including hotel/motel uses and certain community service uses that may also have to comply with a density standard. Additional floor area is allowed for residential (residential use categories) development.

(d) *Reserved.*

(e) *Height.*

(1) *Purpose.* The height limits are intended to control the overall scale of buildings.

(2) *Height standard.* The height standards for all structures are stated in table VI-603 and VI-603A.

- (3) *Extensions (encroachments) above the maximum height.* Extensions above the maximum height of structures are detailed under height limitations in section VI-102(p).
- (f) *Setbacks.*
- (1) *Purpose.* The required building setbacks promote streetscapes that are consistent with the desired character of the different production intensive commercial zones.
- (2) *Required setbacks.* The required minimum and maximum building setbacks are stated in table VI-603 and VI-603A. Other setbacks may apply to specific types of development or situations. For example, setbacks for parking areas are stated in article VII, divisions 2 and 3.
- (3) *Extensions (encroachments) into required building setbacks.* Allowable encroachments into required building setbacks are cited in article VII, division 12.
- (g) *Reserved.*
- (h) *Reserved.*
- (i) *Ground floor windows.*
- (1) *Purpose.* Blank walls on the ground level of buildings are limited in order to:
- Provide a pleasant, rich and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
  - Encourage continuity of office and service uses;
  - Encourage surveillance opportunities by restricting fortress-like facades at street level; and
  - Avoid a monotonous pedestrian environment.
- Table VI-603 identifies the zone districts where this regulation applies.
- (2) *Qualifying types of development.* This regulation applies to all new development and remodeling projects that exceed 50 percent of the structure's assessed valuation. Assessed valuation shall be determined by reference to the official property tax assessment rolls of the year the structure is to be remodeled.
- (3) *Required amounts of window area.*
- Exterior walls of a building facing a street on the ground level must meet the general window standard in subsection b. below. However, on corner zoning lots, the general standard must be met on one street frontage only. The general standard must be met on the street that has the lower street classification, unless the logical major pedestrian pattern occurs on the higher classified street in a specific instance. On the other street(s) the requirement is one-half of the general standard.
  - General standard. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas of a building include all exterior wall areas up to nine feet above finished grade. The requirement does not apply to the walls of residential structures or parking structures.
- (4) *Qualifying window features.* Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances (e.g., doorways), or display windows set into a wall. Display cases attached to the outside of a wall do not qualify. The bottom of the windows must be no more than three feet above the adjacent public sidewalk elevation.
- (5) *Administrative reduction.* When exterior walls of a building are more than 20 feet from the front zoning lot line, the director of neighborhood and development services may reduce or eliminate the required amount of window area provided one (1) or more of the following techniques is used on the exterior wall of the building and/or on a streetwall: wall murals (trompe l'oeil); decorative masonry patterns; vertical or horizontal change in wall plane; vertical trellises; landscaped or raised planter beds placed in front of the wall; canopies; or awnings. Except for decorative openings, streetwalls may have openings no larger than necessary to allow vehicle

and pedestrian access. Applicants requesting this option must submit their request in writing to the director of neighborhood and development services and explain the basis for the request.

(j) *Screening.*

- (1) *Purpose.* These screening standards address specific unsightly features that detract from the appearance of nonresidential buildings.

Table VI-603 identifies the zone districts where this regulation applies.

- (2) *Qualifying types of development.* This regulation applies to all new development and remodeling projects that exceed 50 percent of the structure's assessed valuation. Assessed valuation shall be determined by reference to the official property tax assessment rolls of the year the structures is to be remodeled.
- (3) *Garbage collection areas.* All exterior garbage cans, dumpsters and garbage collection and compaction areas must be screened from the street and any adjacent properties. These areas shall be located and screened so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets. Trash receptacles for pedestrian use are exempt. See section VII-1401 for specific requirements.
- (4) *Mechanical equipment.* Mechanical equipment, located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from public streets and any adjacent properties. All rooftop mechanical equipment must be screened from the ground level of public streets and any adjacent properties by integrating it into building and roof design.
- (5) *Other screening requirements.* The screening and buffering requirements for uses, parking areas, exterior storage and exterior display areas are stated with the regulations for those types of items.

(k) *Pedestrian standards.*

- (1) *Purpose.* The pedestrian standards encourage a safe, attractive and usable pedestrian circulation system in all non-residential developments. They ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.

Table VI-603 identifies the zone districts where this regulation applies.

- (2) *Qualifying types of development.* This regulation applies to all new development and remodeling projects that exceed 50 percent of the structures assessed valuation. Assessed valuation shall be determined by reference to the official property tax assessment rolls of the year the structures is to be remodeled.
- (3) *Standards.* An on-site pedestrian circulation system must be provided. The system must meet all standards of this section.
  - a. *Connections.*
    1. *Connection to street.* The sidewalk system must connect all abutting streets to the main entrance.
    2. *Internal connections.* The sidewalk system must connect all buildings on the zoning lot, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas and any other amenities.
  - b. *Materials.*
    1. The circulation system must be hard-surfaced, and be at least five feet wide.
    2. Where the system crosses driveways, parking areas and loading areas, the system must be clearly identifiable through the use of elevation changes, speed bumps,



different paving materials, or other similar method. Stripping does not meet this requirement.

3. Where the system is parallel and adjacent to a motor vehicle travel lane, the system must be a raised path or be separated from the lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used the ends of the raised portions must be equipped with ADA (Americans with Disabilities Act) accessible curb ramps.
- c. *Lighting.* The on-site pedestrian circulation system must be lighted to a level where the employees, residents, visitors and customers can safely use the system at night. All lighting fixtures must be shielded and directed to confine light spread within the site boundaries. See the standards in section VII-1402, site lighting.

(l) *Exterior display, storage and work activities.*

- (1) *Purpose.* The standards of this section are intended to assure that exterior display and storage:
  - a. Will be consistent with the desired character of the zone;
  - b. Will not be a detriment to the overall appearance of a commercial area;
  - c. Will not have adverse impacts on adjacent properties, especially those zoned residential; and
  - d. Will not have an adverse impact on the environment.

Table VI-603 identifies the zone district(s) where this regulation applies.

- (2) *Qualifying types of development.* This regulation applies to all existing, new, remodeling projects.
- (3) *Exterior display.* Exterior display of goods is allowed.
- (4) *Exterior storage.* Exterior storage is allowed if the storage area complies with the standards of this section. Exterior storage is limited to 50 percent of the zoning lot area for all uses in the CI and ICD zones; however, there is no limit for such uses in the ILW, I, IGD and IHD zones. All exterior storage areas: shall meet all setback requirements applicable to the primary use; shall meet all applicable environmental performance standards of article VII, division 10 of this Code; shall be screened in accordance with article VII, division 3 of this Code; and shall be screened from public view along all street frontages. Except for an approved waste related use, storage of refuse, waste, junk or inoperative motor vehicles or the accumulation of inoperative equipment shall be prohibited.
- (5) *Exterior work activities.* Exterior activities are allowed in the ILW, I, IGD, and IHD zones. Exterior activities are prohibited in the CI and ICD zones except for the following uses where they are allowed: restaurants; plant nurseries; entertainment and recreation uses that are commonly performed outside; sales or rental of motor vehicles and boats; fuel sales; car washes; commercial surface parking lots; and outdoor markets.

Table VI-603. Development Standards in the Production Intensive Commercial Zones

Standard	ICD	IGD	IHD	CI	ILW	I
Maximum Density (dwelling units/acre)	none	none	none	13	none	none

Maximum FAR See section VI-603(c)	1.0	1.0	1.0	none	none	none
Minimum Zoning Lot Size	none	none	none	none	none	none
Maximum Height See section VI-603(e)	45 ft.(1)	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.
Building Setbacks: See section VI-603(f)						
Min. front	10 ft.	20 ft.	30 ft.	10 ft.	20 ft.	20 ft.
Max. front	none	none	none	none	none	none
Min. side	0/15 ft. (2)	20 ft.	30 ft.	0/8 ft. (2)	15 ft.	15 ft.
Min. rear	0/15 ft. (2)	20 ft.	30 ft.	15 ft.	15 ft.	15 ft.
Maximum Building Coverage	none	none	none	none	none	none
Ground Floor Windows Apply See section VI-603(i)	Yes	Yes	No	No	No	No
Screening Requirements Apply See section VI-603(j)	Yes	Yes	Yes	No	No	No
Pedestrian Standards Apply See section VI-603(k)	Yes	Yes	Yes	No	No	No
Exterior Display, Storage and Work Activity Requirements Apply See section VI-603(l)	Yes	Yes	Yes	Yes		
Other Regulations	The regulations in this division state the allowed uses and development standards for the base zones. Sites with overlay zones are subject to additional regulations. The official zoning maps indicate which sites are subject to these additional regulations. General standards that may be applicable are found in division 1 of					

	<p>this article. Specific uses or development types may also be subject to article VII, regulations of general applicability.</p>
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Table VI-603 notes:

- (1) There is no height limit for aviation control towers and major event entertainment uses. However, these uses are subject to major conditional use approval.
- (2) The larger setback is required for zoning lots abutting residentially zoned property.

(Ord. No. 02-4357, 4-29-02; Ord. No. 03-4429, § 8, 1-21-03; Ord. No. 03-4472, § 3, 6-16-03; Ord. No. 04-4538, § 9, 6-7-04; Ord. No. 04-4547, § 8, 6-7-04; Ord. No. 07-4770, § 2, 12-17-07; Ord. No. 09-4838, § 2(att. 1), 2-17-09; Ord. No. 09-4888, § 2(att. 1), 11-2-09)