

"OPI" OFFICE, PROFESSIONAL AND INSTITUTIONAL.

- a. *Districts, Intent.*
 1. The OPI District permits both small and large-scale office, institutional, cultural, and allied uses. The district is not retail commercial in character. Large-scale office, cultural and institutional uses are encouraged to locate in these districts. This district allows residential use, including upper story residential dwelling units, in order to promote live-work and mixed use opportunities.
 2. The OPI District is generally used to implement the Comprehensive Plan within those areas of the County shown as Regional, Community, Village I, Village II, and Neighborhood Commercial Center, Commercial Corridors, Office/Multifamily Residential Area and Corridor, and Town and Village Centers on the Future Land Use Map.
 3. When rezoning to the OPI District the applicant for rezoning may submit a Development Concept Plan with the Rezoning application. Under such circumstances, if the Rezoning is approved, it shall be in accord with the approved Development Concept Plan.
- b. *Permitted Principal and Limited Uses and Structures:* Uses allowed by right in the district. Such uses are subject to all other applicable requirements of this UDC. Additional dimensional standards may allow a more intense use through the Special Exception process where expressly provided for in this [Article 6](#):
 1. Multifamily (multiplex, apartment), subject to the following standards:
 - i. Multi-family shall be allowed in the OPI district as part of mixed use development in those areas where an adopted Critical Area Plan expressly permits mixed use development. Multi-family development shall comply with the development standards of the applicable zoning district and any conditions of development approval of the Critical Area Plan.
 2. Live-work unit, subject to the standards of [Section 124-139](#).
 3. Upper story residential, subject to the following additional development standards:
 - i. All ground level square footage shall contain only nonresidential uses. For each level of upper story residential use, the total square footage of each residential level shall not exceed the ground level square footage of nonresidential development nor shall it exceed allowable density and height. For the purposes of this section, the calculation of the ground level square footage shall not include any ground level in-structure parking areas.
 4. All group living (Defined in [Section 124-305](#)), including boarding house; rooming house; fraternity; sorority; orphanage (NAICS 623990); community residential homes (subject to the standards of [Section 124-145](#)); group home for the physically disabled, mentally disabled, or emotionally disturbed with 14 or more residents; hospice, nursing, or convalescent home (NAICS 623111); monastery; convent; residential assisted living facility without individual self-contained dwelling units. These uses shall be subject to the standards of [Section 124-144](#).
 5. All community service including community recreational facility (nonprofit), library, museum (NAICS 7121), neighborhood arts center or similar community facility (public), philanthropic institution, senior center, union hall youth-oriented community service; not including Rural Retreat Center.
 6. Day care facility (Defined in [Section 124-305](#)), including intermediate childcare, afterschool, and latch-key programs. A day care facility with 11 or more children shall be subject to the standards of [Section 124-146](#).
 7. Family day care home (Defined in [Section 124-305](#)).
 8. Adult day care home (up to 6) (Defined in [Section 124-305](#)).
 9. Adult day care facility (7 or more) (Defined in [Section 124-305](#)).

10. College, seminary, or university (NAICS 6112 and 6113).
11. Day facility (Defined in [Section 124-305](#)).
12. Elementary, middle or high school (NAICS 611110).
13. Vocational, trade or business school (NAICS 6112—6115).
14. All medical, dental, and chiropractic offices, laboratories and facilities, blood plasma donation center, hospital, out-patient clinic (NAICS 6211, 6213, 6214, 6215, 6216, 6219, 6221), except pain management clinics (Defined in [Section 124-305](#)).
15. Patient family accommodations (Defined in [Section 124-305](#)), subject to [Section 124-154](#).
16. All parks.
17. All passenger terminals, including bus passenger terminal, taxi dispatch center, train passenger terminal (NAICS 485), scenic and sight-seeing tour.
18. Airports and heliports (NAICS 481), subject to the following standards:
Adequate land area is available for take-off and landing to ensure public safety in accordance with Federal Aviation Administration standards. In addition, the helicopter landing facility and the aircraft runway shall be a minimum of 500 feet from all property lines. Exceptions to the 500-foot setback shall be allowed only where abutting properties allow the use and the use is not prohibited on abutting properties by private covenant or restriction.
19. All places of worship (NAICS 813110).
20. Neighborhood resource center (Defined in [Section 124-305](#)), subject to the following standards:
 - i. The site shall provide a landscaped buffer with a minimum opacity of 0.7 on all non-street property lines.
 - ii. Direct access to the site shall be from an arterial or collector roadway is required and no vehicular access driveway shall be permitted to a local street.
 - iii. Operation of any retail sales component is not permitted between 7:00 p.m. and 8:00 a.m.
 - iv. Retail sales component is an accessory use only to the principal use and building and shall not comprise more than 20 percent of floor area of the principal building and shall be depicted on the Site Development Plan to be submitted.
 - v. Site Development Plan approval is required.
21. Minor utilities (Defined in [Section 124-305](#)), including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange, gas, or electrical installation; water and wastewater pump station or lift station.
22. Stormwater facility in a different zoning district than principal use.
23. Clubs and lodges (Defined in [Section 124-305](#)).
24. All offices, including government and non-government offices, urgent care facilities, emergency medical offices, counseling in an office setting, TV and radio studios, advertising office, bank (with or without drive-through), business management consulting, data processing, financial business such as lender, investment or brokerage house, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency (NAICS 518, 52, 5312, 54 [except 54194], 55, 561).
25. Community recreation facility (Defined in [Section 124-305](#)).
26. All commercial parking, including mixed parking lot (partially accessory to a specific use, partly to rent for others), short-and long-term fee parking facility (NAICS 812930), and park-and-ride facility.
27. Self Service Storage within State Road 776 Corridor. Properties within the S.R. 776 Corridor Plan Area may contain Self-service storage facilities subject

to compliance with the S.R. 776 Corridor Plan Condition for Development Approval No. 18. (See S.R. 776 Corridor Plan.)

- 28. Research testing and development laboratory (NAICS 5417) without manufacturing facility.
- c. *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted or permissible uses and structures. These uses are subject to the standards of [Section 124-73](#), Accessory Uses and Structures.
- d. *Special Exceptions:* Uses allowed only where approved as a Special Exception by the Board in accordance with the procedures of [Section 124-43](#). Special exception uses are subject to all other applicable requirements of this UDC, including any additional standards listed below, except where expressly modified by the Board as part of the Special Exception approval:
 - 1. Pain management clinics (Defined in [Section 124-305](#)), subject to the standards specified in [Section 124-151](#).
 - 2. All social service institutions (NAICS 622210, 623210, 623220, 623990, 6241, 6242), Alternative- or post-incarceration facility, Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (NAICS 62221, 6232), Rehabilitative clinic, Social service facility, soup kitchen, transient lodging or shelter for the homeless (NAICS 624, 6242), subject to the following standards:
 - i. The facility shall be located on a parcel not less than two acres in size.
 - ii. No structure shall be closer than 50 feet to any residentially-zoned property.
 - 3. Major utilities (Defined in [Section 124-305](#)), limited to aeration facility, artesian well, electrical substation, wastewater treatment facility, subject to the standards of [Section 124-137](#).
 - 4. Special events in conjunction with an approved outdoor recreation use, subject to the standards of [Section 124-142](#).
 - 5. Animal hospital, veterinary clinic, with or without animal boarding (NAICS 541940). A Veterinary clinic without animal boarding may be allowed in the OPI district, provided that such veterinary clinic receives approval as a Special Exception and the use meets the following minimum standards:
 - i. The parcel is designated on the Future Land Use Plan Map as Office/Multi Family Residential.
 - 6. Medical marijuana dispensary (Defined in [Section 124-305](#)), subject to the standards of [Section 124-150](#).
 - 7. Reserved.
- e. *Development Standards.* Unless specified elsewhere in this UDC, the following dimensional standards shall apply to all development in the OPI Districts:

EXPAND

Office, Professional and Institutional	Standards OPI
<i>Density</i> (maximum DU/acre)	
Residential (Upper Story Residential) Density by Right	9.0

Office, Professional and Institutional	Standards OPI
Density by Right in adopted Revitalization or Redevelopment Plan	13.0
Density by Special Exception	n/a
Residential (Upper Story and Multifamily) in an adopted Critical Area Plan, for mixed use development as defined in that plan	25
Assistant Living Facilities (prohibited in SKOD)	9.0
Transient Accommodations	
Over 25% of units with kitchen	n/a
Up to 25% of units with kitchen	n/a
In Nokomis Center Revitalization Plan U.S. 41 Corridor (maximum number of hotel rooms per acre with or without kitchens)	n/a
Open Space (minimum)	n/a
<i>Lot Dimensions (minimum) ¹</i>	
Lot Area, Nonresidential Uses (sq. ft.)	n/a
Lot Area, Outparcels (sq. ft.)	n/a
Lot Width, Nonresidential Uses (ft.)	n/a
<i>Yards (minimum feet) ²</i>	
Street Yard	25
Side Yard ³	10

Office, Professional and Institutional	Standards OPI
Rear Yard	10
Side, Rear Yard Abutting Res. District	20
Waterfront on Intracoastal/ bays	30
All other Waterfront Yards	20
<i>Bulk (maximum) ²</i>	
Height by Right (feet)	35
Height by Special Exception (feet) (see subsection f., below)	85
Building Coverage	30%
Floor Area Ratio (FAR)	1.2 ⁴

Table Notes:

¹ There is no setback requirement from an active railroad right-of-way.

² An adopted Critical Area Plan may establish a minimum setback below, and a maximum height above, that indicated in this table. However, no Critical Area Plan provision that increases the maximum allowable height to above 85 feet is effective unless the ordinance adopting the Critical Area Plan or Plan amendment which incorporates that increase is approved by a super majority of the County Commission. This provision also shall not apply on the barrier islands or in the CM district.

³ Where fire-resistive construction is used, side yard may be reduced to 0 feet if set to the side property line, or not less than 4 feet from the side property line.

⁴ Maximum FAR applies when development is located within Community or Regional Commercial Centers as designated in the Comprehensive Plan. FAR may be exceeded by 25% when conditions of Future Land Use Policy 3.2.5 of the Comprehensive Plan are met.

- f. *Additional Height by Special Exception.* When maximum height of a structure is increased through the special exception process, the following restrictions shall be met:
1. Maximum building coverage shall be reviewed as part of the Special Exception application.
 2. Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height.
 3. Street yards shall be 25 feet or one-half of the building height, whichever is greater.