



**CITY OF OLDSMAR
CITY COUNCIL
AGENDA ITEM
COVER MEMO**

TO: Felicia Donnelly, City Manager

FROM: Tatiana Childress, Director of Planning & Redevelopment

DATE: December 17, 2024

AIR #: AIR-3192

SUBJECT: PUBLIC HEARING and First Reading of Ordinance 2024-20 to amend Section 5.7.6.2 of the Limited Manufacturing (M-1) District to include the assembly and manufacturing of gun parts and to amend Section 5.7.2 of the Land Development Code to remove "Arsenals" from the list of prohibited uses

BACKGROUND

The current zoning regulations for the [Limited Manufacturing \(M-1\) District](#) lists the following permitted manufacturing uses: Electronic components, office machines, precision instruments, jewelry, musical instruments, sporting goods, toys, office and professional supplies and professional sundries.

The absence of the manufacture of gun parts in the M-1 zoning district precludes the approval of the use for existing or proposed businesses.

Staff recently received a request to amend the zoning text to permit the manufacture of gun parts of all kinds within the Limited Manufacturing (M-1) District. The proposed text amendment seeks to include the assembly and manufacturing of gun parts as a permitted use as well as remove "Arsenal" from the list of permitted uses in LDC Section 5.7.2.

STRATEGIC GOAL

Quality of Place (Infrastructure, Transportation, Parks and Recreation)

COMMUNITY ENGAGEMENT

Involve

ADVISORY BOARD RECOMMENDATION

The Planning Board met on December 11, 2024 and recommended that City Council adopt an ordinance, amending Section 5.7.6.2 of the Limited Manufacturing (M-1) District to include the assembly and manufacturing of gun parts and to amend Section 5.7.2 of the Land Development Code to remove “Arsenals” from the list of prohibited uses. (Vote: 6-0)

RECOMMENDED MOTION

Pass the first reading of Ordinance 2024-20 to amend Section 5.7.6.2 of the Limited Manufacturing (M-1) District to include the assembly and manufacturing of gun parts and to amend Section 5.7.2 of the Land Development Code to remove “Arsenals” from the list of prohibited uses.

ATTACHMENTS

[CA24-07 - Revision to M-1 Zoning Standards - Staff Report - City Council \(PDF\)](#)

[Ordinance 2024-20 \(LDC - Gun Parts Manufacturing\) - Rev. 12-6-24 \(PDF\)](#)

[CA24-07 - Revision to M-1 Zoning Standards - Business Impact Statement \(PDF\)](#)

[LDC 5.7.2 Amended Text \(PDF\)](#)

[LDC 5.7.6.2 - Amended Text \(PDF\)](#)

[CA24-07 - Letter of Request \(PDF\)](#)

STAFF REPORT

TO: Felicia Donnelly, City Manager

FROM: Tatiana Childress, Planning & Redevelopment Director

DATE: December 11, 2024

SUBJECT: Text Amendment to the City of Oldsmar Land Development Code to allow Assembly and Manufacturing of Gun Parts in the Limited Manufacturing District (M-1) District.

APPLICANT: Bay CNC Machine, LLC

CASE NO: CA24-07

LOCATION: Limited Manufacturing District

BACKGROUND

Bay CNC Machine, located at 305 Scarlet Boulevard in the M-1 District, has been a local business since 2015 specializing in manufacturing items such as medical, aerospace, and hobby parts. The owner is requesting to expand the business to include the manufacture of gun parts.

The current zoning regulations for the Limited Manufacturing (M-1) District lists the following permitted manufacturing uses:

Electronic components, office machines, precision instruments, jewelry, musical instruments, sporting goods, toys, office and professional supplies and professional sundries.

The absence of provisions for the manufacture of gun parts in the M-1 zoning district prohibits the approval of this use and the proposed business expansion.

DISCUSSION

The proposed text amendment aims to include the manufacture of gun parts as a permitted use, enabling existing manufacturing businesses to expand their product offerings and attracting new manufacturing enterprises. A review of local municipalities in Pinellas County determined that most cities do not explicitly list specific manufacturing uses and do not prohibit the manufacturing of gun parts.

City staff noted that assembly of manufactured gun parts be required and suggest the amendment include assembly to not require a future text amendment. City staff also noted that while the term "arsenal," prohibited by LDC Section 5.7.2, is not defined, approving the manufacture of gun parts—which may involve their storage—could pose challenges if arsenals remain prohibited. Consequently, staff recommends amending the code to remove "arsenals" from the list of prohibited uses. This amendment will not automatically permit arsenals, as they are not listed as a permitted use in any zoning district. Last, while the applicant text amendment

request included the manufacture of gun parts “of all kinds”, staff recommends the removal of “of all kinds” as it is unnecessary.

REQUEST

This is a request to amend the M-1 Zoning District of the City of Oldsmar, amending Section 5.7.6.2 of the Land Development Code to include the assembly and manufacturing of gun parts of all kinds as well as Section 5.7.2 of the Land Development Code to remove “Arsenals” from the list of prohibited uses.

The request for a text amendment of the City of Oldsmar Land Development Code was evaluated in accordance with Article III, Section 3.13.2, Standards for Approval. No amendment shall be approved unless it adheres to all the following standards:

1. *The amendment complies with the comprehensive plan and advances the purpose of the Land Development Code.*

The amendment is consistent with the Comprehensive Plan. The proposed amendment is consistent with the Manufacturing-Light category which is permitted by the Countywide Rules under the Employment Land Use.

Manufacturing – Light Use means a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products within enclosed buildings consistent with standards contained in the Pinellas County Land Development Code. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

The City’s Comprehensive Plan Future Land Use Category equivalent for the Employment is the Industrial Limited (IL) category, which includes Manufacturing-Light uses under its corresponding category.

The Industrial Limited Land Use Category is intended for industrial uses characterized as meeting strict performance standards. These so-called clean industries have minimal air/noise pollution effluent or advanced sophisticated pollution control equipment; and they are landscaped to create a campus-like appearance. These industries include light manufacturing, storage warehouses, wholesale, business and office complexes, and similar uses.

This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit.

The definition of the M-1 Zoning District states that it was established to provide suitable areas for clean, low-intensity manufacturing producing minimal air/noise pollution. Additionally, the

M-1 Limited Manufacturing District is intended to support the appropriate development of lands designated as "Industrial Limited" in the comprehensive plan.

Additionally, under the current City of Oldsmar Land Development Code (LDC) Section 14.3, new and expanding manufacturing businesses in C-3, L-1, M-1, and IPD zoning districts are required to submit an Industrial Development Report (IDR). The IDR ensures that manufacturing operations do not adversely affect surrounding land uses, city facilities, or public health, safety, and welfare by detailing potential contaminants, hazardous materials, and processes that may impact the City's wastewater treatment facility or pose safety risks.

2. *The amendment will contribute to promote the community's welfare.*

The proposed amendment to allow the assembly and manufacturing of gun parts within the Limited Manufacturing (M-1) District may contribute to promoting the community's welfare through economic development:

Business Growth and Retention:

Including the assembly and manufacturing of gun parts in the list of permitted manufacturing activities will encourage investment in equipment and supplies, supporting business growth. Additionally, allowing businesses to expand their product offerings may promote overall economic development and enhance business retention, avoiding a regulatory framework that could drive businesses to relocate.

Attracting and Retaining Talent:

Expanding the allowable manufacturing use will attract new businesses or help existing ones grow, which can lead to the creation of new jobs. This reduces unemployment and provides income to more people. In addition, economic growth often attracts talented individuals to the community, leading to a better-educated and more innovative workforce. Retaining this talent can help sustain long-term development.

3. *The amendment will not grant a special privilege to an individual property owner.*

The proposed text amendment to allow the assembly and manufacturing of gun parts within the M-1 district will grant future applicants the same manufacturing opportunity throughout the district.

RECOMMENDATION

Recommend that the City Council authorize the City Attorney to prepare an ordinance to amend Section 5.7.6.2 of the Limited Manufacturing (M-1) District to include the assembly and manufacturing of gun parts of all kinds and to amend Section 5.7.2 of the Land Development Code to remove "Arsenals" from the list of prohibited uses.

Attachment: Proposed text amendment.

Prepared by: Matt Jackson, Planning Manager.

ORDINANCE 2024-20

AN ORDINANCE OF THE CITY OF OLDSMAR, FLORIDA, AMENDING THE LIMITED MANUFACTURING (M-1) DISTRICT OF SECTION 5.7.6.2 OF THE LAND DEVELOPMENT CODE TO INCLUDE THE ASSEMBLY AND MANUFACTURING OF GUN PARTS AND TO AMEND SECTION 5.7.2 OF THE LAND DEVELOPMENT CODE TO REMOVE “ARSENALS” FROM THE LIST OF PROHIBITED USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the current zoning regulations for the M-1 Limited Manufacturing District under Section 5.7.6.2 of the Land Development Code of the City of Oldsmar lists various permitted manufacturing uses which do not include the assembly and manufacturing of gun parts; and

WHEREAS, the current zoning regulations further list “arsenal” as a prohibited use under Section 5.7.2. of the Land Development Code of the City of Oldsmar; and

WHEREAS, City staff has reviewed the most current provisions of Sections 5.7.2 and 5.7.6.2 of the Land Development Code of the City of Oldsmar and has recommended that the M-1 Zoning District in the City’s Land Development Code be amended to include the assembly and manufacturing of gun parts and, as a result, further recommends that “arsenal” be deleted as a prohibited use; and

WHEREAS, City staff has reviewed the provisions of the Land Development Code, in accordance with Article III, Section 3.13.2, Standards for Approval, and found that the proposed amendments set forth herein adhere to compliance with the Comprehensive Plan and advances the purpose of the Land Development Code, contribute to the promotion of the community’s welfare and will not grant a special privilege to individual property owners; and

WHEREAS, the Planning Board has reviewed the amendments being proposed by City staff and recommended approval of the same; and

WHEREAS, the recommendations of staff have been found meritorious by the City Council; and

WHEREAS, the City Council has received input from the public at two public hearings.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OLDSMAR, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That “Arsenal” be deleted as a prohibited use under Subsection 5.7.2 (Prohibited Uses) of Section 5.7 (Warehousing, Assembly, and Manufacturing Districts) of Article V (Zoning Regulations) of the Land Development Code of the City of Oldsmar.

Section 2. That Subsection 5.7.6.2 (Permitted Uses) of Subsection 5.7.6 (M-1 Limited Manufacturing District) of Section 5.7 (Warehousing, Assembly, and Manufacturing Districts) of Article V (Zoning Regulations) of the Land Development Code of the City of Oldsmar shall be amended to read as follows:

5.7.6.2. Permitted uses.

1. All uses permitted within the C-3 district.
2. Assembly and manufacture of electronic components.
3. Research laboratory involving operations for scientific testing; or the development or the improvement of processes and products and for the manufacture of products in connection with research design and test marketing programs.
4. Pharmaceutical and cosmetic assembly and packaging.
5. Office machine manufacturing, assembly and repair.
6. Assembly and manufacturing of precision instruments of all kinds.
7. Assembly and manufacturing of jewelry, musical instruments, sporting goods, and toys.
8. Assembly and manufacturing of office and professional supplies and assembly and manufacturing of office and professional sundries.

9. Assembly and manufacturing of gun parts.

910. Photographic processing.

1011. Limited food processing.

1112. Lumberyard and storage of lumber and similar building materials.

1213. Storage yards, provided that the designated area for storage is screened with an opaque, nonvegetative material a minimum of six feet high.

1314. Bottling plants.

1415. Machinery sales.

~~45~~16. Wholesale bakeries.

~~46~~17. Storage garage.

~~47~~18. Dry cleaning, dyeing, rug cleaning establishments.

~~48~~19. Major vehicular repair, including machine shops.

~~49~~20. Microbreweries, provided the following standards are met:

1. No outdoor storage shall be permitted unless the area is enclosed by an opaque, non-vegetative screen a minimum of six feet high.
2. All malt, vinous, or distilled liquor production shall be within completely enclosed structures.
3. By-products or waste from the production of the malt, vinous, or distilled liquor shall be properly disposed of off-site.
4. All mechanical equipment, visible from the street or adjacent to residential uses, shall be screened using architectural features consistent with the principal structure.
5. Loading areas shall not be oriented toward a public street, nor shall loading docks be located on the side of any building adjacent to a residential use. The loading areas shall be screened by a solid wall or opaque fence with a height of six (6) feet, in addition to any required landscape buffer.
6. Service doors facing a public street or an adjacent residential lot shall be screened by a solid wall or opaque fence with a minimum height of six (6) feet, in addition to any required landscape buffer.

Section 3. For purposes of codification of any existing section of the Oldsmar Code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 4. Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

Section 5. In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

Section 6. The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Oldsmar contained in Sections 1 and 2 of this Ordinance as

provided for herein and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 7. This Ordinance shall become effective immediately upon its final passage and adoption.

PASSED ON FIRST READING:

_____.

PASSED ON SECOND READING AND ADOPTED:

_____.

Daniel M. Saracki, Mayor
City of Oldsmar

ATTEST:

Kristin Garcia, CMC
City Clerk
City of Oldsmar

APPROVED AS TO FORM:

Thomas J. Trask, B.C.S.
City Attorney
City of Oldsmar

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE 2024-20

AN ORDINANCE OF THE CITY OF OLDSMAR, FLORIDA, AMENDING THE LIMITED MANUFACTURING (M-1) DISTRICT OF SECTION 5.7.6.2 OF THE LAND DEVELOPMENT CODE TO INCLUDE THE ASSEMBLY AND MANUFACTURING OF GUN PARTS AND TO AMEND SECTION 5.7.2 OF THE LAND DEVELOPMENT CODE TO REMOVE "ARSENALS" FROM THE LIST OF PROHIBITED USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE OF THIS ORDINANCE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Oldsmar is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Oldsmar is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Oldsmar hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Amend Section 5.7.6.2 of the Land Development Code – M-1 District Permitted Uses – to include assembly and manufacturing of gun parts; and Section 5.7.2 – Prohibited Uses – removing “Arsenals” from the list of permitted uses.

In response to local businesses desiring to manufacture gun parts, staff is proposing the amendment to allow the manufacture of gun parts in the Limited Manufacturing (M-1) District which may contribute to promoting the community’s welfare through economic development.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Oldsmar, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Oldsmar’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Any business within the Limited Manufacturing (M-1) District.

4. Additional information the governing body deems useful (if any):

To promote an equitable environment that supports the growth of diverse businesses without favoring specific entities, City staff initiated a code amendment to re-evaluate the allowable uses within the Limited Manufacturing (M-1) District. The proposed text amendment to Section 5.7.6.2 of the Land Development Code will allow an additional product to be manufactured/ expansion of existing businesses and establishment of new businesses.

5.7.2. - Prohibited uses.

Any use that is obnoxious or offensive by reason of emission of odor, fumes, dust, smoke, gas, noise or vibration or in any other way or manner that adversely affects the environment or the use and enjoyment of abutting property or otherwise has a deleterious effect on the community, including:

Abattoir.

Acetylene gas manufacture.

Acid manufacture.

Aluminum powder manufacture or storage in quantities exceeding 20 pounds.

Ammonia, bleaching powder or chlorine, tank storage or manufacturing.

Any retail or wholesale business that is obnoxious or offensive by reason of the emission of odor, fumes, dust, smoke, gas or vibration.

~~Arsenal.~~

Asphalt manufacturing or refining.

Assaying other than gold or silver.

Bag cleaning establishments.

Blast furnace.

Boiler works.

Bottle manufacturing.

Bowling alleys, pool parlors, dancehalls, drive-in movies, golf driving ranges, carousels, roller coasters, whirligigs, merry-go-rounds, Ferris wheels or similar amusement devices and other places of public entertainment.

Brick, pottery, tile, concrete block or terracotta manufacture.

Burlap manufacture.

Carpet cleaning establishment.

Coke manufacture.

Concrete batch plant.

Crematorium.

Creosote treatment or manufacture.

Dextrine, glucose or starch manufacture.

Disinfectant, insecticide or poison manufacture.

Distillation of coal, petroleum, refuse, grain, wood, or bone except in manufacture of gas.

Dry cleaning or dyeing at wholesale.

Dye stuffs manufacture.

Emery cloth and sandpaper manufacture.

Exterminator and insect poison manufacture.

Fat, grease, lard or tallow manufacturing, rendering or refining.

Fertilizer manufacture.

Fireworks and explosive storage or manufacture.

Gelatin, glue or size manufacture which includes products from fish, animal refuse and offal.

Grain drying or food manufacture from refuse mash or grain.

Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal.

Lampblack, animal black or bone black manufacture.

Lime, cement or plaster of Paris manufacture.

Linoleum or oilcloth manufacture.

Livery or boarding stables.

Match manufacturing.

Ore producing and general smelting operations.

Paper and pulp manufacture.

Perfume and extract manufacture.

Potash works.

Printing ink manufacture.

Pyroxyline plastic manufacture or article therefrom.

Railroad yards.

Refining or manufacturing of gas, petroleum or other flammable liquids.

Rubber manufacture from the crude materials.

Salt works.

Sand pit, processing.

Sauerkraut manufacture.

Sawmills or planing mills.

Shoe blacking or stove polish manufacture.

Slaughtering of animals.

Smelting.

Soap manufacture.

Steel furnace, blooming or rolling mill.

Stockyards.

Stone crushing.

Storage or bailing of scrap paper, iron, bottles, rags, or junk.

Storage, cleaning, curing, or tanning of rawhides or skins.

Sugar refining.

Sulphurous, sulfuric, nitric, carbolic, or hydrochloric acid manufacture.

Tar distillation or manufacture.

Tar roofing or waterproofing manufacture.

Tobacco manufacture or treatment.

Vinegar manufacture.

Wool pulling or scouring.

Yeast plant.

5.7.6. - M-1 limited manufacturing district.

5.7.6.1. Definition of district.

The M-1 limited manufacturing district is established to provide suitable areas for clean, low-intensity manufacturing and processing activities, as well as supporting and complementary activities and ancillary commercial services in a campus-like, business park setting.

Uses in this district shall adhere to the performance standards as outlined for this land use category and, especially, shall produce minimal air/noise pollution effluent or advanced sophisticated pollution control equipment.

These districts shall be located in those areas having adequate transportation, water and wastewater services needed for labor supply, materials and product shipment and industrial processing. Traffic generation and traffic movement through residential neighborhoods is prohibited.

The M-1 limited manufacturing district shall provide for appropriate development of lands that are designated in the comprehensive plan as industrial limited.

(Ord. No. 2008-03, § 14, 2-19-08)

5.7.6.2. Permitted uses.

1. All uses permitted within the C-3 district.
2. Assembly and manufacture of electronic components.
3. Research laboratory involving operations for scientific testing; or the development or the improvement of processes and products and for the manufacture of products in connection with research design and test marketing programs.
4. Pharmaceutical and cosmetic assembly and packaging.
5. Office machine manufacturing, assembly and repair.
6. Assembly and manufacturing of precision instruments of all kinds.
7. Assembly and manufacturing of jewelry, musical instruments, sporting goods, and toys.
8. Assembly and manufacturing of office and professional supplies and assembly and manufacturing of office and professional sundries.

9. Assembly and manufacturing of gun parts.

- ~~9.~~ 10. Photographic processing.
- ~~10.~~ 11. Limited food processing.
- ~~11.~~ 12. Lumberyard and storage of lumber and similar building materials.
- ~~12.~~ 13. Storage yards, provided that the designated area for storage is screened with an opaque, nonvegetative material a minimum of six feet high.
- ~~13.~~ 14. Bottling plants.
- ~~14.~~ 15. Machinery sales.
- ~~15.~~ 16. Wholesale bakeries.
- ~~16.~~ 17. Storage garage.
- ~~17.~~ 18. Dry cleaning, dyeing, rug cleaning establishments.
- ~~18.~~ 19. Major vehicular repair, including machine shops.
- ~~19.~~ 20. Microbreweries, provided the following standards are met:
 1. No outdoor storage shall be permitted unless the area is enclosed by an opaque, non-vegetative screen a

minimum of six feet high.

2. All malt, vinous, or distilled liquor production shall be within completely enclosed structures.
3. By-products or waste from the production of the malt, vinous, or distilled liquor shall be properly disposed of off-site.
4. All mechanical equipment, visible from the street or adjacent to residential uses, shall be screened using architectural features consistent with the principal structure.
5. Loading areas shall not be oriented toward a public street, nor shall loading docks be located on the side of any building adjacent to a residential use. The loading areas shall be screened by a solid wall or opaque fence with a height of six (6) feet, in addition to any required landscape buffer.
6. Service doors facing a public street or an adjacent residential lot shall be screened by a solid wall or opaque fence with a minimum height of six (6) feet, in addition to any required landscape buffer.

(Ord. No. 2018-14, § 5, 11-6-18)

5.7.6.3. Conditional uses.

1. Restaurants including but not limited to diners, delicatessens, coffee shops, cafeterias, and cafes, provided these establishments are for the purpose of providing support for the district. Also, specialty food retail uses are permitted but only in conjunction with a restaurant use, and provided the specialty food retail use is ancillary to the primary restaurant use, not to exceed 25 percent of the building.

a. Use regulations.

1. Alcoholic beverage sales for consumption on premises only is permitted, provided the sale of alcoholic beverages is sold in conjunction with the sale of full-course meals; seats must be provided for the use of all customers; the sale of alcoholic beverages must be discontinued when the service of full-course meals is discontinued; tables of adequate size to accommodate the service of full-course meals must be provided in accordance with the number of chairs found at the table; the restaurant must be advertised and held out to the public to be a place where meals are prepared and served; adequate space must be provided for appropriate kitchen and dining room equipment and the number and kinds of employees must be employed for the purpose of preparing, cooking and serving meals for customers. The primary operation of the restaurant shall be for the preparation of cooking and serving of meals and not for the sale of alcoholic beverages; not less than 51 percent of the gross revenue of the business must be derived from the sale of food and nonalcoholic beverages; purchase and sales records must be kept in the same manner as would have to be kept for a 4-COP-SRX alcoholic beverage license; no such restaurant may be established closer than 1,500 feet to an existing business providing for the sale of alcoholic beverages for on-premises consumption within the M-1 zone (distance to be measured by the most direct vehicular access from the property line to property line); no sales for off-premises consumption shall occur; any violation of the above standards may result in the revocation of such use followed by an administrative hearing to be conducted by the city manager.
 2. Any restaurant selling alcoholic beverages in the M-1 or L-1 zone must be located on the perimeter of the industrial district.
 3. All alcoholic beverage sales shall comply with all applicable provisions of section 14.6.3.2, Alcoholic Beverage Sales—On-Premises Consumption, and section 3.12, Conditional Use.
2. Places of worship, provided the following are met:
 1. The site shall be located at the perimeter of the district, or where a street splits the district creating a boundary within the district.
 2. The site shall have direct access to a public street with a functional classification of collector or higher.

3. Sites shall meet current Land Development Code standards for site development, including but not limited to, paved driveway access from a street, paved parking, handicapped parking, landscaping, signage, and other relevant Code criteria.
 4. Sites shall comply with minimum distance and separation regulations as set forth in article XIV, sections 14.6.3.1 and 14.6.3.2, Alcoholic Beverage Sales, of the Land Development Code.
 5. Use shall comply with applicable provisions of article III, section 3.12, Conditional Use, of the Land Development Code.
3. Industrial/manufacturing uses not expressly prohibited, not in violation of the outlined performance standards, but not meeting the characteristics of permitted uses in this district.
 4. Child care facility, provided the following are met:
 1. The site shall be located at the perimeter of the district.
 2. The site shall have sufficient direct access to a public street with a functional classification of collector or higher.
 3. If the site includes a playground or other outdoor recreational facilities, such area shall be reasonably screened from the primary, frontage roadway, which screening shall consist of a decorative wall or fencing with buffering in the form of vegetation where buffer depth is sufficient to allow vegetation to form a generally opaque screen or decorative landscaping, berms and/or suitable combinations thereof, or other screening approved.
 5. The conditional use application shall include an architectural conceptual rendering of all (front, side, rear) elevations of the proposed building.

(Ord. No. 92-05, 6-2-92; Ord. No. 93-15, 9-21-93; Ord. No. 94-11, 8-16-94; Ord. No. 2010-09, § 2, 6-15-10)

5.7.6.4. Building height regulations.

Maximum building height: 35 feet.

5.7.6.5. Building site area requirements.

Area: 12,000 square feet.

Width: 75 feet.

Depth: 100 feet.

5.7.6.6. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR): 0.80 percent.

5.7.6.7. Maximum floor area ratio.

Maximum floor area ratio (FAR): 0.55 percent.

5.7.6.8. Yard regulations (front, side, and rear).

Front: 25 feet.

Side: five feet.

Rear: five feet.

5.7.6.9. Commercial use threshold and other non-industrial use threshold not part of a master industrial planned development plan.

Institutional, transportation/utility, retail commercial, personal service/office support, commercial/business service, commercial recreation, and transient accommodation uses, as ancillary uses to permitted uses in this district, shall not exceed a maximum of five acres. Any such use, alone or when added to existing contiguous like uses in excess of this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

(Ord. No. 92-18, 4-20-93; Ord. No. 2008-03, § 15, 2-19-08)

5.7.6.10. Uses adjacent to residential categories.

An appropriate buffer, as defined by buffer yard I in Appendix 2. Figures, drawings and specifications, except for a industrial/mixed use project requiring the submission of a master industrial planned development plan, shall be provided in and between the industrial limited land use category and an adjoining residential land use classification.

(Ord. No. 2008-03, § 16, 2-19-08)



City of Oldsmar
100 State Street West
Oldsmar, FL 34677

Attn: Planning Department

Bay CNC Machine LLC. located at 305 Scarlet Blvd Oldsmar, FL 34677 would like to formally request a revision to the M-1 zoning district standards under Section 5.7.6.2 to add language to allow for the manufacturing of gun parts. Please refer to the attached copy of 5.7.6.2 with the addition of 20. Manufacturing of gun parts of all kinds.

Thank you for your attention to this matter.

Leonardo Valdes
Owner
Bay CNC Machine LLC

Bay CNC Machine LLC
305 Scarlet Blvd
Oldsmar, FL 34677
(813) 362-9626