

Sec. 12. - District and intent—C-G, General Commercial District.

The provisions of this district are intended to apply to an area intended to be developed and preserved as a major commercial center serving the commercial needs of the community and region. The type of uses and other restrictions are intended to promote adequate protection from conflicts with adjacent residential and other noncommercial uses, and to minimize the interruption of traffic along adjacent thoroughfares.

- (A) PRINCIPAL USES AND STRUCTURES. The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:
- (1) All principal uses and structures allowed in section 10, P-S Professional Services District, and section 11, C-N, Neighborhood Commercial District, except residential uses and child care centers, day nurseries or kindergartens.
 - (2) Any other retail sales outlet of products sold directly to the consumer.
 - (3) Wholesaling from sample stocks.
 - (4) Dry cleaning establishments using noninflammable solvents and cleaning fluids as determined by the fire chief.
 - (5) Business service establishments.
 - (6) Commercial recreation structures such as theaters, driving ranges, bowling alleys, and similar uses except drive-in theaters (enclosed structures shall be air conditioned).
 - (7) Automobile laundry or quick wash.
 - (8) Liquor stores (retail) and cocktail lounges.
 - (9) Storage garage, public and private automobile parking.
 - (10) Repair service establishments such as household appliances, radio and television and similar uses.
 - (11) New and used automotive vehicles and agricultural equipment and mobile home sales and/or rentals with accessory uses subject to design standards provided in appendix A, article XIII, section 28 of the City Code.
 - (12) Professional business schools, vocational and trade schools, not involving operations of an industrial nature.
 - (13) Printing, bookbinding, lithography and publishing establishments, blueprinting, photostating.
 - (14) Package store, beer and wine.
 - (15) Hotels and motels with no more than fifty (50) units per gross residential acre and with a minimum living area per dwelling unit of no less than three hundred (300) square feet.
 - (16)

Retail automotive gasoline/fuel sales as an accessory use to convenience stores, subject to the following provisions:

- a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.
- b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.
- c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.
- d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.

(B) ACCESSORY USES AND STRUCTURES,

- (1) Customary accessory uses clearly incidental and subordinate to the principal use and in keeping with the intense commercial character of the district.

(C) SPECIAL EXCEPTIONS.

- (1) Automotive repair establishments when conducted entirely within an enclosed structure.
- (2) Service stations and car wash establishments, subject to the following provisions:
 - a. Minimum lot size: Ten thousand (10,000) square feet.
 - b. Minimum floor area: Three hundred (300) square feet exclusive of interior servicing area.
 - c. Height: Twenty-five (25) feet.
 - d. Setbacks other than required elsewhere in this district: 1) Gasoline pumps and other service island equipment: Twenty (20) feet from property line; 2) Building or other structure: Fifteen (15) feet each side.
 - e. Tank storage: Underground storage required for all receptacles for combustible materials in excess of two hundred (200) gallons.
 - f. A visual screen meeting the specifications of article XIII, section 5, Visual screens, Supplementary District Regulations, shall be provided along the rear and the length of the sides of the site.
- (3) Commercial recreation structures such as theaters, driving ranges, and bowling alleys, except drive-in theaters.

- (4) Telecommunications towers and antennas pursuant to article XIII, section 26.
- (5) Passenger transportation terminals with subordinate freight facilities.
- (6) Sewer lift stations.
- (7) Any other use in keeping with the intent of the district.
- (8) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
- (9) Mortuaries and funeral homes.
- (10) Security mobile home or facility located upon public or private property.
- (11) Child care centers, day nurseries or kindergartens.
- (12) Half-way houses.
- (13) A bar or lounge, with or without a package store, or a package store.
- (14) Self-service storage facilities, subject to the following provisions:
 - a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
 - b. There shall be a minimum of one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each fifty (50) storage units, and one (1) parking space for each five thousand (5,000) square feet of major recreational equipment storage area.
 - c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided.
 - d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft.
 - e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the self-service storage facility owner/operator.
 - f. Outdoor storage of major recreational equipment shall be permitted with the following conditions:
 1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least ten (10) feet in height or an on-site building. Where such outdoor storage area abuts a

right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.

2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.
3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.
4. Outdoor storage of vehicles such as cars or trucks shall not be permitted.
5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.
6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes, major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.
7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.
8. Major recreational equipment permitted under this section shall not be used as living quarters.

g. Landscaping: A five-foot landscape buffer shall be provided along all road rights-of-way and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the zoning code, of the city.

h. When the application for special exception is submitted, it shall be accompanied by a site plan addressing specific provisions identified herein, and shall be considered binding upon use as a self-service storage facility.

(15) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.

(16) Electronic communication/transmission facilities and exchanges.

(D) PROHIBITED USES AND STRUCTURES.

(1) Manufacturing activities, freight transportation terminals, storage, warehousing and other activities of a similar nature.

(2)

All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

(E) BULK REGULATIONS.

Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Minimum Floor Area	Maximum Height
7,500 sq. ft.	75 ft.	100 ft.	50%	300 sq. ft.	66 ft.

(F) MINIMUM YARD REQUIREMENTS.

Front setback—Twenty-five (25) feet.

Side interior lot setback—None, except where the use borders a district requiring setbacks, said setbacks shall also apply in this district along the abutting property line.

Side corner lot setback—Twenty (20) feet.

Rear setback—Twenty (20) feet, fifteen (15) feet when abutting an alley.

(Ord. No. 1618-3, § 3; Ord. No. 1618-7, § 5, 5-25-76; Ord. No. 1618-11, § 3, 5-10-77; Ord. No. 1-78, § 4, 1-10-78; Ord. No. 13-78, §§ 3, 4, 9-5-78; Ord. No. 17-78, § 1, 11-28-78; Ord. No. 2-79, §§ 3, 7, 3-6-79; Ord. No. 9-79, § 1, 12-11-79; Ord. No. 26-82, § 1, 5-25-82; Ord. No. 2-85, § 1, 1-8-85; Ord. No. 3-85, § 18, 1-8-85; Ord. No. 4-85, § 19, 2-12-85; Ord. No. 7-86, § 3(A), 4-8-86; Ord. No. 2-88, § 4, 2-9-88; Ord. No. 6-95, § 3, 4-11-95; Ord. No. 4-98, § 2, 1-27-98; Ord. No. 2-03, § 2, 7-22-03; Ord. No. 08-2008, § 2, 4-22-08; Ord. No. 16-2008, § 8, 7-22-08; Ord. No. 06-2020, § 2, 7-8-2020)