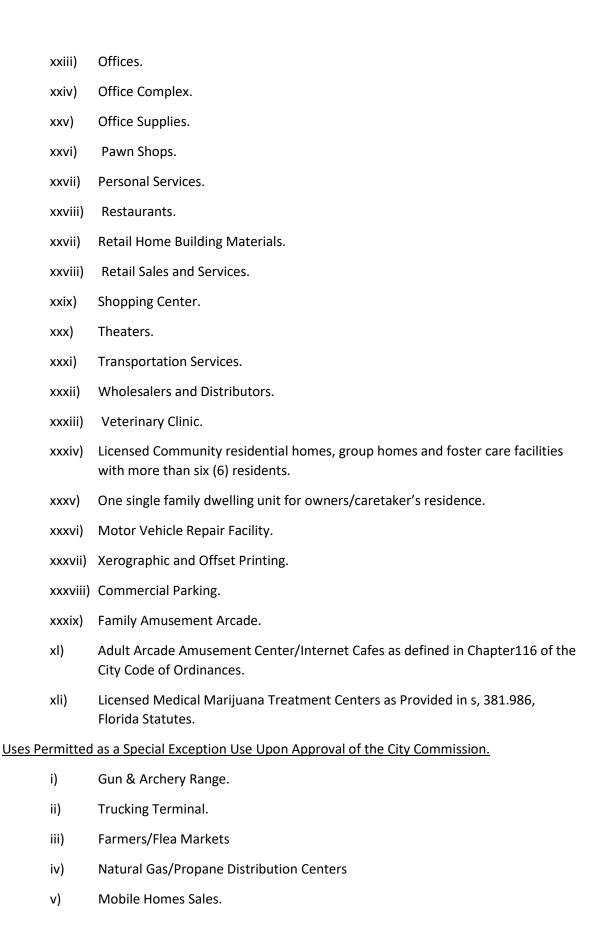
## **Chapter 154 Zoning District Regulations**

## Section 154.030 Establishment of Zoning Districts

C-2 "General Commercial." This district is established to implement comprehensive plan policies for managing commercial development. This district is designed to accommodate general retail sales and services.

# A) The following uses shall be permitted:

- i) Adult/Vocational Education.
- ii) Appliance/Electronic Repair Shops.
- iii) Athletic/Sports Facility.
- iv) Auction Houses.
- v) Banks.
- vi) Bars, Lounges and Night Clubs.
- vii) Boat Sales and Services.
- viii) Business Services.
- ix) Commercial/Industrial Equipment and Supplies.
- x) Convenience Stores with or without Fuel Operations.
- xi) Day Care Centers.
- xii) Equipment Rental.
- xiii) Financial Services.
- xiv) Furniture and Appliance Stores.
- xv) Game/Recreational Facilities.
- xvi) Health/Exercise Clubs.
- xvii) Hotels/Motels.
- xviii) Kennels.
- xix) Maintenance Contractors.
- xx) Medical Office/Clinic.
- xxi) Motor Vehicle Service Centers.
- xxii) Motor Vehicle Service Stations.



B)

- vi) Motor Vehicle and Boat Storage Facilities.
- vii) Motor Vehicle Dealer Sales.
- viii) Motor Vehicle Sales.

# C) <u>Uses permitted as a Conditional Use Approval of the City Commission</u>

i) Mini warehouses.

## D) <u>Uses Expressly Prohibited.</u>

- i) Residential uses, except as stated above in Section 154.030 (8)(A)(xxxvii) and (8)(A)(xxxviii).
- ii) Industrial uses.
- iii) Uses prohibited by City, State and Federal law.
- iv) Adult Entertainment.
- v) Outside storage.

## E) Other Possible Uses.

Any use not listed as permitted, permitted as a special exception use or prohibited may be allowed as a conditional use pursuant to Chapter 155 of the Code.

## F) Maximum Intensity Standard.

i) The maximum intensity standard shall be limited to seventy (70) percent impervious surface ratio (which includes building coverage), a maximum floor area ratio of .50, and a maximum building height of thirty-five (35) feet unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.

## G) <u>Design Standards</u>

- i) Minimum lot size shall be twenty thousand (20,000) square feet.
- ii) Minimum lot width shall be one hundred fifty feet (150') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.
- iii) Minimum setbacks requirements:
- a. Front yard: Fifty feet (50')
- b. Side yard: Ten feet (10'). A zero lot line is allowed on one side setback only with a minimum of ten feet (10') on the opposite side.
- c. Rear yard: Fifteen feet (15').
- iv) The minimum open space shall be twenty-five percent (25%).