

## 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.

- xxiii) Offices.
- xxiv) Office Complex.
- xxv) Office Supplies.
- xxvi) Pawn Shops.
- xxvii) Personal Services.
- xxviii) Restaurants.
- xxvii) Retail Home Building Materials.
- xxviii) Retail Sales and Services.
- xxix) Shopping Center.
- xxx) Theaters.
- xxxi) Transportation Services.
- xxxii) Wholesalers and Distributors.
- xxxiii) Veterinary Clinic.
- xxxiv) Licensed Community residential homes, group homes and foster care facilities with more than six (6) residents.
- xxxv) One single family dwelling unit for owners/caretaker's residence.
- xxxvi) Motor Vehicle Repair Facility.
- xxxvii) Xerographic and Offset Printing.
- xxxviii) Commercial Parking.
- xxxix) Family Amusement Arcade.
- xl) Adult Arcade Amusement Center/Internet Cafes as defined in Chapter 116 of the City Code of Ordinances.
- xli) Licensed Medical Marijuana Treatment Centers as Provided in s. 381.986, Florida Statutes.

B) Uses Permitted as a Special Exception Use Upon Approval of the City Commission.

- i) Gun & Archery Range.
- ii) Trucking Terminal.
- iii) Farmers/Flea Markets
- iv) Natural Gas/Propane Distribution Centers
- v) Mobile Homes Sales.

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

C) Uses permitted as a Conditional Use Approval of the City Commission

- i) Mini warehouses.

D) Uses Expressly Prohibited.

- 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) Design Standards

- 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%).