

DIVISION 8. - C-1 CENTRAL COMMERCIAL DISTRICT

FOOTNOTE(S):

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Cross reference— Businesses, ch. 22.**Sec. 118-531. - Intent.**

The C-1 central commercial district is intended to serve most of the trade and service requirements of the city and the surrounding area, and to concentrate such facilities in a convenient central location in such a manner as to minimize the need for small, scattered commercial areas.

*(Code 1988, § 24-46(a))***Sec. 118-532. - Principal permitted uses and structures.**

Permitted principal uses and structures in the C-1 central commercial district are as follows:

- (1) Retail establishments.
- (2) Eating and drinking establishments.
- (3) Offices, studios.
- (4) Financial institutions.
- (5) Hotels.
- (6) Private clubs and lodges.
- (7) Personal services.
- (8) Recreational and entertainment uses.
- (9) Public buildings.
- (10) Churches.
- (11) Upper story residential.

*(Code 1988, § 24-46(b)(1); Ord. No. 97-31, § 7, 9-11-97; Ord. No. 13-27, § 2, 6-27-13)***Sec. 118-533. - Permitted accessory uses and structures.**

Permitted accessory uses and structures in the C-1 central commercial district are the customary accessory uses and structures, except that no such accessory use shall be of a nature prohibited as a principal use. The permitted accessory uses and structures for churches in the C-1 central commercial district include a meeting hall, parsonage, baptismal fountains, and columbarium.

*(Code 1988, § 24-46(b)(2); Ord. No. 13-27, § 2, 6-27-13)***Sec. 118-534. - Special exceptions.**

In the C-1 central commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) All types of businesses in buildings not of standard construction or without restroom facilities.
- (2) Planned shopping centers.
- (3) Service stations.
- (4) Educational facilities as an accessory use to a church.

- (5) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses in the C-1 district.

(Code 1988, § 24-46(b)(3); Ord. No. 98-30, § 1, 5-28-98; Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-535. - Prohibited uses and structures.

In the C-1 central commercial district, the uses and structures prohibited are as follows:

- (1) Single-family, two-family and mobile home parks.
- (2) Manufacturing and warehousing activities, freight, or cargo transportation terminals, truck parking facilities, and other activities of similar nature.
- (3) Industrial activities.
- (4) Body art establishments.
- (5) Mobile body art establishments.
- (6) All uses not specifically or provisionally permitted in this division.
- (7) Any use not in keeping with the commercial character of the district.

(Code 1988, § 24-46(b)(4); Ord. No. 99-38, § 1(b), 5-27-99; Ord. No. 11-05, § 3, 3-24-11)

Sec. 118-536. - Minimum lot requirements.

In the C-1 central commercial district, the minimum lot requirements, when permitted by special exception, are as follows:

- (1) Multifamily, subject to requirements for the R-NC district.
- (2) Planned shopping centers, subject to subdivision III of division 3 of article V of this chapter.
- (3) Other uses, subject to requirements of the appropriate use.

(Code 1988, § 24-46(c))

Sec. 118-537. - Maximum lot coverage.

In the C-1 central commercial district, there is no limitation on the maximum lot coverage, except such as is involved in the provision of off-street parking and loading space.

(Code 1988, § 24-46(d))

Sec. 118-538. - Minimum yard requirements.

- (a) In the C-1 central commercial district, the minimum yard requirements are as follows:
 - (1) Front yard: 25 feet (see subsection (b) of this section).
 - (2) Side yard: none, except 15 feet when abutting a public street. (See subsection (c) of this section.)
 - (3) Rear yard: 25 feet (see subsection (b) of this section).
- (b) The planning and zoning board may, upon appeal by the applicant, reduce or waive the minimum front and rear yard requirements, provided the following determinations are made:
 - (1) The required yards would prevent the continuous development of a compact and coordinated row of commercial buildings fronting on an already established commercial block or shopping area.
 - (2) Off-street parking space required under this division has been provided off the premises in accordance with article VIII of this chapter or within the principal building being proposed or has been waived entirely.
 - (3) The required yards would severely limit the overall utilization of the property and would detract from the overall desirability of the adjoining buildings and premises.
- (c) If a side yard is provided it shall be not less than ten feet in width.

(Code 1988, § 24-46(e))

Sec. 118-539. - Maximum height of structures.

In the C-1 central commercial district, there is no maximum height of structures.

(Code 1988, § 24-46(f))

Sec. 118-540. - Off-street parking and loading.

The minimum off-street parking and loading requirements for the C-1 central commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-46(g))

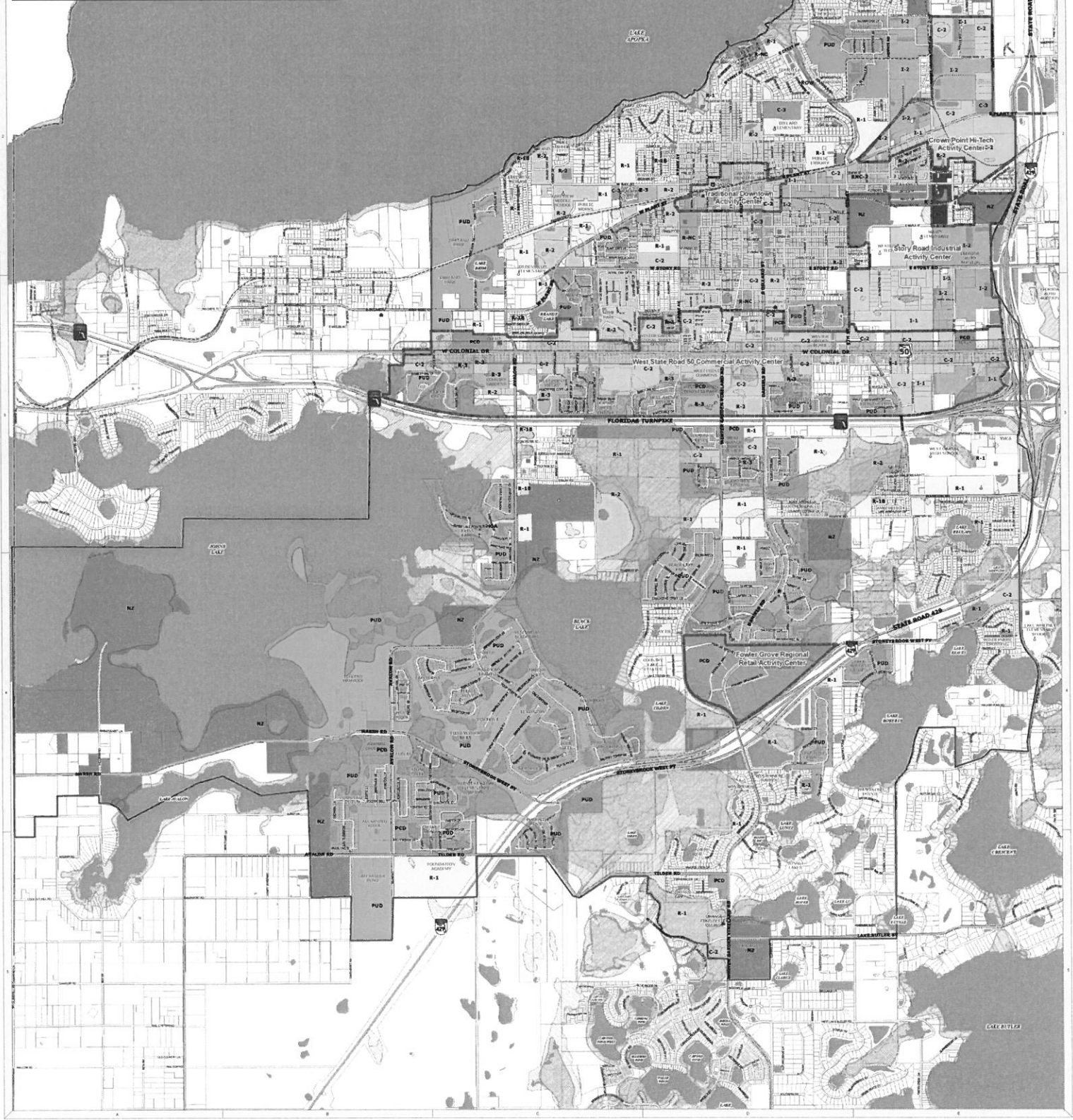
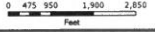
Secs. 118-541—118-575. - Reserved.

**City of Winter Garden
Zoning Map
August 2010**

- City Hall
 - Fire Stations
 - Library
 - Museum
 - Police Station
 - Post Office
 - Schools
 - Parks & Recreation
 - Railroads
 - Joint Planning Area
 - Activity Centers
 - Major Roads
- ~ Roads
 - SR 50 Overlay
 - West Orange Trail
 - County Line
 - Waterbodies
 - Wetlands
 - Floodplains
 - C-1
 - C-2
 - C-3
 - I-1
 - I-2
- NZ
 - PCD
 - PUD
 - R-1
 - R-1B
 - R-2
 - R-3
 - R-4
 - R-5
 - R-NC
 - RNC-2



Data source for data maintained by other agencies:
The aerial map was obtained from the Department of Transportation. The north, county line, and FEMA floodplain layers were obtained from Orange County. The wetlands were obtained from St. Johns River Water Management District.



City of Winter Garden Future Land Use Map 2020

- City Hall
 - Fire Stations
 - Library
 - Museum
 - Police Station
 - Post Office
 - Schools
 - Parks & Recreation
 - ~ Railroads
 - ~ West Orange Trail
 - ~ Activity Centers
 - ~ Wekiva Study Area
 - ~ Joint Planning Area
 - ~ Major Roads
 - ~ Roads
 - ~ SR 50 Overlay
 - ~ County Line
 - ~ Waterbodies
 - ~ Wetlands
 - ~ Floodplains
- Future Land Use**
- LR - Low Density Residential - 6 DUs per acre
 - SUB - Suburban Residential - 4 DUs per acre
 - MR - Medium Density Residential - 10 DUs per acre
 - NC - Residential Neighborhood Commercial - FAR - 0.35; RES - 6 DUs per acre
 - VIL - Urban Village - FAR - 0.3; RES - 4 DUs per acre
 - COM - Commercial - FAR 0.35
 - DT - Downtown Transitional - FAR - 0.4; RES - 10 DUs per acre
 - TD - Traditional Downtown - FAR - 0.75; RES - 25 DUs per acre
 - BC - South Beltway Center - FAR 0.4/0.5 (including residential)
 - MUD - Multi Use Development - FAR - 0.50; RES - 8 DUs per acre
 - I - Industrial - FAR - 0.35
 - MOI - Multi Office Industrial - FAR - 0.35
 - INT - Institutional - FAR - 0.35
 - CON - Conservation - FAR 0.2
 - OC - See Orange County Future Land Use Map



Notes relative to data maintained by other agencies:
The railroad line was obtained from the Department of Transportation. The roads, county line, and FEMA floodplains layers were obtained from Orange County.
The wetlands were obtained from St. Johns River Water Management Center.

