

4. BUSINESS OR COMMERCIAL AREAS: The use of all lands, designated "business", "commercial", or "special business" on the master development plan for St. Augustine Shores, shall be in accordance with the following requirements:

Permitted Principal Uses and Structures.

- A. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen bake shop (but not wholesale bakery), drugs and similar products.
- B. Service establishments such as barber or beauty shops, shoe repair shop, restaurant (but not drive-in restaurant), interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, drycleaning and laundry package plants in completely enclosed building using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises, and similar activities.
- C. Medical and dental offices and clinics.
- D. Churches (except temporary revival establishments), provided that minimum parcel size shall not be less than 2 acres.
- E. Libraries.
- F. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, and homes for orphans and the aged, provided that such facility shall have a lot area of less than one (1) acre, that no building in connection with such facility shall be closer than 200 feet to any residential area, and all other State and County regulations in regard to such establishments are met.
- G. Art gallery, museum, community center, and little theatre.
- H. Research laboratories not involving odors, noise, smoke, or other obnoxious effects detectable to normal senses from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
- I. Professional and business offices.
- J. Bank and financial institutions, travel agencies, employment offices, and similar establishments.
- K. Private clubs.
- L. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
- M. Service establishments such as blueprinting, job printing, funeral home, marina, radio and television repair shop, veterinarian in soundproof building, and similar uses.
- N. Commercial indoor recreational facilities such as motion picture theatre, billiard parlor, swimming pool, bowling alley, and similar uses.

- O. Hotels, motels.
- P. Vocational, trade, and business schools.
- Q. Union halls.
- R. Indoor skating rink in a completely enclosed building.
- S. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motor bus or other transportation terminals.
- T. Sale of alcoholic beverages with alcoholic content not more than 14 percent for consumption off premises.
- U. Sale of second hand merchandise in a completely enclosed building.

The above uses are subject to the following limitations:

- A. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent of floor space to be devoted to storage.
- B. Products to be sold only as retail.

Permitted Accessory Use and Structures.

- A. Accessory uses and structures are permitted in business or commercial areas provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principle use of structure and; unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principle use. Where a building or portion thereof is attached to a building or structure containing such principle use, such building or portion shall be considered as a part of a principle building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall not be located in required front or side yards.
- B. Parking lots.
- C. On the same premises and in connection with principal permitted uses and structures, dwelling units only for occupancy by owners or employees thereof.

Permissible Uses by Exception.

- A. Automobile service stations.
- B. Miniature golf course; pony ride; practice driving range.
- C. Retail establishments manufacturing goods for sale only at retail on premises.
- D. Night clubs, package store for sale of alcoholic beverages; bar or tavern for on-premise consumption of alcoholic beverages.
- E. Drive-in restaurant.
- F. Retail plant nurseries.
- G. Retail outlets for tires, batteries and automobile accessories.
- H. Radio or television broadcasting office, studio, transmitter, antenna, and line of sight relay office.