

62.132. - Uses.

- (a) *Principal.* No building, structure, land or water shall be used, in whole or in part, except for one or more of the following uses:
- (1) Offices for professional services, nonprofessional and any other type of office where the service of the office does not involve the transfer of a commercial product at the office site, such as, but not limited to, attorney, doctor, accountant, engineer, real estate, etc.
 - (2) Hospital.
 - (3) Medical clinic and medical laboratories.
 - (4) Funeral homes and mortuaries.
 - (5) Existing single-family and multifamily residential dwellings as of the effective date of this part.
- (b) *Accessory.* The following uses may be used in conjunction with one or more of the principal uses:
- (1) Pharmacies for the sale of drugs and pharmaceutical products.
 - (2) Apothecary.
 - (3) Florist.
 - (4) Card/candy gift shop.
 - (5) Enclosed storage spaces.
 - (6) Ordinary public utility uses and rights-of-way.
 - (7) Public parking areas.
 - (8) Cafeteria, restaurant or food service facility for the sale and service of food products, including beer and wine, in a "hospital," as defined by Florida Statutes.
- (c) *Special exception.* When, after review of an application with plans pertinent thereto and hearing thereon, the board of adjustment finds that the proposed use or uses are in harmony with the purpose and intent of this Zoning Ordinance and with the comprehensive plan and with the public interest, the following conditional uses may be granted:
- (1) Emergency helistops ancillary to a licensed hospital, as the term "hospital" is defined by Florida Statutes, and meeting all criteria, regulations and requirements set forth in Part VIII of this Code.
 - (2) Community residential home, six (6) or fewer residents meeting the requirements in Section 83.00 of this Code.

- (3) Funeral homes and mortuaries.
 - (4) Care unit, fourteen (14) or fewer residents.
 - (5) Medically related commercial retail businesses.
 - (6) Public buildings.
 - (7) Swimming pools.
 - (8) Veterinarian clinic; all activities to be within an air conditioned building.
 - (9) In-home child care in existing single-family residential dwellings, subject to all conditions, limitations and restrictions set forth in subsection 80.03(A)(11) of this Code.
- (d) *Prohibited.* The following uses are specifically prohibited in this district:
- (1) New single-family and multifamily residential dwellings constructed after the effective date of this part.
 - (2) Retail, wholesale businesses.
 - (3) Mobile homes.
 - (4) Warehousing.
 - (5) Open storage.
 - (6) Adult business establishments.

(Ord. No. 1379-2005, § 1, 6-1-05; Ord. No. 1530-2009, § 2H., 9-23-09; Ord. No. 1794-2020, § 1, 11-18-20)

62.133. - Lot requirements.

- (a) *Area.* The minimum lot area required is seven thousand (7,000) square feet.
- (b) *Width.* The minimum lot width required is fifty (50) feet.

62.134. - Setback requirements.

- (a) *Front.* The minimum front setback required is twenty-five (25) feet.
- (b) *Rear.* The minimum rear setback required is ten (10) feet.
- (c) *Side.* The minimum side setback required is five (5) feet.
- (d) *Notes:*
 - (1) When the frontage in one block is located partly in a residential district then the requirements of the residential district shall apply.
 - (2) When the side or rear of a lot in a P1 district abuts upon the side or rear of a lot in a

residential district, there shall be a side or rear setback of not less than twenty (20) feet.

- (e) *Corner lots.* Corner lots shall have a setback of not less than twenty-five (25) feet from both street rights-of-way.
- (f) *Measurements.* The exterior wall of a building, or the wall or roof vertical support of an addition, shall be considered the building line when measuring.

62.135. - Building requirements.

- (a) *Lot coverage.* The maximum allowable lot coverage is eighty (80) percent of the land that may be covered by the principal and accessory buildings or structures, including driveways and parking lots.
- (b) *Height.* The maximum building height is thirty-five (35) feet.

(Ord. No. 1344-2004, § 1, 5-5-04; Ord. No. 1371-2005, § 1, 4-20-05)

62.136. - Special requirements.

- (a) *Buffer walls,* subject to Section 81.35 of this Code.
- (b) *Signs.* Signs shall be constructed in conformance with the requirements of Section 86.00, of this Code.
- (c) *Site plan.* A site plan shall be submitted pursuant to Part III.
- (d) *Dumpster visual barrier.* See Section 57.58 of this Code.
- (e) *Landscaping.* All applicable provisions of Section 40.30 of this Code are hereby incorporated in this section by reference, and the same constitute special requirements under this section.

(Ord. No. 1144-97, § 15, 8-20-97)