

Table 4 - 3: Schedule of Uses – Non-Residential Zoning Classifications

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
COMMERCIAL/RETAIL USES										
Auction parlors (excluding motor vehicles & heavy equipment)				P	P	P				P
Automobile driving schools					P	P				P
Automobile service station, Type A	6.24				P	P	P			P
Automobile service station, Type B	6.24					P	P			P
Automobile and motorcycle vehicle sales						P				P
Automotive, bicycle, boat, motorcycle, mobile home and recreational vehicle, trailer, truck sales, rental storage (not including salvage or junkyards) or service establishments							P	S		P
Bars and liquor stores				P	P	P				P
Bars as accessory to hotels and restaurants							P			
Bars as accessory uses to principal use				P	P	P	P	P		P
Bars with outside service and consumption of alcoholic beverages	6.44			P	P	P	P	P		P
Brewery						P				P
Cafeterias				P	P	P				P
Convenience stores with or without gas sales, limited number of pumps*			P	P	P	P	P	P		P
Convenience stores with gas sales				S	S	S	S			
Drive-through facilities	6.30				P	P	P			
Hotel/motel					S	S	P	S		
Dental laboratories					P	P				P
Farmer's Market		P								
Fireworks sales				S	S	S	S			

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	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Moving and storage companies						S				P
Nightclubs					S	S	S			
Nightclubs (ancillary to principal water-dependent use).								S		
Pawnshops						P				P
Pest exterminators					P	P				P
Pharmacies, medical marijuana dispensary, sundries			P	P	P	P				P
Physical fitness center			P	P	P	P				P
Restaurants, Types A and B.				P	P	P	P	P		
Types A and B, contained within an industrial structure										P
Type B, accessory to a convenience store			P	P	P	P	P			
Type A and bars with outside entertainment	6.41			S	S	S				
Type A with outside service of alcoholic beverages	6.44			P	P	P		P		
Retail Uses, General			P	P	P	P	P	P		S
Rug cleaning establishments						P				P
Self-storage facilities					S	P				P
Tire sales						P	P			P
Warehouses						S				P
Wholesale retail plant nursery					P	P				P
SERVICE USES										
Animal hospitals					S	S				S
Car washes					S	P	P			P
Catering Services					P	P				P
Day care center	6.29		S	S	S				S	
Financial institutions			S	P	P	P		S	P	P
Funeral home with crematory as an accessory use.					S	P				P
General offices			P	P	P	P			P	P
GENERAL USES										

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	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Laundry and dry-cleaning establishments			P	P	P	P	P			
Medical offices					P	P			P	P
Personal Service Uses			P	P	P	P	P	P	S	S
Printing and publishing establishments				P	P	P				P
Veterinary clinics					P	P				P
INDUSTRIAL USES										
Blood bank and laboratory										P
Industrial, light – see section for definition										P
Industrial, medium-see section for definition										P
Outdoor storage as principal use	6.42									P
Outdoor display and storage of vehicles	6.7					P				P
Outdoor display as accessory to principal use			P	P	P	P				P
INSTITUTIONAL USES										
Art, dance, music schools/ studios				P	P	P				P
Assisted living facilities (ALF)	6.23				P	S				
Government Buildings		P	P	P	P	P	P	P	P	P
Government owned public safety facilities		P	P	P	P	P	P	P	P	P
Group homes	6.23				S					
Hospitals					S	S				
Houses of worship	6.34		S	S	S	S	S	S	S	
Libraries		P	P	P	P	P	P	P	P	P
Museums		P			P					
Nursing homes	6.23				S	P				
Public schools		P	P	P	P	P				
Public Uses		P	P	P	P	P	P		P	P
Schools, parochial or private	6.34				S	S	S			
Private clubs and lodges	6.46				P	P				P
Professional or trade schools related to permitted uses					S	S	S			S

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	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
MISCELLANEOUS USES										
Adult bookstores	6.21									P
Adult theaters	6.21									P
Bus stations		S	S	S	S	S	S	S	S	S
Employment agency for day services			P	P	P	P			P	P
Exempt excavations requiring a permit	6.31	S								
Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements				P	P	P	P	P		P
Marina and all associated marina uses as described in B-7	6.38							P		
Mobile recreational vehicle and shelter parks	6.40							S		
On-site internet or computer access			P	P	P	P	P			P
Pain management clinics registered with the Florida Department of Health										P
Radio and television broadcasting stations						P				P
Riding Stables		P								
Pole/pylon signs within 1,000 linear feet of Interstate 4 (I-4)	6.35						S			
Tattoo and body piercing parlors						S				P
Water Dependent Uses								P		
RECREATIONAL USES										
Publicly owned parks and recreational areas	6.48	P	P	P	P	P	P	P	P	P
Recreation facilities, indoor				P	P	P				P
Recreation facilities, active/outdoor	6.32				P	P				P
RESIDENTIAL USES										

	See Section	P	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Live work unit			P	P	P	P				
UTILITY USES										
Communication towers 70' or less in height	6.28	P	P	P	P	P	P	P	P	P
Communication towers exceeding 70' in height	6.28	S	S	S	S	S	S	S	S	S
Public uses not specifically allowed as a permitted use		S	S	S	S	S	S	S	S	S
Public utility uses and structures	6.47	P	S	S	S	S	S	S	S	S
Publicly owned or regulated water supply wells.	6.49	P	P	P	P	P	P	P	P	P
Essential utility services.		P	P	P	P	P	P	P	P	P
Plant facilities for essential utility services		P	P	P	P	P	P	P	P	P
Potable water treatment plant		P	P	P	P	P	P	P	P	P
Wastewater treatment plants		P								

P=Permitted; S=Special Exception

Sec. 4.8. Dimensional requirements.

(a) General rules

- (1) *Multiple use of required space prohibited.* No part of a yard, or other required open space, or of the off-street parking or loading spaces for one structure, shall be included as part of a yard, open space or off-street parking or loading space requirements for any other structure, unless otherwise expressly permitted by this Code.

(Ord. No. 01-99, § 1(301.2(503.00)), 11-3-1999)

- (2) *Exceptions to minimum yard requirements.* Every part of every yard shall be open and unobstructed from the ground up, except as follows:

- In all zoning classifications, accessory structures may be located in yards to the extent permitted by Chapter 6.
- In all zoning classifications, off-street parking lots may be in yards to the extent permitted by Chapter 7, but not within buffers.
- Moveable awnings, chimneys, pilasters, roof overhangs, unenclosed balconies and unenclosed stairways may project into any yard for 3½ feet or half of the yard, whichever is less.
- In all residential classifications, where a lot is situated between two lots, each having a principal building which projects beyond the minimum front yard requirements for its classification, its minimum front yard requirement shall be the average of the distance between the front lines and the fronts of the principal buildings on the adjacent properties.
- If, because of prior zoning regulations, or because of a unified plan of development, or for any other reason, a majority of the houses already constructed in a particular residential neighborhood observe a setback greater

Table 4 – 6: Dimensional Standards – Non-Residential Zoning Classifications

	B-2	B-3	B-4	B-5	B-6	B-7	B-9	I-1
Minimum project/lot size (sq. ft./acres)	10,000	5 ac; 1 ac for outparcels	20,000	1 ac	20,000	1 ac	20,000	1 ac
Minimum lot width (feet)	50	150; 50 for outparcels	50	100	100	100	50	100
Minimum yard size (feet):								
• Front	30	100 35 for outparcels	35	35	40	35	35	30
• Rear:								
- abutting residential or MH zoned property	35	100	35	35	35	35	35	35 ¹
- Other	20	50	10	25	25	10	20	20 ¹
• Side/Side, corner lot:								
- abutting res or MH zoned property	35	100	35	35	35	35	35	35 ¹
- Other	10	50 (10 if abutting B-3)	10	10	10	10	10	10 ¹
• Waterfront	25	50	25	25	25	25	25	25 ²
Maximum building height (feet)	35	40	40	40	40	40	35	35 (45 if abutting a res classification)
Maximum lot coverage (percent)	35 ³	35	35	35	35	35	35	35

¹For buildings over 35' in height, the side and rear yards shall be increased by one foot of yard for each foot of building over 35'

²For buildings over 35 feet in height, the waterfront yard shall be increased one foot for each foot of height over 35'

³Developments in the B-2 zoning classification shall be restricted to 5,000 square feet for each use.

- d. Parking requirement. Existing buildings shall not be required to meet the parking requirements of this Chapter.
- (c) Single-Family Homes and Duplex Units. The provisions of this Chapter do not apply to single family homes/developments or duplex units.
- (d) Change in Use. A change in use without any modification to the site does not require compliance with this Section as long as the new use is permitted in the overlay district, and the new use does not require additional parking, loading zone, or buffering.
- (e) Agricultural exemption. All land with an underlying agricultural zoning designation shall have the right to utilize the property for agricultural purposes until such time that the property owner chooses to develop under these overlay standards.
- (f) Images. This article was created with images and figures as important visual aids to enhance understanding and comprehension of plan-making and development, however, in the event there is a conflict or inconsistency between the text of this document and any figure or illustration, the text shall prevail.
- (g) Non-conforming lots, structures and uses. All non-conforming properties, uses and structures shall be subject to Section 1.6, Nonconforming lots, structures and uses, of the city Land Development Code.
- (h) Approval for change of exterior design required. Any exterior change of any nonresidential structure or multifamily structure in a Planned Unit Development, overlay district or conventional zoning classification shall require review and approval by the Growth Management Director. Such changes shall include, but not be limited to, materials, roof finishes and signage. The purpose of such approval shall be to ensure that any exterior change is consistent with the intent and requirements of this article. Routine maintenance and replacement of materials which do not affect the approved exterior design shall be exempt from this subsection.

Division 2. Land Use and Site Design

Sec. 5.18. Permitted Uses.

Refer to the tables of uses in Chapter 4 (Zoning) for a list of permitted uses in the underlying zoning classification. Certain uses are regulated as per the table below. Accessory and temporary uses and structures shall meet the requirements of Chapter 6, unless otherwise specifically addressed in this chapter. While the list of allowable uses in Chapter 4 is expansive the following uses may be listed as permitted in the zoning classifications but shall be permitted (P), permitted by special exception (S), or prohibited (N) within the Overlay Districts as noted below.

Table 5-1 Land Use Table

USES	Corridors	Highbanks Node	Village Center	South US 17- 92
ALF	P	N	N	P
Auction Parlors	P	N	N	P
Automotive, boat, motorcycle, mobile home and recreational vehicle sales or rentals.	N	N	N	N
Automobile driving schools	P	N	N	N
Automotive Service	S	N	N	P
Bars and liquor stores as principal use or freestanding use	S	S	N	N

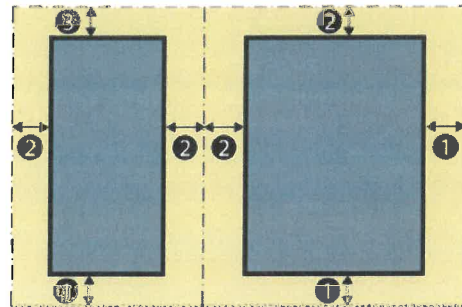
Bars and liquor stores less than 5000 gross sq ft or located in shopping center with minimum 100000 sq ft.	P	P	P	P
Carwashes	S	N	N	S
Club, Bottle	N	N	N	N
Daycare	P	N	N	N
Firework Sales	S	S	N	N
Funeral Home	N	N	N	S
Household Moving Center	N	N	N	N
Kennel	S	S	S	S
Movie theater above 10000 sq.ft.	P	N	N	P
Night Clubs more than 5000 sq.ft.	N	N	N	N
Outdoor Display (Sec 6.8)	P	P	P	P
Outdoor Storage	N	N	N	N
Outdoor service for restaurant	P	P	P	P
Outdoor service of alcohol with/ without entertainment	P	P	P	P
Pawn Shops	N	N	N	N
Retail more than 10000 sq. ft.	P	P	N	P
Recreation, indoor	P	P	P	P
Self-Storage	S	N	N	S
Tattoo excluding permanent makeup	N	N	N	N

Sec. 5.19. Building Setbacks.

The intent of the building setback standards is to shape the public realm and to strengthen the physical and functional character of the area. Buildings in the Overlay Districts must meet the following setbacks. Figure 5-2 depicts the location of setbacks.

- (a) Minimum Front: Refer to Table 5-2
- (b) Maximum Front (Build-to-line): Refer to Table 5-2.
- (c) Side: 5' minimum.
- (d) Rear: 10' minimum; 20' minimum if adjacent to a single-family residential zoning classification.
- (e) Maximum impervious surface: Refer to Table 5-2.
- (f) Parking shall not be allowed between the building and the primary street's Right-of-Way (ROW).

Figure 5 - 2: Building Setbacks



① Front; ② Side; ③ Rear

ARTICLE IV. – SOUTH 17-92 OVERLAY DISTRICT

Sec. 5.9. Purpose and Intent.

The purpose of the South 17-92 Overlay District is to provide additional development restrictions and opportunities within the area along South U.S. 17-92 consistent with the adopted Comprehensive Plan. The Comprehensive Plan provides for mixed-use and commercial development to support the overall growth and development of the City. It is the intent of this Article that adequate flexibility be provided to accommodate the purposes and style of development described in the Comprehensive Plan.

Sec. 5.10. Applicability

The provisions of this Article shall apply within the area identified on Figure 5-1: Overlay Districts Map as the "South 17-92 Overlay District."

Sec. 5.11. Use and Development standards

- (a) Shared driveways between adjacent parcels are required for developments where driveway separations per this Code cannot be provided. Shared driveways will be encouraged in all other developments in consideration of driveway separations, median openings, and distance to street intersections. Coordinated development on a single parcel or coordination of developments on adjacent parcels under a unified development plan is encouraged. Where parcels are combined for development purposes, a unity of title agreement must be recorded ensuring that multiple parcels remain under a common ownership or control. The City Council may allow a reduction in the lot area and/or frontage requirements where adjacent developments are coordinated so as to meet the intent of this provision.

- (b) Permitted uses in the South 17-92 Overlay District shall be as regulated by Table 5-1 in Section 5.18.

(Ord. No. 01-99, § 1(302.2), 11-3-1999; Ord. No. 16-04, § 2, 11-3-2004; Ord. No. 02-12, § 2(Exh. A), 9-5-2012)

ARTICLE V. – VILLAGE CENTER OVERLAY DISTRICT

Sec. 5.12. Purpose and intent.

The purpose of the Village Center Overlay District is to introduce both development restrictions and opportunities within its boundaries, aiming to fortify and guide development toward existing communities while fostering walkable neighborhoods. This overlay district promotes the creation of a compact, multiuse, and mixed-use development area encompassing retail, office, and service spaces, contributing to the overall growth and development of the City. Located just south of the Highbanks Road Node along the US 17-92 corridor as described in Article VI of this Chapter, the Village Center Overlay District is strategically positioned as a regional roadway segment connecting multiple communities. Designed to accommodate a diverse range of uses, this overlay district serves the adjoining neighborhoods and passing motorists. The vision for this section of US 17-92 includes a commitment to high-quality development, portraying the City's arrival with an image of a pedestrian and bicycle-friendly environment.

Sec. 5.13. Applicability.

The provisions of this section shall apply within the area identified on Figure 5-1: Overlay Districts Map as the "Village Center Overlay District."

Sec. 5.14. Permitted Uses

Permitted uses in the Village Center Overlay District shall be as regulated by Table 5-1 in Sec. 5.18.

(Ord. No. 01-99, § 1(302.1), 11-3-1999; Ord. No. 16-04 § 1, 11-3-2004; Ord. No. 22-02, § 3, 12-11-2002; Ord. No. 10-11 § 2, 10-5-2011; Ord. No. 02-12, § 2 (Exh. A), 9-5-2012)

ARTICLE VI. FORM-BASED CODE OVERLAY DISTRICTS: NODES AND CORRIDORS

Healthy cities have a mixture of activity centers and mixed-use corridors. The activity centers typically contain the most intensive commercial activity, and the corridors feature a variety of building types along streets designed for all