

**City of Boynton Beach – Development Regulations – Commercial C-2 Zoning**

1. General. The purpose of the C-2 zoning district is to implement the local retail commercial (LRC) future land use map (FLUM) classification of the Comprehensive Plan. The intent of this conventional district is to allow low-intensity commercial uses of a retail convenience that are intended to serve and which are in close proximity to individual residential neighborhoods. Generally, the desired locations of these commercial areas would be at the periphery of one (1) or more neighborhoods along roadway classifications that are able to support the additional traffic.

2. Use(s) Allowed. See "Use Matrix Table 3-28" in [Chapter 3, Article IV, Section 3.D.](#)

3. Building and Site Regulations (Table 3-16). No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used unless the premises and buildings shall comply with the following regulations:

<b>BUILDING/SITE REGULATIONS</b> <i>C-2 District</i> (Overlay regulations may apply. See Section 8 below.)	
<b>BUILDING/SITE REGULATIONS</b> <i>C-2 District</i> (Overlay regulations may apply. See Section 8 below.)	
<b>Minimum lot area:</b>	5,000 s.f.
<b>Minimum lot frontage:</b>	50 feet
<b>Minimum lot depth:</b>	100 feet
<b>Minimum yard setbacks:</b>	
Front:	30 feet
Rear:	20 feet
Abutting: Residential district(s)	30 feet
Interior side:	15 feet
Abutting: Residential district(s)	30 feet
Corner side:	20 feet
<b>Maximum lot coverage:</b>	40%
<b>Maximum Floor Area Ratio (FAR)</b>	0.50 <sup>1</sup>
<b>Maximum structure height:</b>	25

<sup>1</sup> A floor area ratio (FAR) up to 0.50 may be considered for local retail commercial uses allowed within the C-2 district (see "Use Matrix" – [Chapter 3, Article IV, Section 3.D.](#)), pursuant to the local retail commercial future land use classification of the Comprehensive Plan.

4. Review and Approval Process. Pursuant to [Chapter 2, Article II, Section 2.F.](#), site plan approval shall be required for the construction or modification of a non-

residential building, structure, or improvement, including any area allocated to an accessory residential unit.

5. Parking. Required off-street parking is regulated in accordance with [Chapter 4, Article V](#), Minimum Off-Street Parking Requirements.