

DIVISION 9. - C-1A NEIGHBORHOOD BUSINESS DISTRICT

Footnotes:

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Cross reference— *Businesses, ch. 18.*

Sec. 102-491. - Uses permitted.

In the C-1A neighborhood business district, all uses shall be done within a completely enclosed building, except where expressly allowed in Section 102-1045, and no building or premises shall be used and no building shall be erected or structurally altered which is arranged, intended or designed to be used for other than one or more of the following uses subject to the intensity limitations designated in Subdivision III of Division 9 of Article VII of this Chapter:

- (1) Any use permitted in the R-3 multiple-family dwelling district, except that mobile home parks shall not be permitted.
- (2) Sale of dairy products, fruits, vegetables, meats and groceries.
- (3) Sale of dry goods, clothing, shoes and accessories.
- (4) Sale of furniture and appliances, electronics, sporting goods, paint, wallpaper, floor coverings, plumbing supplies, hardware and fixtures.
- (5) Sale of jewelry, gifts, china and works of art.
- (6) Sale of books, magazines, newspapers, stationery, office supplies, music, photographic supplies and other media. Adult bookstores and adult video stores shall be subject to the standards set forth in Section 102-1227.
- (7) Sale of tobacco, prescription drugs, flowers.
- (8) Cafe or restaurant, including drive-in restaurant, places for the sale of food, food catering service.
- (9) Sales of fertilizer, seeds, farm equipment and supplies; farm equipment repairs.
- (10) Service establishments such as barbershop, beauty shop, tailor, shoe repair, watch and clock repair, electrical appliances, television and radio repair, telecommunications, and printing establishments.
- (11) Laundry and dry cleaning establishments.
- (12) Business and professional offices including banks, real estate, insurance, accounting, law, architecture, planning, engineering, advertising, medical, dental, veterinary office or clinic; photographic or art studio; funeral homes.
- (13)

Building contractor's office, provided that storage of all supplies is within a completely enclosed building.

- (14) Dancing or theatrical schools; martial arts instruction.
- (15) Parking garage, filling station; automotive repair, excluding body, fender or major engine repair and painting; car washes and auto detailing businesses.
- (16) Automotive sales, and incidental servicing departments; sale of automotive accessories.
- (17) Theaters, except drive-in theaters; provided however that adult motion picture theaters are subject to the standards of Section 102-1227.
- (18) Amusement rides and related concession stands, booths and attractions, as a temporary use, subject to the following conditions:
 - a. The use shall be for promotional and/or charitable purposes only and shall be sponsored by a commercial center, public agency or civil organization.
 - b. The use shall be located on open land of sufficient size to accommodate the proposed temporary facilities and pedestrian circulation space; however, no portion of the use shall be located within 150 feet of residential property.
 - c. No loudspeakers or public address systems shall be permitted or utilized, and no acts or attractions utilizing animals normally considered wild shall be permitted.
 - d. The use shall be permitted only for a two-week period, and operation shall be limited to the hours between 10:00 a.m. and 9:00 p.m.
- (19) Game rooms or entertainment centers with activities such as video games, pinball, foosball, bumper pool, ping pong, air hockey, or other similar uses; bowling alleys.
- (20) Bingo operations.
- (21) Automobile parts sales, including tires, equipment and accessories, provided it is done within an enclosed building only and there is no outside display of such equipment, accessories or tires.
- (22) Gunsmith or locksmith.
- (23) Rug and carpet cleaning.
- (24) Taxicab stand and office.
- (25) Any other retail store, shop, business or service enterprise similar to the uses listed in this section in the type of services or goods sold, in the number of persons or cars to be attracted to the premises, or in the effect upon adjacent areas in more restricted use districts.
- (26) Reserved.
- (27) Massage therapy; provided that no such use shall be permitted unless licensed by the state under the Florida Massage Practices Act.
- (28) Adult cabarets, subject to the standards set forth in Section 102-1227.

- (29) Sexual device shops, subject to the standards set forth in Section 102-1227.
- (30) Semi-nude model studios, subject to the standards set forth in Section 102-1227.
- (31) Adult motels, subject to the standards set forth in Section 102-1227.
- (32) Tattoo establishments, provided that said use shall not be permitted within the "Downtown Core" as designated in the future land use map of the City's Comprehensive Plan, nor within the area designated as the "Midtown Redevelopment District" within the Future Land Use Element of the City's Comprehensive Plan.
- (33) Body piercing salons, provided that said use shall not be permitted within the "Downtown Core" as designated in the future land use map of the City's Comprehensive Plan, nor within the area designated as the "Midtown Redevelopment District" within the Future Land Use Element of the City's Comprehensive Plan.
- (34) Computer sales and service.
- (35) Tanning salons, gyms and weight loss centers.
- (36) Medical equipment sales and service.
- (37) Pet supplies and service.
- (38) Security systems and services.

(Code 1977, § 111.11(a); Ord. No. 22-2005, § 5, 8-22-2005; Ord. No. 34-2007, § 15, 12-10-2007; Ord. No. 26-2011, § 2, 8-22-2011; Ord. No. 12-2012, § 2, 4-9-2012; Ord. No. 05-2013, §§ 6—14, 2-25-2013; Ord. No. 15-2014, § 1, 8-11-2014; Ord. No. 7-2020, § 1, 2-24-2020)

Sec. 102-492. - Reserved.

Editor's note— Ord. No. 7-2020, § 5, adopted Feb. 24, 2020, renumbered § 102-492 as § 102-1045. The previous § 102-492 pertained to C-1A neighborhood business district required conditions. See § 102-1045 for derivation.

Sec. 102-493. - Building site area; yards.

In the C-1A neighborhood business district, except for residential uses which shall be in accord with the provisions of the R-2 multiple-family dwelling district, the following shall apply:

- (1) The front yard shall include a minimum distance of 20 feet measured perpendicular from the right-of-way line to the front wall of the main building.
- (2) Any side yard abutting on a street shall include a minimum distance of 15 feet measured perpendicular from the right-of-way line to the wall of the building.
- (3) A maximum floor area ratio (FAR) of 25 percent shall be applied to projects located in Residential-4, and Residential-6 as designated in the Comprehensive Plan for the City. Other than residential, uses allowed for consideration in Residential-4 are limited to public, semi-

public and civic uses (e.g., municipal buildings, schools, churches). Commercial uses in Residential-6 must meet locational criteria and other development standards.

- (4) A maximum floor area ratio (FAR) of 35 percent shall be applied to projects located in Commercial, Light Commercial/Office, Residential-9, Residential-12, Residential-16, and Residential-20 as designated in the Comprehensive Plan for the City. Commercial uses in Residential-9, Residential-12, Residential-16, and Residential-20 must meet locational criteria and other development standards.
- (5) Where the rear or side of a parcel or tract of land in a commercial district abuts a residential district, there shall be a minimum rear yard of 20 feet wide and a minimum side yard of 15 feet wide. These rear and/or side yards shall contain buffers or visual screening in accordance with Division 10 of Article VII of this Chapter.
- (6) For double frontage lots, the minimum rear yard setback shall be 20 feet wide.
- (7) Rear, front and side yard setbacks herein shall not apply within the "downtown core" as designated in the future land use map of the City's Comprehensive Plan, nor within the areas designated as the "Midtown Redevelopment District" within the Future Land Use Element of the City's Comprehensive Plan.

(Code 1977, § 111.11(c); Ord. No. 16-2001, § 13, 8-13-01; Ord. No. 05-2013, § 16, 2-25-2013; Ord. No. 48-2021, § 1, 10-25-2021)

Sec. 102-494. - Reserved.

Editor's note— Ord. No. 16-2001, § 14, adopted 8-13-01, deleted section 102-494 in its entirety. Formerly, this section pertained to setback requirements and derived from Code 1977, § 111.11(d).

Sec. 102-495. - Off-street parking.

In the C-1A neighborhood business district, off-street parking shall be in accordance with division 11 of article VII of this chapter.

(Code 1977, § 111.11(e))

Cross reference— Stopping, standing and parking, § 70-91 et seq.

Sec. 102-496. - Buffering and landscaping.

In the C-1A neighborhood business district, buffering and landscaping shall be in accordance with division 10 of article VII of this chapter.

(Code 1977, § 111.11(f))

Sec. 102-497. - Building height.

In the C-1A neighborhood business district, the maximum building height shall be 45 feet, except as provided in Section 102-1256.

(Code 1977, § 111.11(g); Ord. No. 16-2001, § 15, 8-13-01)

Secs. 102-498—102-535. - Reserved.