

Sec. 16.1. - Purpose and intent.

The CG-2 Commercial District is intended for the Corey Avenue Business District designated within the CG Commercial General land use category on the future land use maps. certain other structures and uses required to serve governmental, religious and non-commercial recreational needs of such areas may be permitted, subject to restrictions and requirements intended to preserve the character of such district.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the CG-2 Commercial District are as follows:

- (a) Commercial kitchen.
- (b) Eating and drinking establishments, limited-service restaurant, or outdoor dining and/or drinking areas that do not provide for outdoor music, subject to Section 6.24 of this Code as may be applicable.
- (c) Financial institutions without drive-through service.
- (d) Offices.
- (e) Printing and copying services.
- (f) Retail sales.
- (g) Services, personal/business.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2015-21, § 3, 9-22-15; Ord. No. 2020-24, § 2, 12-1-20)

Sec. 16.3. - Permitted accessory uses and structures.

- (a) Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, do not involve the conduct of a business, and are not of a nature prohibited under section 16.5.
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Temporary structures under the provisions of section 6.11 of this Code.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the CG-2 Commercial District are as follows:

- (a) Adult entertainment establishments—See also Chapter 10, St. Pete Beach Code of Ordinances.
- (b) Automotive service stations.
- (c) Commercial boat docking facilities.
- (d) Commercial developments with a gross square footage of greater than 25,000.
- (e) Commercial water sports, non-motorized vessels of 16 feet or less in length only.
- (f) Communications facilities.
- (g) Commercial docks—Classes A, B and C only.
- (h) Eating and drinking establishments—Restaurant with drive-through service, take-out only restaurant, bar/lounge, outdoor dining and/or drinking areas that provide for outdoor music, or roof dining and/or drinking areas, subject to section 6.24 of this Code as may be applicable.
- (i) Mortuaries.
- (j) Parking lots—Commercial and/or off-premises.
- (k) Recreational—Commercial recreation; public parks and/or recreational facilities.
- (l) School, commercial.
- (m) Theaters.
- (n) Utility substations and/or rights-of-way.
- (o) Vessel for hire businesses.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2009-03, § 1, 5-10-09; Ord. No. 2015-21, § 4, 9-22-15; Ord. No. 2017-30, § 2, 2-27-18; Ord. No. 2020-24, § 2, 12-1-20)

Sec. 16.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CG-2 Commercial District.

Any use which has been determined under the provisions of Chapter 46 of the Code of Ordinances to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the CG-2 Commercial District.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.6. - Minimum zoning lot requirements.

The minimum lot area and width requirements in the CG-2 Commercial District are as follows:

(a) *Lot area*: 5,000 square feet.

(b) *Lot width*: 50 feet.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.7. - Minimum yard requirements.

Minimum yard requirements shall be determined by the site plan process pursuant to Division 5.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.8. - Maximum height of structures.

The maximum height for all structures shall be 50 feet.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.9. - Minimum off-street parking requirements.

Shall be in accordance with the requirements of division 23 of the Land Development Code, Off Street Parking and Loading.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2008-32, § 1, 8-26-08)

Sec. 16.10. - Maximum floor area ratio.

*Maximum floor area ratio (FAR) for non-residential uses*: 0.55.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 16.11. - Maximum impervious surface ratio.

The lot area used in the calculation of the maximum impervious surface ratio shall exclude any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

*Maximum impervious surface ratio (ISR) for residential uses*: 0.70.

*Maximum impervious surface ratio (ISR) for non-residential uses*: 0.90.

(Ord. No. 03-7, § 3, 5-1-03)