

DIVISION 8. - HEAVY COMMERCIAL (CHV) DISTRICT

Footnotes:

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Cross reference— *Businesses, ch. 14.*

Sec. 90-281. - Generally.

- (a) Heavy commercial (CHV) zoning districts shall be permitted only on land designated as future land use category commercial in the comprehensive plan.
- (b) Uses in heavy commercial (CHV) zoning districts shall be subject to the regulations of this division.

(LDR 1998, § 380)

Sec. 90-282. - Permitted uses.

The following principal uses and structures are permitted in the CHV district:

- (1) Professional office, business office, medical office.
- (2) Retail service, retail store including outdoor display of merchandise.
- (3) Restaurant, take-out restaurant, cafe.
- (4) Personal service.
- (5) Dry cleaner/laundry, laundromat.
- (6) Funeral home.
- (7) Hotel, motel.
- (8) Private club, nightclub and bar.
- (9) Craft studio.
- (10) Business school.
- (11) Commercial indoor recreation.
- (12) Commercial parking garage or lot, taxistand, bus terminal.
- (13) Storefront church located in a unit in a multi-use building or shopping center.
- (14) Taxidermist.
- (15) Pet grooming.
- (16) Convenience store.
- (17) Indoor auction house.
- (18) Pawnshop.

(LDR 1998, § 381; Ord. No. 1070, § 2, 1-18-2011; Ord. No. 1079, § 6, 1-17-2012; Ord. No. 1119, § 4, 2-17-2015; Ord. No. 1130, § 5, 1-19-2016; Ord. No. 1163, § 1, 1-16-2018; Ord. No. 1170, § 6, 10-2-2018; Ord. No. 1185, § 4, 8-6-2019; Ord. No. 1281, § 3, 12-5-2023)

Sec. 90-283. - Special exception uses.

The following uses and structures are permitted in the CHV district after issuance of a special exception use petition and may have additional conditions imposed at the time of approval:

- (1) Drive-through service.
- (2) Auto service station, car wash.
- (3) Wholesale, warehouse not including bulk storage of flammable liquids.
- (4) Enclosed warehouse and storage.
- (5) Outdoor sales and storage, building trades contractor.
- (6) Flea market.
- (7) Mechanical and repair services.
- (8) Commercial outdoor recreation.
- (9) Veterinary service.
- (10) Crematory.
- (11) Marina, dock, pier.
- (12) Recreational vehicle park, for transient recreation use.
- (13) Radio, television or cable reception, transmission or operational facilities.
- (14) Public facility or use.
- (15) Public utility.
- (16) Permitted uses in excess of 45 feet in height.
- (17) One dwelling unit per commercial building, provided that the dwelling unit is located either above or behind the ground floor commercial use.
- (18) Outdoor vehicle sales lot.
- (19) House of worship.
- (20) Hospitals, which means in patient hospital care.
- (21) Adult family care homes, assisted living facilities as defined in F.S. § 429.02(5).
- (22) Nursing homes.
- (23) Free-standing drive-up ATM which is owned and operated by a bank or other financial institution with an office located in Okeechobee County.
- (24) Alcohol and drug rehabilitation center/detox center.

- (25) Convenience store with fuel pumps.
- (26) Retail pool supplies and equipment (including storage of chemicals for use and/or retail sale).
- (27) Water treatment services (including storage of chemicals for use and/or retail sale).
- (28) Pest control (including storage of chemicals for use and/or retail sale).
- (29) MFDV.

(LDR 1998, § 382; Ord. No. 867, § 1, 8-17-2004; Ord. No. 962, § 1, 12-5-2006; Ord. No. 1008, § 3, 2-19-2008; Ord. No. 1067, § 2, 9-14-2010; Ord. No. 1127, § 4, 9-28-2015; Ord. No. 1130, § 6, 1-19-2016; Ord. No. 1170, § 7, 10-2-2018; Ord. No. 1272, § 3, 7-18-2023)

Sec. 90-284. - Customary accessory uses.

Each permitted principal use and special exception use in the CHV district is also permitted to have the customary accessory uses for that use.

(LDR 1998, § 383)

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Sec. 90-285. - Lot and structure requirements.

Except where further restricted by these regulations for a particular use, the minimum requirements for lots and structures in the CHV district shall be as follows:

(1)	<i>Minimum lot area.</i>		
	All uses:	Area	6,250 square feet
		Width	50 feet
(2)	<i>Minimum yard requirements.</i>		
	Except where a greater distance is required by these regulations for a particular use, the minimum yard setbacks shall be as follows:		
	a.	All uses:	Front 20 feet to buildings; ten feet to parking and driveway

			Side	Eight feet; 20 feet abutting residential zoning district
			Rear	Ten feet; 20 feet abutting a residential zoning district
	b.	The width of an adjacent street or alley may be applied to the increased setback required when abutting a residential district.		
(3)	<i>Maximum lot coverage by all buildings.</i>			
			<i>Maximum Coverage</i>	<i>Maximum Impervious Surface</i>
	All uses:		50 percent	85 percent
(4)	<i>Maximum height of structures.</i>			
	Except where further restricted by these regulations for a particular use, the maximum height shall be as follows: All uses shall be 45 feet, unless a special exception is granted.			

(LDR 1998, § 384)

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Sec. 90-286. - Additional regulations.

Additional regulations which shall apply to all uses in the CHV district include, but are not limited to:

- (1) Concurrency regulations.
- (2) Parking and loading regulations.
- (3) Landscaping regulations.
- (4) Sign regulations.
- (5) Accessory use regulations.
- (6) Supplementary use regulations.
- (7) Environmental and stormwater regulations.
- (8) Utilities regulations.

(LDR 1998, § 385)

Secs. 90-287—90-310. - Reserved.