

527. **C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT**

527.1 Purpose

A. The purpose of the C-3 Commercial/Light Manufacturing District is to provide for the development of business uses on suitable lands, and recognize that certain commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses, and to provide standards and guidelines for the selection of qualified businesses. The district is primarily intended for business characterized by low land coverage, absence of objectionable external effects with adequate setbacks, attractive building design, and properly landscaped sites and parking areas.

527.2 Applicability

The zoning of C-3 Districts may be permitted subject to the requirements of the Comprehensive Plan only on land designated as IL or IH on the County's Comprehensive Future Land Use Plan Map or ROR where C-3 specific uses only are proposed or MU where C-3 specific uses only are proposed.

527.3 Permitted Uses

A. Principal Uses

1. Businesses with related offices and showrooms, which manufacture, assemble, process, package, store, and/or distribute small unit products such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
2. Warehouses and wholesale distribution centers, including related offices and showrooms, but not to include highway freight transportation and warehousing and wholesale or retail of gasoline or liquefied petroleum gases (propane).
3. Professional and administrative offices.
4. Printing, publishing, engraving, and related reproductive processes.
5. Cabinet and carpentry shops.
6. Research laboratories.
7. Schools for business or industrial training.

8. Shooting and archery ranges - indoors only.
9. Restaurants, except drive-in restaurants.
10. Radio or TV station, including studios, offices, and broadcasting towers.
11. Businesses for retail sales conducted entirely within an enclosed structure such as:
 - a. The sale of baked goods and pastries, candy and confectioneries, dairy and ice cream, groceries and meats, fruit and vegetables.
 - b. The sale of books, magazines, newspapers, tobacco, drugs, gifts, and stationery.
 - c. Eating places, lunchrooms, restaurants and cafeterias, and places for the sale and consumption of soft drinks, juices, and ice cream, but excluding places providing dancing or entertainment.
 - d. Service establishments, including barber and beauty shops, custom tailor shops, laundry agencies, self-service laundries, shoe repair, dry cleaning, pressing or tailoring shops, and florist retail outlets in which only nonexplosive and nonflammable solvents and materials are used and where no work is done on the premises for retail outlets elsewhere.
12. Financial institutions (banks, etc.).
13. Public service facilities such as police, fire stations, and post office.
14. Garment assembly and sewing.
15. Medical, dental, photographic, or similar laboratories, clinics or hospitals, and fitness centers.
16. Ornamental iron manufacturing.
17. Parking lots and parking garages.
18. Welding shops.
19. Machine shops.
20. Sheet metal shops.
21. Data processing services.

22. Other uses which are similar or compatible to the permitted uses.
 23. Contractor's office and storage.
 24. Pest control office and storage.
 25. Residential treatment and care facilities.
 26. Hotels, motels, and condotels.
 27. Single-family unit which is accessory to a permitted use and located on the same lot.
 28. Telephone exchange and transformer stations. Television facilities and operations, including studios, offices, and broadcasting towers.
- B. Accessory Uses
1. Accessory uses customarily incidental to a permitted use.
 2. Signs in accordance with this Code.

527.4 Conditional Uses

A. The sale or consumption of alcoholic beverages within alcoholic beverage business establishments as defined in this Code and as permitted under County, State, and Federal regulations provided:

1. No such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any school, church, place of worship, or public park, as measured from the structure used as a proprietor's place of business to the nearest property line of the school, church, place of worship, or public park.
2. The sale or consumption of alcoholic beverages complies with conditional use standards set forth in this Code and has been approved by Pasco County Board of County Commissioners in accordance with said Section.
3. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.

B. Public utility substations and relay facilities, and other conforming uses within the confines of an enclosed building which do not cause an undue nuisance or adversely affect existing structures, uses, or residents.

C. Aircraft and helicopter landing fields and pads subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, junior high, or high schools.

D. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone; clay; sand; natural gas; oil; and organic soils subject to all local, State, and Federal regulations.

E. Medical waste disposal facilities.

F. Auction houses.

G. Construction and demolition debris dumps subject to all local, State, and Federal regulations.

H. Yard trash disposal facilities.

I. Wastewater treatment plants, except when accessory to a development.

527.5 Area and Lot Width Regulations

A. Minimum lot size is 20,000 square feet.

B. Minimum lot width, 100 feet.

527.6 Coverage Regulations

All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

527.7 Yard Regulations

A. The following minimum building line setback shall be:

1. Front - Twenty (20) feet.

2. Seventy-five (75) feet from any adjoining property not zoned commercial or industrial, side or rear.

3. Side - Where two (2) or more commercial and/or industrial districts adjoin side to side, no side setback shall be required.

4. Rear setback requirements shall be fifteen (15) feet from the rear lot line, except as prescribed in (2) above.

B. Front setbacks shall be subject to Article 600 of this Code, if applicable.

527.8 Height Regulations

The maximum building height in this classification shall be sixty (60) feet.

527.9 Performance Standards

All activities shall be in conformance with standards established by the County, State, and Federal government. Activities shall emit no obnoxious, toxic, or corrosive dust; dirt; fly ash; fumes; vapors; or gases which can cause any damage to human health, to animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sun light beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundary; produce no electromagnetic radiation or radioactive emission injuries to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any property); discharge of any untreated potentially dangerous effluent from operations and to local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above, generated by the ongoing agricultural use.

527.10 Off-Street Parking Regulations

Off-street parking shall be provided in accordance with the Off-Street Parking Regulations, Article 600, of this Code.

527.11 Development Plan

A development plan shall be submitted in accordance with Article 300 of this Code.