

Sec. 4.15. CSC – Commercial-Shopping Center.

4.15.1. Districts and intent.

The CSC commercial, shopping center, category includes one zoning district: CSC.

For any new planned and unified shopping centers (defined as having three or more tenant spaces on a single lot or parcel of record), a re-zoning amendment to this zoning shall be required prior to plan submittal and permit issuance.

Since a new shopping center may well extend into residential areas, great care is required in fitting it into its surroundings. This district is intended to encourage the development of planned facilities with depth rather than strip type commercial development.

The tracts on which shopping centers are located should be of a size, shape, and location as to enable development of well-organized commercial facilities with proper access streets, ingress and egress, off-street parking and loading space, and other pertinent requirements and amenities.

4.15.2. Permitted principal uses and structures:

1. Full line department stores; retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationary, leather goods and luggage, paint, glass, wallpaper, hardware, jewelry (including repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, radio or television station, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar activities.
4. Medical or dental offices, clinics, and laboratories.
5. Business and professional offices.
6. Public buildings and facilities, except those otherwise specified.
7. Banks and financial institutions.
8. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
9. Art galleries.
10. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
11. Warehouses and storage with side or rear access only.
12. Automotive servicing, light.
13. Minor Retail Display, see Article 2.
14. Churches and other houses of worship.

Unless otherwise specified, the above uses are subject to the following limitations:

- a. Products to be sold only at retail; and
- b. Site and development plan approval is required (see Article 3).

4.15.3. Permitted accessory uses and structures:

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see section 4.19).

4.15.4. Prohibited uses and structures (except as provided for under Section 14.10):

1. Manufacturing activities, except as specifically permitted or permissible.
2. Off-site signs.
3. Automotive Repair Garage.
4. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
5. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district.
6. Major Retail Display.
7. Non-residential modular building.

4.15.5. Special exceptions (see also Article 3):

1. Automotive fuel stations; provided any automotive fuel station shall be so located that there will be no interference with pedestrian traffic (see section 4.19 for special design standards for automotive fuel stations).
2. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
3. Motor bus or other transportation terminals.
4. Child care centers and overnight child care centers, provided:
 - a. No outdoor plan activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
5. Reserved.
6. Reserved.
7. Reserved.
8. Reserved.

4.15.6. Minimum lot requirements (area, width):

Shopping centers

Minimum site area: Four acres.

Minimum frontage on Public Street [or internal frontage within a platted subdivision]: 250 feet.

4.15.7. Minimum yard requirements (depth of front and rear yard, width of side yards):

1. Shopping centers:

Front: 30 feet.

Side: 30 feet.

Rear: 30 feet.

Special provisions:

In addition to off-street parking area landscaping, and landscaped buffer areas, as applicable; no less than 15 feet of the depth of the required front yard shall be maintained as a landscaped area.

The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines.

This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for off-street parking, but not for buildings.

Said area shall be landscaped in accordance to the formula specified in Sec. 4.19.15.10.

2. Wetland protection shall be provided by a minimum 35-foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of a structure other than docks, piers, or walkways elevated on pilings is prohibited;
- b. The clearing of natural vegetation is prohibited, except for a minimum amount associated with permitted docks, piers, and walkways;
- c. Residential, commercial and industrial improvements are prohibited; and
- d. Resource-based recreational activities are permitted.

4.15.8. Maximum height of structures (see section 4.19 for exceptions):

No portion shall exceed 70 feet.

4.15.9. Floor Area Ratio, Impervious Lot Coverage, Building Coverage:

	FAR	ILC	BC
All Uses	1.0	0.80	0.30

4.15.10. Minimum landscaped buffering requirements (see also section 4.19):

Shopping centers: Where a shopping center is erected or expanded on land abutting either:

- a. Residential district, or
- b. Property used for residential purposes in a residential/office district, then the shopping center shall provide a landscape buffer which shall be not less than 25 feet in width along the affected rear and/or side yards as the case may be.

4.15.11. Minimum off-street parking requirements (see also section 4.19).

1. All permitted or permissible uses (unless otherwise specified): One space for each 150 sq. ft. of non-storage floor area. Warehouse and storage only requires one space for each 1,500 sq. ft. of floor area.
2. Commercial establishments selling home furnishing and major appliances, and office equipment and furniture: One space for each 500 sq. ft. of non-storage floor area.
3. Business and professional offices: One space for each 200 sq. ft. of floor area.
4. Reserved.
5. Reserved.
6. Reserved.
7. Note: Off-street loading required (see section 4.19)

4.15.12. Additional requirements for shopping centers:

1. Curb breaks. See section 4.19 and in addition:
 - a. The maximum number of curb breaks permitted on any one street frontage is two.
 - b. Curb breaks shall be located at least 100 feet from an intersection of public streets.

Note: For roadways which are part of the State of Florida highway system the number and location of curb breaks shall be in conformance with chapters 14-96 and 14-97, Rules of the Florida Department of Transportation and the Departments Access Management Manual.

2. Rubbish. Rubbish, trash, garbage, and litter of owners or lessees to be stored in closed containers screened from general view of the public.