

Address 542088 US HWY 1 Callahan, FL. 32011 Parcel # 49-2N-25-4100-0001-0020 is zoned Commercial Highway (CH)

ARTICLE XVI CH Commercial Highway District § 195-91. Intent. The provisions of this district are intended to provide areas for the development of commercial uses which will provide the commercial needs of Callahan and surrounding areas.

The areas designated in this district are intended to be accessible to major arterial roads in Callahan. The Commercial Highway District (CH) shall contain areas which are consistent with the commercial development guidelines established in the adopted Callahan Comprehensive Plan.

It is also the intent of the CH District to encourage the concentration of commercial uses on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged.

§ 195-92. Permitted uses. [Amended 4-6-2020 by Ord. No. 2020-O04]

Permitted uses shall be as follows:

- A. All permitted uses in the CG Commercial General District.
- B. Auto and truck service establishments, which include service stations, truck stops, garages, body shops, vehicle rentals and car washes.
- C. Retail outlets for the sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards), heavy machinery and equipment, dairy supplies, monuments and similar uses.
- D. Museums, theaters (including drive-ins), skating rinks, bowling alleys, billiard parlors and similar commercial recreational uses.
- E. Vocational, trade, and business schools, libraries and community centers.
- F. Funeral homes and crematoriums.
- G. Hotels and motels.
- H. Express or parcel delivery offices, telephone exchanges, and commercial parking lots.
- I. Shopping centers.
- J. Hospitals, sanitariums, nursing homes, elderly and foster homes and similar uses.
- K. Pawnshops