

C-2 — General Commercial District

Section 102-616→620

PERMITTED USES: (within a completely enclosed building)

- Single-family & duplex dwellings and accessory uses.
- Apartment building/complex on a single tract of land (excluding single-family dwelling conversions).
- Garage sales [see Section 102-1161→1167].
- Nursing, convalescent homes, and ACLFs, subject to standards in Section 111.08(b)(5).
- Hotels and motels.
- Private clubs and lodges.
- Retail and wholesale sale of all normal commercial products.
- Cafes, restaurants (including drive-ins), food catering, etc.
- Service establishments (see Section 102-1101 for details).
- Business and professional offices.
- Automotive sales, including incidental servicing departments.
- Automotive parts sales (service, equipment, & products to be within a completely enclosed building).
- Theaters, except drive-in theaters.
- Game rooms and bingo operations.
- Taxicab stand and office.
- Cable television receiving antenna, cellular telephone tower systems, subject to the stds. of Sec. 102-491(26).
- Temporary amusement rides and related concession stands, subject to the standards of Sec. 102-491(18)
- Any other similar retail store, shop, business, or service enterprise.
- Wholesale distribution establishments and warehouses.
- **Ambulance services and/or rescue squad.**
- **Automobile repair**, including auto-body, major-engine repair, & automotive upholstery, and filling station.
- **Building contractor's office**, including outside storage of supplies if screened from the street by a 6' solid wall.
- **Building supplies, equipment sales, retail lumber yards** with outside storage screened behind a 6' solid wall.
- **Cabinet shops, or furniture upholstery & repair shops**, carried on wholly within a completely enclosed bldg.
- **Fuel oil supply (retail); glass sales and installation; plumbing shops; or machine shops** provided all processing and storage is enclosed and not seen from the street.
- **Special-Approval Uses:**
 - Day nursery, subject to the standards of Section 102-353(1)
 - Churches, Synagogues, and their educational buildings.
 - Publicly owned or operated buildings (included homeowner-associated buildings).
 - Schools.
 - Temporary construction office
 - Townhouses, subject to the standards of Section 102-353(6)
 - Boarding (lodging) houses, subject to the standards of Section 102-353(7)

LOT & BUILDING STANDARDS	Within COMM Land Use	Within Downtown Core (DC)
MAXIMUM FLOOR AREA RATIO (FAR)	35%	none
MAXIMUM BUILDING HEIGHT	45'	45'
MAIN BUILDING SETBACKS	INTERIOR LOT	CORNER LOT
FRONT YARD	20'	20'
REAR YARD	0'	0'
REAR YARD (abutting residential or row)	20'	20'
SIDE YARD (to lot line)	0'	0'
SIDE YARD (to right-of-way)	—	15'
SIDE YARD (abutting residential)	15'	15'
ACCESSORY BLDG. SETBACKS 102-1256	within REAR YARD	within SIDE YARD
SIDE-YARD SETBACK	5'	10'
REAR-YARD SETBACK	3'	—
FRONT-YARD SETBACK	—	40'

OTHER REGULATIONS: See Sections 102-1371→1382 for regulations pertaining to **buffering & landscaping**; Sec. 102-1256 for **additional height & area**; Sec. 102-1411→1422 off-street **parking & loading**; Sec. 102-156→159 for **non-conforming uses**; 102-1036→1042 for **general provisions**; and Sec. 102-1475→1841 for **signage**.

- See Section 102-1341→1345 – **Locational criteria and development standards for commercial uses.**

Note: The above table is a **summary** of information found in the Plant City Zoning Ordinance and has been prepared to be used only as a **"guide"**. Please consult the ordinance itself for definitive information regarding zoning districts.