

Sec. 114-593. - Permitted principal uses and structures.

Permitted principal uses and structures in the CC-1 district are as follows:

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.

- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

(Ord. No. 2408, § 1(5.5.21.C), 8-8-95; Ord. No. 2416, § 1, 10-10-95; Ord. No. 2817, § 2, 10-9-07)

Sec. 114-594. - Prohibited uses.

The following uses are prohibited in the CC-1 district:

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors.

(Ord. No. 2408, § 1(5.5.21.D), 8-8-95; Ord. No. 2460, § 1, 3-25-97)

Sec. 114-595. - Permitted accessory uses and structures.

Permitted accessory uses and structures in the CC-1 district are as follows:

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2408, § 1(5.5.21.E), 8-8-95)

Sec. 114-596. - Special exceptions.

Special exceptions in the CC-1 district are as follows:

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.

(Ord. No. 2408, § 1(5.5.21.F), 8-8-95)

Sec. 114-597. - Dimensional requirements.

Dimensional requirements in the CC-1 district are as follows:

- (1) Minimum lot size.
 - a. Area: 10,000 square feet.
 - b. Depth: 100 feet.
 - c. Width: 100 feet.
- (2) Minimum yard size.
 - a. Front (abutting Ridgewood Avenue and LPGA Boulevard): 25 feet; (abutting all other streets: 15 feet)
 - b. Rear: 15 feet, plus three feet for each story over three.
 - c. Side: Ten feet.
- (3) Maximum building height.
 - a. Maximum building height is 30 feet, measured from the centerline elevation of Ridgewood Avenue.
 - b. Maximum building height shall be increased by ten feet for every 10,000 feet of lot area over 20,000 square feet lot size; provided, however, that under no circumstances shall the building height exceed 70 feet or seven stories.
- (4) Maximum lot coverage. None.

(Ord. No. 2408, § 1(5.5.21.G), 8-8-95; Ord. No. 2435, § 1, 7-23-96; Ord. No. 2466, § 1, 5-27-97)

Sec. 114-598. - Nonconforming lots.

In the CC-1 zoning districts, any lot existing on or before the effective date of the ordinance from which this division is derived that is smaller than the minimum area, width or depth requirements shall be deemed a nonconforming lot of record. When any such nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except the minimum lot area, width or depth requirements, then the lot may be used as proposed just as if it were conforming. However, no use that requires a greater lot size than the established minimum lot size shall be allowed on a nonconforming lot.

(Ord. No. 2408, § 1(5.5.21.H), 8-8-95)

Sec. 114-599. - Landscaping and buffers.

Landscaped buffer areas meeting the requirements of chapter 98 shall be constructed in the CC-1 district. In addition, a minimum of 20 percent of the required front yard area or 100 square feet, whichever is greater, shall be landscaped. This required front yard landscaped area may be divided into more than one area, provided no area measures less than ten feet in any dimension. As a minimum, plant materials shall include one tree and ten shrubs for every 250 square feet of required landscaped area.

(Ord. No. 2408, § 1(5.5.21.I), 8-8-95)

Sec. 114-600. - Off-street parking and loading.

Off-street parking and loading facilities shall be provided in the CC-1 district as required in chapter 90, article III, division 6.

(Ord. No. 2408, § 1(5.5.21.J), 8-8-95)

Sec. 114-601. - Signs.

No sign shall be permitted in any CC-1 district except in conformance with the requirements set forth in chapter 110.

(Ord. No. 2408, § 1(5.5.21.K), 8-8-95)

Sec. 114-602. - Performance and design standards.

The following performance and design standards shall apply in the CC-1 district:

- (1) Building service areas. No loading docks or ramps and no cargo doors, bay doors or other building entries for bulk goods and heavy equipment shall be permitted on the face of any building which is oriented toward Ridgewood Avenue. Where access to such loading docks, ramps or entries can be provided by way of a side or rear street or alley, it shall be so provided. Service and loading areas and trash facilities shall be screened from view from Ridgewood Avenue.
- (2) Structure design and appearance. Any building face which is oriented toward Ridgewood Avenue shall be designed to present an interesting visual impression. The placement of windows and use of different textures, complementary colors, shadow lines, detailing and contrasting shapes to create an appealing facade is strongly encouraged. The use of single colors or blank walls is discouraged. All proposed buildings or structures shall be sensitive to the existing community character. This includes the following:
 - a. The existing proportional relationship between buildings, open space and building setbacks shall be maintained.
 - b. The color, height, materials and facade treatment of new development shall not dramatically contrast with the predominant style of adjacent buildings.
 - c. The scale of development shall not overpower neighboring buildings. Through the use of variations in building height, roofline and grade definition, the perceived height of the building or project can be effectively reduced.

- (3) Design for security. The site and architectural design shall provide a sense of security for the users. Customer entrances and exits shall be clearly visible from Ridgewood Avenue and shall be well lighted for security purposes.
- (4) Integration of residential dwelling. When residential dwelling units are provided in conjunction with a nonresidential use, such residential dwelling units shall be located above or to the rear of the nonresidential use. Ground-level residential dwelling units shall not be permitted to front on Ridgewood Avenue.
- (5) General impacts. No use or activity shall be permitted that would:
 - a. Cause or result in dissemination of dust, smoke, gas or fumes, odor, noise, vibration or excessive light beyond the boundaries of the lot on which the use or activity is conducted; menace by reason of fire, explosion, radiation or other physical hazards; harmful discharge of waste materials; or unusual traffic hazards or congestion due to the number or type of vehicles required by or associated with the use or activity. The performance standards for this subsection shall be those set forth in article III, division 9, of this chapter.
 - b. Be dangerous to the comfort, peace, enjoyment, health or safety of the community or the abutting areas or tend to their disturbance or annoyance.
 - c. Be inconsistent with the appropriate and orderly development of the redevelopment district or the adjacent areas.

(Ord. No. 2408, § 1(5.5.21.L), 8-8-95)

Secs. 114-603—114-610. - Reserved.

DIVISION 13. - PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

Sec. 114-611. - Scope.

This section shall apply to the planned unit development (PUD) districts.

(Ord. No. 2573, § 1(5.5.21A), 1-11-00)

Sec. 114-612. - Purpose and intent.

The purpose and intent of the planned unit development (PUD) classification is to provide for integrated developments, which are consistent with the comprehensive plan, so as to promote a mixture of housing costs and types and economical and orderly development consisting of a single or of a mixture of compatible land uses. Further, it is intended that a proposed development be sensitive to existing adjacent and future land uses as depicted by the future land use map of the comprehensive plan, the natural environment and the impact upon supporting public infrastructure through such mechanisms as, but not limited to, the establishment of appropriate buffer areas between land uses, limitations upon the types of permissible uses and structures which are to be permitted in the development.

The PUD classification has been divided into five subclassifications. These subclassifications are agriculture PUD, residential PUD, business PUD, industrial PUD and mixed use PUD.

Agriculture use, as authorized by the agriculture PUD classification, may be viewed as an interim land use that does not significantly impact public services and facilities nor preclude eventual use of the land as prescribed in the city's comprehensive plan. Therefore, the agriculture PUD classification may be deemed

to be consistent with any residential, commercial, industrial and institutional future land use designation of the comprehensive plan.

Further regulations applicable to all planned unit developments are located in section 114-771.

(Ord. No. 2573, § 1(5.5.21B), 1-11-00; Ord. No. 2618, § 1, 9-25-01)

Sec. 114-613. - Permitted principal uses and structures.

The permitted principal uses and structures shall be those agreed upon by the city commission and are dependent upon which subclassification is requested.

- (1) An agriculture planned unit development shall be indicated by an APUD. The permitted uses within an APUD may include the growing of vegetables, fruits, grains, nuts, herbs, spices, mushrooms, and ornamental plants for commercial purposes; the processing of agricultural products produced on the premises including, but not limited to, canning and juicing; the sale of agricultural products produced on the site, including the sale directly to individual consumers who may or may not pick or harvest the produce themselves; and the raising and/or keeping of limited numbers of certain types of animals as may be specifically authorized in an approved development agreement. In addition, limited sales of goods not produced on the premises may be permitted only to the extent specifically authorized in a development agreement provided such sales are incidental and subordinate to the production and sale of agricultural products produced on the premises. The following uses shall not be permitted: a) raising and/or keeping large animals including horses, burros, donkeys, cows and oxen, except as may be permitted in conjunction with an approved special event; b) raising and/or keeping roosters, peacocks and other crowing or "crying" fowl; c) kennels.
- (2) A residential planned unit development shall be indicated by an RPUD. The permitted uses within an RPUD may be those found in any of the residential zoning classifications of this chapter, provided that said uses are listed in the development agreement and have been approved by the city commission.
- (3) A business planned unit development shall be indicated by a BPUD. The permitted uses within a BPUD may be those found in any of the business zoning classifications of this chapter, provided that said uses are listed in the development agreement and have been approved by the city commission.
- (4) An industrial planned unit development shall be indicated by an IPUD. The permitted uses within a [an] IPUD may be those found in any of the industrial zoning classifications of this chapter, provided that said uses are listed in the development agreement and have been approved by the city commission.
- (5) A mixed use planned unit development shall be indicated by a [an] MPUD. The permitted uses within a [an] MPUD may consist of any of the uses as approved by the city commission.
- (6) Other uses and structures of a similar nature to those listed, after determination by the city commission at the time of master development plan approval that such uses and structures are compatible with the pud development and the surrounding area.

(Ord. No. 2573, § 1(5.5.21C), 1-11-00; Ord. No. 2618, § 1, 9-25-01)

Sec. 114-614. - Dimensional requirements.

(1) Minimum project size:

Area:

- a. Agriculture PUD: Eight acres.

- b. Residential PUD: Two acres.
 - c. Business and Industrial PUD: No minimum.
 - d. Mixed Use PUD: One acre.
- (2) Minimum lot area and yard requirements: Minimum lot sizes, width, and yard areas shall be described in the development agreement. In determining yard sizes, the city commission shall consider whether or not the proposed PUD will adversely affect adjoining properties. Factors which may be considered in determining yard sizes include, but are not limited to, existing and future land uses, lot size, and buffer requirements.
- (3) Density: The total number of dwelling units per acre of land shall be calculated and described in the development agreement.

(Ord. No. 2573, § 1(5.5.21D), 1-11-00; Ord. No. 2618, § 1, 9-25-01; Ord. No. 2794, § 1, 4-10-07)

Sec. 114-615. - Landscape buffer requirements.

The location, width and composition of landscaped buffers shall be determined with consideration of existing and probable future uses in the project and in the surrounding area. They shall be described in the development agreement.

(Ord. No. 2573, § 1(5.5.21E), 1-11-00)

Sec. 114-616. - Off-street parking and loading requirements.

Off-street parking and loading spaces meeting the requirements of section 90-241 shall be constructed. If no parking requirements are prescribed in section 90-241 for a proposed use, the development agreement shall include a requirement for such proposed use. The city commission may allow a reduced number of parking spaces provided such reduction is justified by substantial competent evidence. Any modifications to said requirements, which may be granted by the city commission shall be described in the development agreement.

(Ord. No. 2573, § 1(5.5.21F), 1-11-00; Ord. No. 2618, § 1, 9-25-01)

Sec. 114-617. - Traffic impact analysis report.

- (1) Purpose. The traffic impact analysis report is designed to identify the traffic impacts and problems which are likely to be generated by a proposed use because of size, density, traffic generation rates, or location. The report will also identify all improvements required to ensure safe ingress and egress from a proposed development, maintenance of adequate street capacity, and elimination of hazardous conditions and improvements necessary for immediately surrounding roadways and intersections as a result of the property development.
- (2) Thresholds for traffic impact analysis report. A traffic impact analysis report shall be required, unless waived by the city commission, for any use which will generate in excess of 1,000 trips per day according to rates published by the Institute of Transportation Engineers "Trip Generation Manual" (latest edition) or the Florida Department of Transportation, or according to rates documented by study and agreed to prior to use by the city commission. The contents of the traffic impact analysis report shall meet the requirements of section 114-772.

(Ord. No. 2573, § 1(5.5.21G), 1-11-00)

Sec. 114-618. - Types of signs permitted.

Signs will be permitted in accordance with article X of this chapter. For agriculture PUDs, the number, size and location of all signs shall be prescribed in the development agreement.

(Ord. No. 2573, § 1(5.5.21H), 1-11-00; Ord. No. 2618, § 1, 9-25-01)

Secs. 114-619, 114-620. - Reserved.