

B-3 HIGHWAY SERVICE BUSINESS DISTRICT

Intent:

The Highway Service Business District is intended for application along highways carrying large volumes of traffic where establishments may locate to serve large sections of the City and the persons traveling in vehicles.

Permitted Uses:

Adult Congregate Living Facility	
Ambulance Service	
Animal Clinics (outpatient care only and no overnight boarding)	
Attached Dwellings	
Bakeries	
Banks	
Boat, Motor, and Boat Trailer Sales & Service	
Bowling Alley	
Business and Communications Systems	
Bus Station	
Car Rental & Leasing	
Car Washes	
Club, semi-public	Ord. #38-11
College Level & Adult Educational Facilities	
Convenience Stores with Gas Pumps	
Financial Services	Ord. #38-11
Funeral Homes	
Furniture Showrooms	
Government Buildings and Offices	Ord. #56-96
Grocery Stores	[Revised 1-27-98, 6-28-11]
Hospitals	Ord. #38-11
Mobile Home Sales	
Multi-Family dwelling units	Ord. #18-97, Ord. #72-08
Offices, general, professional and real estate	Ord. #38-11
Offices, medical	Ord. #38-11
Parking Lots	
Pawn Shops	
Personal enrichment establishments	Ord. #38-11
Personal services	Ord. #38-11
Pharmacies	Ord. #93-17
Restaurants, Types "A", "B", "C", and "D"	
Retail Sales and Services	
Service Stations, Types "A" and "B"	
Sports facilities	Ord. #38-11
Taverns	
Taxi-Cab Stands	
Theaters	Ord. #38-11

Transient lodging:

- “Transient lodging rooms, standard,” as defined by this LDR, shall be a maximum of 500 square feet.
- “Transient lodging rooms, deluxe,” as defined by this LDR, shall be a maximum of 750 square feet.
- The maximum room size does not include any balcony, porch or deck area connected to the unit.
- No more than 30 percent of the units may be deluxe.

Ord. #72-08

Truck and Trailer Rentals (for properties in the district that front along U. S. Highway 1 and meet the conditions in §801.18)

Ord. #9-98

Permitted Accessory Uses:

Any accessory use customarily incidental to a permitted principal use. **[Revised 2-25-98]**

Special Exceptions:

Automobile Sales, Recreation Vehicle Sales, and Trailer Sales New and Used including all vehicles with two or more wheels subject to the following conditions:

1. Windows shall maintain a minimum transparent area of 65%.
2. Sales display area is required to provide a lighting plan that meets Section 604.13
3. If temporary shell parking lot is proposed, City Commission approval is required by separate application.
4. Site plan shall be submitted as per Article XI of the City Land Development Regulation to City Planning Director for review
5. Must meet all other City Land Development Regulations

Ord. 43-17

Building Material Sales and/or Building Material Yards, provided all building materials that are stored shall be buffered by a screen designed to block the view of the building materials. The screen may include fences, walls, or vegetative landscaping. Building materials shall not project higher than the screen. Walls that are part of a building structure may substitute for the screen buffer.

Child day care facilities, subject to the following additional conditions:

- (1) The property shall be located within 500 feet of an arterial or collector roadway.
- (2) Play areas shall be fenced and landscaped. The landscaping shall have a vegetative hedge that will reach four feet in height within two years. The hedge plants must be planted three feet apart, on center.
- (3) Play areas shall be located outside all applicable setback dimensions.
- (4) The property shall have a separate vehicular drop off and pickup area with a minimum 100 foot long drive lane outside of the public right-of-way, or sufficient parking area to provide enough space to fit the required parking and provided space for drop off and pick up. **Ord. #4-00**
- (5) Play areas shall be located to the side or rear of the building, outside of the required setbacks. **Ord. # 61-07**

of the required setbacks.

Ord. # 61-07

Churches

Fortune telling, subject to the following condition:

Shall not be established within 500 feet of an existing fortune telling establishment.

Ord. #62-12

Mini warehouse storage facilities shall require, as a condition, a frontage landscape buffer of no less than 20 feet for site boundaries fronting a thoroughfare to be extensively landscaped to provide appropriate visual screening between the use and the road frontage, and a landscaped buffer area shall be provided on all boundaries facing a residential district.

Ord. # 56-17

Outdoor Display, Storage, or Sale of Vehicles, or other equipment or material, provided that in the interest of safety to children and adjacent property, outdoor storage areas will be encompassed by a fence or wall at least six (6) feet high, the bottom four (4) feet being solid and the top two (2) feet being open. Operative automobiles and mobile homes for sale shall be exempt from this requirement.

Tattoo parlor, subject to the following conditions:

- (1) Shall not operate on any parcel with frontage on the following streets:
 - a. Flagler Avenue
 - b. 3rd Avenue
 - c. Canal Street
 - d. U.S. 1
- (2) Shall not operate on any parcel adjacent to or across the street from a single-family residential zoning district.
- (3) Shall not operate between the hours of 12:00 AM and 8:00 AM.
- (4) Shall not be established within 300 feet of a church, daycare, private school, or public school.
- (5) Shall not be established within 1,000 feet of an existing tattoo parlor.
- (6) The business shall be subject to all requirements of Chapter 877, Florida Statutes.
- (7) Tattooing areas shall not be visible from the public right-of-way.
- (8) Windows shall maintain a minimum transparent area of 65%.

Ord. #68-11

Waterfront Dining and Entertainment Establishments

Ord. #21-98

Dimension Requirements:

Minimum Yard Size: (Properties along Canal Street and State Road 44) **Ord. #38-11**

Front yard:	40 feet or as required per Section 504.01(M). of this LDR
Side yard:	10 feet
Rear yard:	10 feet

Corner Lots:

Ord. #32-91

- (1) Parcels which front on two streets shall provide a 40-foot front yard on one street and a 20-foot front yard on the other street. The 40-foot front yard shall be adjacent to the major or most traveled roadway.
- (2) Parcels which front on three streets shall provide a 40-foot front yard on one street and a 20 foot front yard on the other two streets. The 40-foot front yard shall be adjacent to the major or most traveled roadway.

Minimum yard size (Properties within U.S. 1 Corridor):

Front yard: 5 feet

Side yard: 5 feet

Rear yard: 10 feet

Corner lots. Parcels which front on two or more streets shall provide a minimum 5-foot front yard along each street frontage.

Ord. #38-11

Maximum Principal Building Height:

Thirty-five (35) feet.

Maximum Building Coverage:

The total area covered with buildings shall not exceed thirty-five (35) percent of the total lot area.

Maximum impervious lot coverage (properties along Canal Street and State Road 44):

The total area of the lot that may be covered with impervious material is 75 percent (75%).

Ord. #38-11

Maximum Impervious Lot Coverage (properties along U.S. 1 Corridor):

The total area of the lot the lot that may be covered with impervious material is 80 percent. City staff may permit up to 5% additional impervious surface coverage for the redevelopment of sites within the U.S. 1 Community Redevelopment District.

Ord. #38-11

Buffers (properties along Canal Street and State Road 44):

Ord. #31-91

Landscaped buffer area(s) as defined in this LDR shall be required at property lines of non-residential developments as follows:

- (1) all front property lines;
- (2) along side or rear lot line abutting a residentially zoned lot, the buffer shall be twenty-five (25) feet wide; and
- (3) along side and rear lot lines not abutting residentially zoned lots, the buffer shall be seven (7) feet wide.

Landscaped or natural vegetative buffers for multi-family development shall be provided as indicated in Section 604.05 B. and as follows:

- (1) along front, rear, and side lot lines where off-street parking areas are located, the buffer shall be a minimum of seven (7) feet wide; and
- (2) adjacent to or facing a single-family residential district or use, the buffer shall be a minimum of twenty (20) feet wide from the property line.

Properties within U.S. 1 Corridor:

Landscaped buffer area(s) as defined in this LDR shall be required at property lines of multi-family and non-residential developments as follows:

- (1) Front property lines: 5 feet
- (2) Side and rear property lines (not adjacent to residentially-zoned properties): 3 feet
- (3) Side and rear property lines (adjacent to residentially-zoned properties): 5 feet. A 10-foot wide buffer will be required for taverns, outdoor seating areas and Type "B" Service Stations.

The landscape buffer adjacent to residentially-zoned property must include a 6-foot tall masonry wall or fence. **Ord. #38-11**

Building Projections:

There shall be no building projections into any required yard except for eaves with a maximum projection of 42 inches, but no closer than 5 feet to a property line; and those structures allowed in Section 804.03.

Maximum Unit Density for Transient Lodging Units:

Hospitality future land use designation: 48 units per acre. **Ord. #22-16**

Activity Center future land use designation: 60 units per acre. **Ord. #22-16**

Marina future land use designation: 24 units per acre. Density may be increased up to 48 units per acre if the following conditions are met:

- (1) A minimum of 20% of the total usable land area is preserved by deed or easement for public access and/or public recreation; and
- (2) The public use area shall comprise at least 40% of the total linear footage of shoreline available to the property

All other future land use designations permitting transient lodging units: Twenty-four (24) units per acre. **Ord. #10-11**

Maximum Dwelling Unit Density:

Twelve (12) dwelling units per acre beachside and eighteen (18) units per acre mainland. No less than 3,630 square feet of lot area for each beachside dwelling unit and 2,420 square feet of lot area for each mainland dwelling unit.

Multi-Family Residential Standards:

Ord. # 18-97

Minimum Floor Area:

- 450 square feet of livable area for a one (1) bedroom unit
- 550 square feet of livable area for a two (2) bedroom unit
- 700 square feet of livable area for a three (3) bedroom unit

Maximum Building Length and Width:

Building facades parallel to the street upon which the building fronts or parallel to a waterfront shall not exceed 150 feet. No building constructed after the effective date of the LDR shall have a dimension that exceeds 200 feet.

Minimum Building Separation:

Where two or more multi-family dwellings, single-family dwellings attached or detached, duplexes, apartments, condominiums, or townhouses are built on one parcel, there shall be a separation of at least 20 feet between the buildings plus 1.5 additional feet for each 5 feet of building height over 20 feet. When buildings vary in height, said distance is to be based on the highest building. (For example: The distance between a 20-foot tall building and a 25-foot tall building shall be 21.5 feet.)

Minimum Requirements for Townhouses and Townhouse Lots:

Ord. #18-97

- All lots shall be adjacent to a public right-of-way or common area.
- Lots shall have a minimum width of 20 feet where a living unit is to be located.
- Lot frontage along a right-of-way or common area shall be a minimum of 10 feet.
- Front setbacks shall be 20 feet or as required per Section 504.01 (M) of this LDR.
- Side setbacks shall be 0 feet.
- Rear setbacks shall be 20 feet except if there is a landscaped common area behind the townhome and there is a minimum distance of 20 feet from the project boundary line and the dwelling unit or accessory structures. **[Revised 1-27-98]**