

Sec. 130-93. - Suburban Commercial District (SC).

- (a) The following uses are permitted as of right in the Suburban Commercial district:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of less than 2,500 square feet of floor area;
 - (2) Institutional residential uses, involving less than ten dwelling units or rooms;
 - (3) Commercial apartments involving less than six dwelling units;
 - (4) Commercial recreation uses limited to:
 - a. Bowling alleys;
 - b. Tennis and racquet ball courts;
 - c. Miniature golf and driving ranges;
 - d. Theaters;
 - e. Health clubs; and
 - f. Swimming pools;
 - (5) Institutional uses;
 - (6) Parks;
 - (7) Public buildings and uses;
 - (8) Accessory uses;
 - (9) Vacation rental use of nonconforming detached and attached dwelling units, if a special vacation rental permit is obtained under the regulations established in section 134-1;
 - (10) Collocations on existing antenna-supporting structures, pursuant to section 146-5(c);
 - (11) Attached wireless communications facilities, as accessory uses, pursuant to section 146-5(d);
 - (12) Replacement of an existing antenna-supporting structure pursuant to section 146-5(b);
 - (13) Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e);
 - (14) Satellite earth stations, as accessory uses, pursuant to section 146-5(f);
 - (15) Attached and detached dwellings involving less than six units, designated as employee housing as provided for in section 139-1;
 - (16) Wastewater nutrient reduction cluster systems that serve less than ten residences; and
 - (17) Public infrastructure and utilities, provided that:
 - a. The parcel(s) proposed for development shall be separated from any established residential use by a class C bufferyard. As determined by the Planning Director, the bufferyard may be required on all property lines adjacent to an established residential principal use to screen the use from view.
 - b. A solid fence may be required upon determination by the Planning Director.

- (b) The following uses are permitted as minor conditional uses in the Suburban Commercial district, subject to the standards and procedures set forth in chapter 110, article III:
- (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 2,500 but less than 10,000 square feet of floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and of less than 2,500 square feet in floor area; provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (3) Institutional residential uses involving ten to 20 dwelling units or rooms, provided that:
 - a. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from another curb cut on the same side of U.S. 1 by at least 400 feet;
 - (4) Commercial apartments involving six to 18 dwelling units, provided that:
 - a. The hours of operation of the commercial uses are compatible with residential uses;
 - b. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - c. Tourist housing uses, including vacation rental uses, of commercial apartments are prohibited;
 - (5) Hotels of fewer than 25 rooms, provided that:
 - a. One or more of the following amenities are available to guests:
 1. Swimming pool;
 2. Docking facilities; or

3. Tennis courts;
- (6) Campgrounds and recreational vehicle parks, provided that:
 - a. The parcel proposed for development has an area of at least five acres;
 - b. If the use involves the sale of goods and services, other than the rental of camping sites or recreational vehicle parking spaces, such use does not exceed 1,000 square feet and is designed to serve the needs of the campground; and
 - c. The parcel proposed for development is separated from all adjacent parcels of land by at least a class C bufferyard;
- (7) Light industrial uses, provided that:
 - a. The parcel proposed for development does not have an area of greater than two acres;
 - b. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - c. All outside storage areas are screened from adjacent use by a solid fence, wall or hedge at least six feet in height;
- (8) Attached and detached dwellings involving six to 18 units, designated as employee housing as provided for in section 139-1; and
- (9) Commercial recreation uses (indoor and outdoor), excluding amusement or sea life parks and drive-in theaters, provided that:
 - a. The parcel of land proposed for development does not exceed five acres;
 - b. The parcel proposed for development is separated from any established residential use by a class C bufferyard; and
 - c. All outside lighting is designed and located so that light does not shine directly on any established residential use;
- (c) The following uses are permitted as major conditional uses in the Suburban Commercial district subject to the standards and procedures set forth in Chapter 110, Article III:
 - (1) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, and of greater than 10,000 square feet in floor area, provided that access to U.S. 1 is by way of:
 - a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - (2) Commercial retail, restaurant uses, or any combination thereof, of high intensity, and greater than 2,500 square feet in floor area, provided that access to U.S. 1 is by way of:

- a. An existing curb cut;
 - b. A signalized intersection; or
 - c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (3) Institutional residential uses involving 20 or more dwelling units or rooms; provided that:
- a. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - b. Tourist housing uses, including vacation rental uses, of institutional residential units are prohibited;
- (4) Hotels providing 25 or more rooms, provided that:
- a. The hotel has restaurant facilities on the premises;
 - b. One or more of the following amenities are available to guests:
 1. Swimming pool; or
 2. Docking facilities; or
 3. Tennis courts; and
 - c. Access to U.S. 1 is by way of:
 1. An existing curb cut;
 2. A signalized intersection; or
 3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
- (5) Marinas, provided that:
- a. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
 - b. The sale of goods and services is limited to fuel, food, boating, diving and sport fishing products;
 - c. All outside storage areas are screened from adjacent uses by a fence, wall or hedge of at least six feet in height;
 - d. Any commercial fishing activities are limited to the landing of catch, mooring and docking of boats and storage of traps and other fishing equipment; and
 - e. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of ten feet;

- (6) Agricultural uses, limited to mariculture, provided that:
 - a. The parcel proposed for development is separated from any established residential use by at least a class C bufferyard; and
 - b. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six feet in height;
- (7) Heliports or seaplane ports, provided that:
 - a. The helicopter is associated with a government service facility, a law enforcement element or a medical services facility;
 - b. The heliport or seaplane port is a Federal Aviation Administration certified landing facility;
 - c. The landing and departure approaches do not pass over established residential uses or known bird rookeries;
 - d. If there are established residential uses within 500 feet of the parcel proposed for development, the hours of operation for non-emergency aircraft shall be limited to daylight; and
 - e. The use is fenced or otherwise secured from entry by unauthorized persons;
- (8) New antenna-supporting structures, pursuant to section 146-5(a);
- (9) Attached and detached dwellings involving more than 18 units, designated as employee housing as provided for in section 139-1.

(Ord. No. 006-2016, § 1(Exh. 1), 4-13-2016; Ord. No. 016-2019, § 1, 5-22-2019; Ord. No. 010-2020, § 1, 2-19-2020, eff. 6-4-2020)