

525.1. - Purpose

The purpose of the C-1 Neighborhood Commercial District is to provide and require a unified and organized arrangement of buildings, service, and parking areas together with adequate circulation and open space in a manner so as to provide and constitute an efficient, safe, convenient, and attractive shopping area to serve neighborhood shopping needs.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.2. - Permitted Uses

A. *Principal Uses.*

1. Retail sales for local or neighborhood needs, to the following limited extent, and when such business is conducted entirely within a building:
 - a. The sale of baked goods and pastries, candy and confectioneries, dairy and ice cream, groceries and meats, fruit and vegetables.
 - b. The sale of books, magazines, newspapers, tobacco, gifts, and stationery.
 - c. Eating places, lunchrooms, restaurants, cafeterias, and places for the sale and consumption of soft drinks, juices, and ice cream, but excluding places providing dancing or entertainment.
 - d. Service establishments, including barber and beauty shops, custom tailor shops, laundry agencies, self-service laundries, shoe repair, dry cleaning, pressing or tailoring shops, and florist retail outlets in which only nonexplosive and noninflammable solvents and materials are used and where no work is done on the premises for retail outlets elsewhere.
2. Day-care centers.
3. Financial institutions and professional offices.
4. Fitness Centers.
5. Public service facilities, such as police and fire stations.
6. Essential service installations that are essential to the adequate distribution of service, provided it shall not include a business facility, repair facility, storage of materials outside a structure, storage of a vehicle, or housing or quarters for an installation or repair crew. The installation shall be subject to approval with respect to use, design, yard area, setback, and height.
7. Parking lots and parking garages.
8. Medical, dental, photographic, or similar laboratories and clinics or hospitals.
9. Animal hospital or veterinary clinic provided that any such use shall be conducted wholly within a completely enclosed building, except for fenced kennel areas, and further provided that no such fenced kennel area shall be located closer than 1,500 feet to a residential district or use.
10. Radio and television broadcasting studios.
11. Other uses which are similar or compatible to the permitted uses.
12. Residential treatment and care facilities.
13. One single-family unit which is accessory to a permitted commercial use and located on the same lot.
14. Public buildings and public utility facilities to include the following: government structures and uses, churches, civic organizations, day nurseries, and public schools. However, any public school located within 1,000 feet of a pre-existing, alcoholic beverage business establishment shall not object to the proximity of such business to the school.
15. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
16. Retail pharmacies and medical marijuana treatment center dispensing facilities. Medical marijuana treatment center dispensing facilities shall be located, at minimum, 500 feet from any existing public or private elementary school, middle school, or secondary school. Measurements shall be made from the nearest property line of the medical marijuana treatment center dispensing facility. If the medical marijuana treatment center dispensing facility is located in a multi-tenant building, the distance shall be measured from the nearest property line of the school to the nearest area of the leasehold or other space actually controlled or occupied by the medical marijuana treatment center dispensing facility.
17. The sale or consumption of alcoholic beverages within Alcoholic Beverage Business Establishments as defined in this Code and as permitted under County, State, and Federal regulations provided:
 - a. An Administrative Use Permit for the Sale of Alcoholic Beverages is issued in accordance with Section 402.5.D.
 - b. Unless a Specific Distance Waiver is granted by the Planning Commission in accordance with Section 402.5.D.6, no such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any pre-k through 12th grade public or private school, place of religious worship, or County park as measured from the structure used as the proposed Alcoholic Beverage Business Establishment to the nearest property

line of the pre-k through 12th grade public or private school, place of religious worship, or County park.

c. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.

d. Bottle Clubs that hold licenses under Rule 61A-3.049 FAC or the Division of Alcoholic Beverages and Tobacco are prohibited.

B. *Accessory Uses.*

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.

(Ord. No. 20-39, § 5(Att. A), 12-8-20; Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.3. - Conditional Uses

A. Medical waste disposal facilities subject to the following performance standards: all activities shall be in conformance with standards established by the County, State, and Federal government. Activities shall emit no obnoxious, toxic, or corrosive dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals or vegetation, or to other forms of property, or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission; discharge no smoke of a consistency which will restrict the passage of sunlight beyond the property line; emit any obnoxious odor perceptible beyond the lot boundaries; produce no heat or glare perceptible beyond the lot boundary; produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any other property); discharge of any untreated potentially dangerous effluent from operations into local surface or subsurface drainage courses.

B. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

(Ord. No. 20-39, § 5(Att. A), 12-8-20; Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.4. - Special Exception Uses

A. Vehicle service station, repair garages, and washing uses provided:

1. No principal structure or accessory structure is located closer than 30 feet to a residential district.
2. No street entrance or exit for vehicles and no portion or equipment of such service station or other drive-in uses shall be located:
 - a. Within 200 feet of a street entrance or exit of any school, park, or playground conducted for and attended by children.
 - b. Within 100 feet of any hospital, church, or library.
 - c. Within 75 feet of a lot in a residential district as established in this chapter.
3. No canopy shall be closer than 15 feet of the right-of-way of any road or street subject to this Code.
4. No pump island shall be closer than 25 feet of the right-of-way of any road or street subject to this Code.

B. Establishments providing dancing or entertainment.

C. Public and private utility facilities, to include the following: County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones, or broadcasting or communication towers and facilities; and other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.

D. Self-Storage Facilities and Free-Standing Recreational Vehicle/Boat Storage in compliance with Section 1105 of this Code.

E. Private schools.

(Ord. No. 19-43, § 4, 12-10-19; Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.5. - Area and Lot Width Regulations

Neighborhood commercial stores:

- A. Minimum lot area: 10,000 square feet.
- B. Minimum lot width: 80 feet.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.6. - Coverage Regulations

Lot Coverage: All buildings, including accessory buildings, shall not cover more than 50 percent of the lot.

525.7. - Yard Regulations

The following minimum building line setbacks measured from the property lines are required in yard areas listed below unless otherwise specified:

- A. Front: 25 feet.
- B. Side: a side depth of 30 feet per side from residential districts; no side yard shall be required where two or more commercial districts or an industrial and commercial district adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage of at least 20 feet in width shall be provided at grade levels at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.
- C. Rear: 30 feet, when adjacent to residential districts; adjacent to commercial or industrial districts, no rear yard shall be required.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.8. - Height Regulations

The maximum building height for commercial uses shall be 35 feet, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.9. - On-Site Parking

On-site parking shall be supplied in accordance with this Code, Section 907.1.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.10. - Performance Standards for Conditional Uses and Special Exceptions

All activities shall be in conformance with standards established by the County, State, and Federal government.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

525.11. - Development Plan

Development plans shall be submitted in accordance with this Code, Chapter 400.

(Ord. No. 22-63, § 5(Att. A), 12-6-22)

SECTION 526. - C-2 GENERAL COMMERCIAL DISTRICT

526.1. - Purpose

The purpose of the C-2 General Commercial District is to provide for the orderly development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural, and civic nature, and to exclude uses not compatible with such activities.

526.2. - Permitted Uses

A. *Principal Uses.*

1. Unless otherwise provided in this Code, all permitted and special exception uses in the C-1 Neighborhood Commercial District.
2. Automobile parts. New or secondhand, from enclosed buildings only, and provided there is no outside display of parts or tires.
3. New or preowned passenger and commercial vehicle, truck, trailer, motorcycle, boat, and recreational vehicle sales and leasing, and incidental displays and/or storage and/or service departments where such service work is carried on altogether within the building, shall be Permitted Uses within the C-2 General Commercial District only if the property is designated as Commercial (COM), Mixed Use (MU) or Retail/Office/Residential (ROR), or Planned Development (PD) on the County Comprehensive Plan Future Land Use Map and the standards of this Code, Section 1101, are met.
4. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
5. Bakery stores, retail only. Baking allowed on the premises.

6. Barbecue stands and pits.
7. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
8. Amusement facilities.
9. Bowling alleys within a building shall not be located closer than 1,500 feet to any residential district unless such building is so constructed as to prevent the emission of odors, sounds, and/or vibrations.
10. Cabinet and carpentry shops. All storage and work shall be inside the building.
11. Contractor's Office and Storage. All storage shall be inside the building or in an enclosed area not visible from the right-of-way.
12. Dancing halls or dancing academies, provided no alcoholic beverages of any type are served. Shall not be located within 500 feet of any residential district unless such building is so constructed as to prevent the emission of odors, sound, and/or vibrations.
13. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
14. Dry cleaning.
15. Electrical appliances and fixture stores and repair shops. All repairs, storage, and displays to be done inside the building.
16. Exterminating products. Where the materials or ingredients are stored, mixed, or packaged, but not manufactured.
17. Food distribution, wholesale, provided no outside storage.
18. Garage or mechanical service. All work shall be performed inside the building.
19. Hat cleaning and blocking.
20. Hotels, motels, and condotels.
21. Kennels.
22. Laundries, hand and self-service.
23. Lawn mowers, rental, sales, and service. All repairs, storage, and displays to be done inside the building.
24. Lumber yards.
25. Model home centers.
26. Mortuaries or funeral homes, including crematoriums.
27. Music, radio, and television stores and repair shops. All repairs, storage, and displays shall be inside the building.
28. Nurseries, plant.
29. Pawn shops.
30. Pet shops.
31. Plumber shops. Materials to be stored in properly sight-screened areas.
32. Pottery and statues. Designed for yard ornaments, retail sales only.
33. Propane sales. Retail only, not exceeding 20,000-gallon storage.
34. Secondhand stores. All sales and displays shall be inside the building.
35. Septic tank sales and installation business.
36. Shooting and archery ranges, indoors only.
37. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
38. Sign painting shops. All work shall be inside the building.
39. Sod sales.
40. Warehousing and general storage, including sales and office.
41. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
42. Residential treatment and care facilities.
43. Other uses which are similar or compatible to the principal uses.
44. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
45. The sale or consumption of alcoholic beverages within Alcoholic Beverage Business Establishments as defined in this Code and as permitted under County, State, and Federal regulations provided:
 - a. An Administrative Use Permit for the Sale of Alcoholic Beverages is issued in accordance with Section 402.5.D.
 - b. Unless a Specific Distance Waiver is granted by the Planning Commission in accordance with Section 402.5.D.6, no such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any pre-k through 12th grade public or private school, place of religious worship, or County park as measured from the structure used as the proposed Alcoholic Beverage Business Establishment to the nearest property

line of the pre-k through 12th grade public or private school, place of religious worship, or County park.

c. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.

d. Bottle Clubs that hold licenses under Rule 61A-3.049 FAC or the Division of Alcoholic Beverages and Tobacco are prohibited.

B. *Accessory Uses.*

1. Accessory uses customarily incidental to an allowed principal use.
2. Signs in accordance with this Code.

(Ord. No. 20-39, § 5(Att. A), 12-8-20)

526.3. - Conditional Uses

A. Automobile towing services and connected storage of vehicles. All storage shall be located to the rear of the building and must be adequately buffered or fenced from adjoining properties and the street or right-of-way, pursuant to this Code. There shall be no outside display or sale of parts or tires.

B. Transfer stations and recycling operations as defined in this Code, Chapter 200, provided:

1. Transfer of petroleum products or similar materials is specifically prohibited.
2. Cardboard may be compressed, cans and glass may be crushed, and aluminum and copper may be cut. Batteries; however, shall be kept intact.
3. All machines, except hydraulic balers, shall be enclosed within a building.
4. All operations shall comply with requirements of this Code regarding buffering of commercial and industrial districts. Any materials stored on the property must be baled, or in a container, and shall not exceed the required buffer height.

C. Pain management clinics as defined in Chapter 50, County Code of Ordinances, provided that:

1. The hours of operation are limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday.
2. No pain management clinic shall be located within 1,000 feet from a day care, church, place of worship, park, university, alcohol or drug abuse treatment facility, or school. This distance requirement shall be measured from the structure where a pain management clinic would be located to the nearest property line of the uses referenced above.
3. There shall be a one-quarter mile separation between each pain management clinic, and a pain management clinic may not be located within one-quarter mile where a conditional use for the same has been previously denied.
4. A security plan must be submitted with the application illustrating what security devices are to be utilized, including at a minimum unobstructed windows and lighting, and information reflecting the management of patients or clients to ensure the public safety of individuals patronizing or working at any adjacent businesses or individuals residing in the area.
5. No pain management clinic shall be located closer than 500 feet from the boundary of any residentially zoned property and in no event shall said use abut residential property or be across the street or alley from a lot which is zoned for residential use.
6. Clinics shall provide sufficient waiting and seating areas for all patients and business invitees expected to be in the clinic at the same time. Outdoor seating, queues, or waiting areas are prohibited. The use shall be entirely within a completely enclosed building. The clinic shall post conspicuous signs that no loitering is allowed on the property.
7. No pain management clinic shall be collocated in the same office or building with a pharmacy or be located within 500 feet of a pharmacy.
8. Parking shall be at a ratio of one space per 300 square feet of the clinic. The County Administrator or designee may require the applicant to submit a parking analysis if the County has concerns as to safety, sufficiency, or configuration of available vehicle parking based on the unique circumstances of the site.
9. The pain management clinic complies with Chapter 50 of the Code of Ordinances, as amended.
10. The BCC may apply more stringent standards than those hereinabove based upon the location and unique characteristics of the subject site.
11. A minimum distance of three miles shall be required from any off or on ramp to I-75.

D. Amusement parks.

E. Automobile racetracks.

F. Medical waste disposal facilities.

G. Auction houses.

H. Flea markets.

I. Drive-in theaters.

J. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.

K. Yard trash disposal facilities.

L.

Wastewater treatment plants, except when accessory to a development.

- M. Helipad, provided that no such helipad is located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.
- N. Commercial marinas subject to the marina-siting criteria set forth in the County Comprehensive Plan.
- O. Multiple-family dwellings. Where the proposed project complies with one or more of the following:
 - 1. Affordable Housing as defined in Section 420.0004, Florida Statutes; or
 - 2. Vertically integrated mixed use (ground floor commercial, office or other non-residential use); or
 - 3. Located within the West Market Area as defined in the Comprehensive Plan and as depicted on Map 2-17, Market Area I West Market Area, of the Comprehensive Plan, Future Land Use Element.
- P. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils subject to all local, State, and Federal regulations.

(Ord. No. 20-39, § 5(Att. A), 12-8-20; Ord. No. 21-07, § 5, 5-4-21)

526.4. - Special Exception Uses

- A. Travel-trailer parks subject to the requirements set forth in the Supplemental Regulations in this Code, Chapter 500.
- B. Public and private utility facilities to include the following: County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones, or broadcasting or communication towers and facilities; and other conforming uses, which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.
- C. Private schools.

526.5. - Performance Standards

All activities shall be in conformance with standards established by the County, State, and Federal government.

526.6. - Area and Lot Width Regulations

General Commercial Stores.

- A. *Minimum lot area*: 15,000 square feet.
- B. *Minimum lot width*: 90 feet.

526.7. - Coverage Regulations

Lot Coverage: All buildings, including accessory buildings, shall not cover more than 50 percent of the lot.

526.8. - Yard Regulations

The following minimum building line setbacks measured from property lines are required in yard areas listed below unless otherwise specified:

- A. Front: 25 feet.
- B. Side: A side yard depth of 30 feet per side from residential districts, no side yard shall be required where two or more commercial districts or an industrial and commercial district adjoin side to side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage of at least 20 feet in width shall be provided at grade level at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.
- C. Rear: Thirty feet, when adjacent to residential districts. Adjacent to commercial or industrial districts, no rear yard shall be required.

526.9. - Height Regulations

The maximum building height for commercial uses shall be 60 feet, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

526.10. - On-site Parking Regulations

On-site parking shall be provided in accordance with this Code, Section 907.1.

526.11. - Development Plan

Development plans shall be submitted in accordance with this Code, Chapter 400.