

20-1482 General Retail Commercial, BU-1

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community. All construction shall conform to Article XX Commercial Overlay Zone Supplemental Regulations.

Permitted uses.

All business uses and all material and products shall be confined within substantial buildings completely enclosed with walls and a roof; however, retail items of substantial size or which of necessity shall remain outside of a building may be permitted to be displayed outside the buildings. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, and boats.

In addition to the permitted uses in BU-1-A the following uses, or other uses of a similar nature compatible with the character of the uses specifically described in this subsection, are permitted, and shall be limited to retail only:

Aquariums.

Auditoriums.

Automobile hire.

Bait and tackle shop.

Bed and breakfast inn.

Bicycle sales and service.

Billiard rooms and electronic game arcades (soundproofed).

Cafeterias.

Ceramics and pottery; finishing and sales; no production or firing except accessory to on site sales only.

Civic, philanthropic or fraternal organizations.

Colleges and universities.

Conservatories.

Contractors' offices, with no outside storage.

Dancing halls and academies (soundproofed).

Child day care centers.

Display and sales rooms.

Electrical appliance and lighting fixtures.

Employment agencies.

Drug and sundry stores.

Fruit stores (packing on premises).

Funeral homes and mortuaries.

Furriers.

Hardware stores.

Meat, fish and seafood markets.

Pawnshops.

Pet shops, with property enclosed to prevent any noxious odors.

Plant nurseries (no outside bulk storage of mulch, topsoil, etc.).

Post offices.

Printing services.

Restaurants.

Sale of alcoholic beverage, package only.

Schools for business training.

Schools, private or parochial.

Ticket offices and waiting rooms for common carriers.

Upholstery shops.

Worship, places of.

Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):
Permitted uses with conditions are divided into two categories; Those uses permitted on all appropriately zoned properties and those uses permitted only west of US 1.

Uses permitted anywhere appropriately zoned:

Outdoor restaurant seating. (20-1837.9)

Pain Management Clinics (20-1838.5)

Preexisting use. (20-1839.7)

Single family residence (20-1846)

Uses permitted west of US 1 only:

Assisted living facility (20-1826) (see also 20-1987 and definitions 20-1102)

Boat sales and service. (20-1830.8)

Cabinetmaking and carpentry. (20-1831)

Dry cleaning plants, accessory to pickup stations. (20-1835)

Farm machinery sales and service. (20-1835.4)

Gasoline service stations. (20-1835.7)

Manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain projects.

Outside sale of mobile homes. (20-1838)

Substations, and transmission facilities. (20-1839)

Security mobile home. (20-1841.7)

Self storage mini-warehouses. (20-1837.5)

Tourist efficiencies and hotels and motels. (20-1844.5)

Treatment and recovery facility offering substance abuse services and licensed by the State of Florida pursuant to Chapter 397 of the Florida Statutes. (20-1826)

Accessory buildings or uses. Accessory buildings and uses customary to commercial and residential uses are permitted. (Refer to definition cited in section 20-1102 and standards cited in section 20-2100.5). Additional accessory uses are as follows:

Completely enclosed lumber sales are permitted as an accessory use to hardware and supply stores.

A roadside stand used as provided in 20-1945.5, is permitted as an accessory use.

Conditional uses. Conditional uses are divided into two categories; Those uses permitted on all appropriately zoned properties and those uses permitted only west of US 1. Conditional uses are as follows:

Uses permitted anywhere appropriately zoned:

Alcoholic beverages for on-premises consumption. (20-1906)

Change of nonconforming agricultural use. (20-1917.5)

Commercial/recreational and commercial/industrial marinas. (20-1937)

Security mobile home. (20-1946)

Uses permitted west of US 1 only:

Commercial entertainment and amusement enterprises (small scale and large scale). (20-1921)

Plant nurseries (with outside bulk storage of mulch, topsoil, etc.) (20-1942)

Convenience store in BU-1 zoning classification (20-1923)

Trailer and truck rental. (20-1954)

Minimum lot size. Except for gasoline service stations, an area not less than 7,500 square feet is required, having a width and depth of not less than 75 feet.

Setbacks.

Generally.

Gasoline Service Station setbacks in this zoning classification shall be governed by section 20-1835.7.

The front setback shall be 25 feet from the front lot line.

The rear setback shall be 15 feet from the rear lot line. However, if the rear lot line abuts a dedicated 20-foot alley or roadway, the setback shall be five feet.

Side Setbacks:

Where a side lot line abuts a residential zone, such side setback shall be a minimum of 15 feet.

Where a side lot line abuts a non-residential zone, such side setback shall be 5 feet.

Where a side lot line abuts a combination of commercial, industrial or residential zonings, the respective side setbacks as stated in a. or b. above shall apply to the affected side yard area.

Where a 20 foot dedicated alleyway or roadway exists adjacent to or abutting the rear lot line, and the zoning adjacent to the side yard area is non-residential, no side setback is required when a three hour firewall is constructed along the side lot line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.

Notwithstanding the requirements of section (e)(1)(d)(2) above, where a 20-foot dedicated alleyway or roadway does not exist adjacent to or abutting the rear lot line, lots whose sides abut non-residential zonings may utilize a ten-foot paved driveway setback along one side and a zero foot setback on the other provided a three-hour firewall is constructed where the building is proposed within five feet of the side property line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.

On a corner lot, the side street setback shall be 15 feet. If a corner lot is contiguous to a key lot, then the side street setback shall 25 feet.

Breezeway/visual corridor. All commercial riverfront uses are subject to breezeway/visual corridor regulations enumerated in 20-2105.

Minimum floor area. All structures except single family residences shall contain a minimum of 300 square feet of floor area. Single family residence shall contain a minimum 1200 square feet of living area.

Structural height standards.

Maximum height of structures is 35 feet.

Fencing and buffering. See article XIII, division 2, of this article, pertaining to landscaping.

Metal buildings. Metal buildings shall be permitted in this zoning classification subject to the restrictions presented in Article XX Commercial overlay zone supplemental regulations.

Maximum floor area ratio. The floor area ratio shall be governed by 20-2110.

Construction. All construction shall conform to Article XX Commercial overlay zone supplemental regulations.