

CHAPTER 500. ZONING STANDARDS

SECTION 525. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

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.

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 nonflammable 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. Radio and television broadcasting studios.
10. Other uses which are similar or compatible to the permitted uses.
11. Residential treatment and care facilities.
12. One (1) single-family unit which is accessory to a permitted commercial use and located on the same lot.
13. 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.
14. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
15. 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.
16. 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.

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.

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 thirty (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 seventy-five (75) feet of a lot in a residential district as established in this chapter.
 3. No canopy shall be closer than fifteen (15) feet of the right-of-way of any road or street subject to this Code.
 4. No pump island shall be closer than twenty-five (25) feet of the right-of-way of any road or street subject to this Code.
- B. Establishments providing dancing or entertainment.
 - C. 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.
 - D. 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.
 - E. Self-Storage Facilities and Free-Standing Recreational Vehicle/Boat Storage in compliance with Section 1105 of this Code.
 - F. Private schools

525.5. **Area and Lot Width Regulations**

Neighborhood commercial stores:

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

525.6. **Coverage Regulations**

Lot Coverage: All buildings, including accessory buildings, shall not cover more than fifty (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: Twenty-five (25) feet.
- B. Side: a side depth of thirty (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 twenty (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: thirty (30) feet, when adjacent to residential districts; adjacent to commercial or industrial districts, no rear yard shall be required.

525.8. **Height Regulations**

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

525.9. **On-Site Parking**

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

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.

525.11. **Development Plan**

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