

CHAPTER 500. ZONING STANDARDS

SECTION 527. C-3 COMMERCIAL/LIGHT MANUFACTURING DISTRICT

527.1. Purpose

The purpose of the C-3 Commercial/Light Manufacturing District is to provide for the development of business uses on suitable lands, recognize that certain commercial and manufacturing uses are compatible and can be intermingled with each other and surrounding dissimilar uses, and to provide standards and guidelines for the selection of qualified businesses. The district is primarily intended for business characterized by low land coverage, absence of objectionable external effects with adequate setbacks, attractive building design, and properly landscaped sites and parking areas.

527.2. Applicability

The zoning of C-3 Commercial/Light Manufacturing districts may be permitted, subject to the requirements of the Comprehensive Plan, only on land designated as IL (Industrial - Light) or IH (Industrial - Heavy) on the Comprehensive Future Land Use Plan Map, ROR (Retail/Office/Residential) where C-3 Commercial/Light Manufacturing Specific Uses only are proposed, MU (Mixed Use), or COM (Commercial), where C-3 Commercial/Light Manufacturing Specific Uses only are proposed.

527.3. Permitted Uses

A. Principal Uses

1. Businesses with related offices and showrooms, which manufacture, assemble, process, package, store, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys.
2. Warehouses and wholesale distribution centers, including related offices and showrooms, but not to include highway freight transportation and warehousing and wholesale or retail of gasoline or liquefied petroleum gases (propane).
3. Professional and administrative offices.
4. Printing, publishing, engraving, and related reproductive processes.
5. Cabinet and carpentry shops.
6. Research laboratories.
7. Schools for business or industrial training.
8. Shooting and archery ranges, indoors only.

9. Restaurants, except drive-in and drive-through restaurants.
10. Radio or television station, including studios, offices, and broadcasting towers.
11. Financial institutions, banks, etc.
12. Public service facilities, such as police, fire stations, and post office.
13. Garment assembly and sewing.
14. Medical, dental, photographic, or similar laboratories, clinics or hospitals, and fitness centers.
15. Ornamental iron manufacturing.
16. Parking lots and parking garages.
17. Welding shops.
18. Machine shops.
19. Sheet metal shops.
20. Data processing services.
21. Other uses which are similar or compatible to the permitted uses.
22. Contractor's office and storage.
23. Pest control office and storage.
24. Residential treatment and care facilities.
25. Hotels, motels, and condotels.
26. Single-family unit which is accessory to a principal use and located on the same lot.
27. Telephone exchange and transformer stations. Television facilities and operations, including studios, offices, and broadcasting towers.
28. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
29. Solar Electric Power Collection Facility (Solar Farm) and Substation. If 75 MW or more must be located in a PSP (Public/Semi-Public), PD (Planned Development), IL (Industrial-Light), or IH (Industrial- Heavy) Future Land Use classifications.

30. 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.
31. 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 this Code Section 402.5.B.
 - b. Unless a Specific Distance Waiver is granted by the Planning Commission in accordance with Section 402.5.B.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.

527.4. Conditional Uses

- A. Public utility substations and relay facilities and other conforming uses within the confines of an enclosed building which do not cause an undue nuisance or adversely affect existing structures, uses, or residents.
- B. Aircraft landing fields and helicopter pads subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no such aircraft landing field or helicopter 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.

- C. 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.
- D. Medical waste disposal facilities.
- E. Auction houses.
- F. Construction and demolition debris disposal facilities subject to all local, State, and Federal regulations.
- G. Yard trash disposal facilities.
- H. Wastewater treatment plants, except when accessory to a development.

527.5. **Special Exceptions**

- A. Solar Facility as a principal use
- B. Free-Standing Recreational Vehicle/Boat Storage in compliance with Section 1105 of this Code.

527.6. **Area and Lot-Width Regulations**

- A. Minimum Lot Size: 20,000 Square Feet
- B. Minimum Lot Width: 100 Feet

527.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot.

527.8. **Yard Regulations**

The following minimum building line setback shall be:

- A. Front: twenty (20) feet.
- B. Seventy-five (75) feet from any adjoining property not zoned commercial or industrial, side or rear.
- C. Side: Where two (2) or more commercial and/or industrial districts adjoin side-to-side, no side setback shall be required.
- D. Rear setback requirements shall be fifteen (15) feet from the rear lot line, except as prescribed in B above.

527.9. **Height Regulations**

The maximum building height in this classification shall be sixty (60) feet, except in an Urban Service area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

527.10. **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, animals, 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 sun light 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 injuries to human beings, animals, or vegetation (electromagnetic radiation or radioactive emissions shall not be of any intensity that interferes with the use of any property); or discharge of any untreated, potentially dangerous effluent from operations and to local surface or subsurface drainage courses. Any development activities occurring adjacent to existing agricultural uses shall provide adequate buffering against discharges and emissions listed above and generated by the ongoing agricultural use.

527.11. **On-Site Parking Regulations**

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

527.12. **Development Plan**

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