

SECTION 4.13 "CG" COMMERCIAL, GENERAL

4.13.1 DISTRICTS AND INTENT

The "CG" Commercial, General category includes one (1) zone district: CG. This district is intended for general retail commercial, office and service activities which serve a market area larger than a neighborhood. While some of the same types of uses are found in CN areas, the CG areas are generally greater in scale and intensity. Businesses in this category require locations convenient to automotive traffic and ample offstreet parking is required, however; pedestrian traffic may also be found in this district. This district is not suitable for highly automotive-oriented uses and shall be located within designated urban development areas as defined by the County's Comprehensive Plan.

4.13.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junk yards or automotive wrecking yards), and similar uses.
2. Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, second-hand merchandise in completely enclosed buildings, and similar uses.
3. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, express or parcel delivery office and similar uses.
4. Service establishments such as radio or television station (but not television or radio towers or antennae); funeral home, radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
5. Medical or dental offices, clinics, and laboratories.
6. Business and professional offices.
7. Newspaper offices.
8. Banks and financial institutions.
9. Professional, business, and technical schools.
10. Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater,

billiard parlor, bowling alley, and similar uses.

11. Hotels and motels.
12. Dry cleaning and laundry package plants in completely enclosed buildings using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
13. Residential dwelling units, which existed within this district on the date of adoption or amendment of these land development regulations.
14. Churches and other houses of worship.
15. Art galleries.
16. Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
17. Recovery homes.
18. Residential treatment facilities.
19. Automotive self service station. (see Section 4.2 for special design standards for automotive self service stations)
20. General media stores (See Section 2.1 for definition; See Section 4.2 for special design standards for certain general media stores)

Unless otherwise specified, the above uses are subject to the following limitations:

- a. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than thirty (30) percent of floor space to be devoted to storage;
 - b. Products to be sold only at retail; and
 - c. Site and development plan approval (see Article 14) is required for all commercial developments.
21. Mini warehouse/storage units, including the storage of "Travel Trailers", "Motor Homes", or "Fifth-Wheel Trailers", as defined in F.S. 320.01, hereafter called "Recreation Vehicles", and including the storage of Boats. A "Mobile Home", as defined in F.S. 320.01(2).9.a) shall not be considered a "Recreation Vehicle" herein, and shall not be allowed for storage as provided herein. Any "Recreation Vehicle" stored as provided herein, shall be in operating condition, capable of being driven or pulled at highway speeds, and shall at all times have a valid and current license tag, or other registration certificate visibly displayed on same. Any "Recreation Vehicle" or Boat, as allowed herein, shall be stored within an enclosed building. As used herein, Mini warehouse/storage units shall also include any enclosed storage buildings located within a larger enclosed building, being sometimes called "Climate Controlled" Mini Storage. As used herein "Mini warehouse/storage units" shall be enclosed buildings or structures; an "open" or unenclosed building or structure, sometimes called a "shed", shall not be allowed or considered a "Mini warehouse/storage unit". The above uses are subject to site and development approval (See Article 14).

4.13.3

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to

permitted uses and structures.

- b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.
- c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see Section 4.2).

4.13.4 PROHIBITED USES AND STRUCTURES

- 1. Manufacturing activities, except as specifically permitted.
- 2. Warehousing or storage, except in connection with a permitted use.
- 3. Off-site signs.
- 4. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
- 5. Motor vehicle body shop.
- 6. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.2).

4.13.5 SPECIAL EXCEPTIONS
(see also Articles 12 and 13)

- 1. Automotive service stations (see Section 4.2 for special design standards for automotive service stations).
- 2. Rental of automotive vehicles, trailers and trucks.
- 3. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
- 4. Hospitals and nursing homes.
- 5. Motor bus or other transportation terminals.
- 6. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.; and
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
- 7. Public buildings and facilities.

8. Private clubs and lodges.

4.13.6 MINIMUM LOT REQUIREMENTS (area, width)

- 1. All permitted uses and structures (unless otherwise specified):
Minimum lot area None.

Minimum lot width None.

4.13.7 **MINIMUM YARD REQUIREMENTS** (depth of front and rear yard, width of side yards) (See Section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front 20 ft.

Side None, except where a side yard is provided, then a side yard of at least 10 ft. must be provided.

Rear 15 ft.

2. Child care centers and overnight child care centers:

Front 20 ft.

Side 10 ft. for each side yard.

Rear 15 ft.

Special Provisions: A minimum undisturbed, vegetated buffer of fifty (50) feet measured from the generally recognized bank of all perennial rivers, streams and creeks shall be required. Exception shall be made for the provision of reasonable access to the river, stream or creek and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

4.13.8 **MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED**
(see also Section 4.2 for exceptions)

35 ft.

4.13.9 **MAXIMUM LOT COVERAGE BY ALL BUILDINGS**

In addition to meeting the required lot yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.13.10 **MINIMUM LANDSCAPED BUFFERING REQUIREMENTS**
(see also Section 4.2)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than ten (10) ft. in width along the affected rear and/or side yards as the case may be.

2. Existing single-family dwellings and mobile homes:

None, except as necessary to meet other requirements set out herein.

4.13.11 **MINIMUM OFFSTREET PARKING REQUIREMENTS**
(see also Section 4.2)

1. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.

2. Commercial establishments selling home furnishings and major appliances, and office equipment and furniture: one (1) space for each five hundred (500) sq. ft. of non-storage floor area.
3. Restaurants, cocktail lounges, bars, and taverns: one (1) space for each three (3) seats in public rooms.
4. Funeral homes: one (1) space for each three (3) seats in the chapel.
5. Medical or dental offices, clinics, or laboratories: one (1) space for each one hundred fifty (150) sq. ft. of floor area.
6. Business and professional offices: one (1) space for each two hundred (200) sq. ft. of floor area.
7. Newspaper office: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
8. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
9. Banks and financial institutions: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
10. Professional, business, and technical schools: one (1) space for each two hundred (200) sq. ft. of floor area.
11. Community and little theaters, indoor motion picture theaters: one (1) space for each four (4) seats.
12. Hotels and motels: one (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.
13. Dry cleaning and laundry package plants: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
14. Each residential dwelling unit: two (2) spaces for each dwelling unit.
15. Churches and houses of worship: one (1) space for each six (6) permanent seats in main auditorium.
16. Art galleries: one (1) space for each three hundred (300) sq. ft. of floor area.
17. Dance, art, and music studios: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
18. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
19. Hospitals: one (1) space for each bed.
20. Nursing homes: one (1) space for each three (3) beds.
21. Telephone exchange, motor bus or other transportation terminals: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
22. Childcare centers and overnight child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
23. For other special exceptions as specified herein: to be determined by findings

in the particular case.

Note: Offstreet loading required (see Section 4.2).