

SECTION 4.15 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.15.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 4.2 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants
4. Motels
5. Retail commercial outlets for sale of fruit, gifts, novelties and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating, which does not require any air emission permit from the State of Florida and is located in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.

Unless otherwise specified, the above uses are subject to the following limitations: for all developments with one (1) acre or more of land or twenty thousand (20,000) square feet of building floor area or more, site and development plan approval is required (see Article 14).

4.15.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwellings units only for occupancy by owners or employees there of.
2. 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.
3. On-site signs (see Section 4.2).
4. On-site storage in conjunction with light manufacturing uses subject to the installation and maintenance of landscaped buffer areas in accordance with

Section 4.2.13 herein.

4.15.4 PROHIBITED USES AND STRUCTURES

1. Dwelling units except as provided under accessory uses.
2. Off-site signs.
3. 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.

4.15.5 SPECIAL EXCEPTIONS
(see also Articles 12 and 13)

1. Truck stops
2. Travel trailer parks or campgrounds (see Section 4.2).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.

4.15.6 MINIMUM LOT REQUIREMENTS
(area, width)

1. All permitted uses (unless otherwise specified):

Minimum site area	1 acre
Minimum lot width	200 ft.

4.15.7 MINIMUM YARD REQUIREMENTS
(depth of front and rear yard, width of side yards)

1. All permitted uses (unless otherwise specified):

Front	30 ft.
Side	30 ft.
Rear	30 ft.

Special Provisions: No less than 15 ft. of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for offstreet parking, but not for buildings.

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.

4.15.8 **MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED**
(see Section 4.18 for exceptions)

35 ft., except the height of signs which advertise commercial establishments located within the same CHI district shall be unrestricted, provided that such sign shall not exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

4.15.9 **MAXIMUM LOT COVERAGE BY ALL BUILDINGS**

35%

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

4.15.10 **MINIMUM LANDSCAPED BUFFERING REQUIREMENTS**
(see also Section 4.18)

1. All permitted uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the highway interchange commercial use shall provide a landscaped buffer which shall be not less than 20 ft. in width along the affected rear and/or side yards as the case may be.

4.15.13 **MINIMUM OFFSTREET PARKING REQUIREMENTS**
(see also Section 4.18)

1. Commercial and service establishments (unless otherwise specified): 1 space for each 150 sq. ft. of non-storage floor area, plus, where applicable, 1 space for each 1,000 sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
2. Restaurants, cocktail lounges, bars, and taverns: 1 space for each 3 seats in public rooms.
3. Hotels and motels: 1 space for each sleeping room, plus 2 spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.

Note: Offstreet loading required (see Section 4.2)

4. Warehousing and storage only; one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
5. Miscellaneous uses such as parcel delivery office, motor bus or truck or other

transportation terminal; one (1) space for each three hundred fifty (350) sq. ft. of floor area.

6. Other permitted uses (unless otherwise specified); one (1) space for each five hundred (500) sq. ft. of floor area.