

CBD "Central Business District" This district is established to implement comprehensive plan policies to encourage economic activity, living quarters and local employment opportunities within the historic downtown.

- 1) Permitted uses.
 - A) Offices.
 - B) Personal services.
 - C) Laundromat and dry cleaning retail stores.
 - D) Licensed day care centers.
 - E) Adult congregate living facilities/skilled nursing.
 - F) Single-family conventional detached dwelling units.
 - G) Two-family (duplex) dwellings.
 - H) Licensed community residential homes with more than six (6) residents provided that a minimum of one thousand feet (1,000') separation is maintained from any other community residential home.
F.S.419.001 (1)(a) F.S. 419.001(2)
 - I) Licensed day care center.
 - J) Financial services.
 - K) Compound use.
 - L) Office supplies.
 - M) Retail sales and services.
 - N) Business services.
 - O) Bed and breakfast inns.
 - P) Bars and lounges associated with restaurant use.
 - Q) Restaurants.
 - R) Medical offices/clinics.
 - S) Bakery/deli.
 - T) Banks.
 - U) Game/indoor recreation facilities.
 - V) Health/exercise clubs.
 - W) Hotels, motels.
 - X) Convenience stores without fuel service.
 - Y) Churches -parsonage.
 - Z) Theaters.
 - AA)Clubs, lodges and fraternal organizations.
 - BB)Parking garages.
 - CC)Repair shops except paint and body.
 - DD)Ambulance stations.
 - EE) Commercial portable or temporary structure.
 - FF) Commercial Pole barns or sheds.
 - GG) Strip stores under 20,000 square feet.
 - HH) Outdoor display.
 - II) Tents.
- 2) Uses expressly prohibited.
 - A) Wholesale commercial uses.
 - B) Industrial land uses.
 - C) Any use prohibited by city, state or federal law.
- 3) Site Plan Approval.
 - A) A site development plan shall be required per Article 8, Section 65-90 of this Code prior to final project approval.
- 4) Design standards.
 - A) There is no minimum lot area.
 - B) There is no minimum lot width.
 - C) The maximum building height shall be forty (40) feet.

- D) Minimum setback requirements:
 - 1. Front yard setback: None.
 - 2. Side yard setback: None.
 - 3. Rear yard setback: None; however, a use must have exits on two different sides. Otherwise, the setback is ten (10) feet.
- E) The maximum impervious surface ratio (which includes building coverage) shall not exceed one hundred (100) percent.
- F) The maximum floor area ratio (FAR) shall not exceed three hundred (300) percent.
- G) Residential uses may be permitted as a secondary use at 2nd floor or above. Residential density shall not exceed 15 units/acre.
- H) Loading areas as required per Chapter 60 will be provided except where such areas are determined by the Zoning Administrator to be infeasible for existing buildings.