

Sec. 656.313. - Community/General Commercial Category.

This category allows a wide range of retail sales and services including general merchandise, apparel, food and related items. General commercial uses include offices, highway commercial, entertainment and similar other types of commercial developments.

The following primary and secondary zoning districts may be considered in the Community/General Commercial Category depicted on the Future Land Use Maps of the Comprehensive Plan.

A. *Primary zoning districts.* The primary zoning districts shall include the following:

- (1) Commercial Office (CO); Section 656.311.
 - (2) Commercial Residential Office (CRO); Section 656.311.
 - (3) Commercial Neighborhood (CN); Section 656.312.
 - (4) Commercial Community/General-1 (CCG-1); Section 656.313.
 - (4) Commercial Community/General-2 (CCG-2); Section 656.313.
 - (5) Public Buildings and Facilities-2 (PBF-2); Section 656.332.
- I. *Commercial Office (CO) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratio, and height of buildings and structures shall be as provided in Section 656.311.
 - II. *Commercial Residential Office.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratio, and height of buildings and structures shall be as provided in Section 656.311.
 - III. *Commercial Neighborhood (CN) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratio, and height of buildings and structures shall be as provided in Section 656.312.
 - IV. *Commercial Community/General-1 (CCG-1) District.*
 - (a) *Permitted uses and structures.*
 - (1) Commercial retail sales and service establishments
 - (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
 - (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
 - (4) Hotels and motels.
 - (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
 - (6) Art galleries, museums, community centers, dance, art or music studios.
 - (7) Vocational, trade or business schools and similar uses.
 - (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
 - (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
 - (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
 - (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises

consumption or for on-premises conjunction with a restaurant.

- (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
 - (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
 - (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
 - (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
 - (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
 - (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (18) Churches, including a rectory or similar use.
 - (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
 - (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 - (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 - (22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 - (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
 - (24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 - (25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (b) *Permitted accessory uses and structures.* See Section 656.403.
- (c) *Permissible uses by exception.*
- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
 - (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
 - (3) Residential treatment facilities and emergency shelters.
 - (4) Multi-family residential integrated with a permitted use.
 - (5) Crematories.
 - (6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 - (7) Auto laundry or manual car wash.
 - (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).

- (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (11) Blood donor stations, plasma centers and similar uses.
- (12) Private clubs.
- (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (18) Nightclubs.
- (19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- (20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- (d) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (e) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses. *Impervious surface ratio* as required by Section 654.129.
- (f) *Minimum yard requirements.*
 - (i) Front—None.
 - (ii) Side—None
Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
 - (iii) Rear—10 feet.
- (g) *Maximum height of structures.* Sixty feet.
- (h) *Limitations on permitted or permissible uses by exception.* All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:
 - (1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

V. *Commercial Community/General-2 (CCG-2) District.*

- (a) *Permitted uses and structures.*
 - (1) Commercial Retail Sales and Service Establishments.
 - (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
 - (3) Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the

performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Reserved.
- (8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (9) Hotels and motels.
- (10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Adult entertainment.
- (15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (17) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (20) Private clubs.
- (21) Churches, including a rectory or similar use.
- (22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (23) Vocational, trade and business schools.
- (24) Banks, including drive-thru tellers.
- (25) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

- (26) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
 - (27) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
 - (28) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
 - (29) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
 - (b) *Permitted accessory uses.* See Section 656.403.
 - (c) *Permissible uses by exception.*
 - (1) Residential treatment facilities or emergency shelter.
 - (2) Rescue missions.
 - (3) Day labor pools.
 - (4) Crematories.
 - (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
 - (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
 - (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
 - (8) Automobile storage yards.
 - (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
 - (10) Schools meeting the performance standards and development criteria set forth in Part 4.
 - (11) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
 - (12) Nightclubs.
 - (13) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
 - (14) Manual car wash.
 - (15) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
 - (d) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
 - (e) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses. *Impervious surface ratio* as required by Section 654.129.
 - (f) *Minimum yard requirements.*
 - (i) Front—None.
 - (ii) Side—None,
 - (iii) Rear—Ten feet.
 - (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
 - (g) *Maximum height of structures.* Sixty feet.
- VI. A. *Public Buildings and Facilities-2 (PBF-2) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratio, and height of buildings and structures shall be as provided in Section 656.332.

B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Community/General Com as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.

- (1) Industrial Business Park-1 (IBP); Section 656.321.
- (2) Agriculture (AGR); Section 656.331.
- (3) Public Buildings and Facilities-1 (PBF-1); Section 656.332.
- (4) Public Buildings and Facilities-3 (PBF-2); Section 656.332.
- (5) Conservation (CSV); Section 656.333.
- (6) Recreation and Open Space (ROS); Section 656.334.
- (7) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met.

(Ord. 2007-704-E, § 1; Ord. 2007-1047-E, § 4; Ord. 2010-326-E, § 4; Ord. 2011-643-E, § 1, 10-25-11; Ord. 2015-100-E, § 2; Ord. 2015-782-E, § 2; Ord. 2017-318-E, § 16; Ord. 2017-231-E, § 2; Ord. 2018-75-E, § 4; Ord. 2017-842-E, § 2; Ord. 2018-538-E, § 1; Ord. 2019-375-E, § 1)