

DIVISION 9. C-1A NEIGHBORHOOD BUSINESS DISTRICT*

***Cross references:** Businesses, ch. 18.

Sec. 102-491. Uses permitted.

In the C-1A neighborhood business district, all uses shall be done within a completely enclosed building, with the exception of drive-in restaurants and parking of vehicles for automobile sales, and no building or premises shall be used and no building shall be erected or structurally altered which is arranged, intended or designed to be used for other than one or more of the following uses subject to the intensity limitations designated in subdivision III of division 9 of article VII of this chapter:

- (1) Any use permitted in the R-3 multiple-family dwelling district, except that mobile home parks shall not be permitted.
- (2) Sale of dairy products, fruits, vegetables, meats and groceries.
- (3) Sale of dry goods, clothing, shoes and accessories.
- (4) Sale of furniture and appliances, electronics, sporting goods, paint, wallpaper, floor coverings, hardware and fixtures.
- (5) Sale of jewelry, gifts, china and works of art.
- (6) Sale of books, magazines, newspapers, stationery, office supplies, music, other media, and photographic supplies. Adult media stores shall be subject to the standards set forth in sections 102-1227 and 102-1230.
- (7) Sale of tobacco, prescription drugs, flowers.
- (8) Cafe or restaurant, including drive-in restaurant, places for the sale of food, food catering service.
- (9) Sales of fertilizer, seeds, farm equipment and supplies; farm equipment repairs, provided that such repair is not visible from the street and any adjoining noncommercial uses; plumbing salesroom.
- (10) Service establishments such as barbershop, beauty shop, tailor, shoe repair, hat cleaning, watch and clock repair, locksmith, electrical appliances, television and radio repair, messenger and telegraph or telephone station, printing establishments. Adult photographic or modeling studios are expressly prohibited.
- (11) Laundry and dry cleaning establishments.
- (12) Business and professional offices including banks, real estate, insurance, accounting, medical, dental, veterinary office or clinic; photographic or art studio; funeral homes.
- (13) Building contractor's office, provided that storage of all supplies is within a completely enclosed building.
- (14) Dancing or theatrical schools.
- (15) Parking garage, filling station; automotive repair, excluding body, fender or major engine repair and painting.
- (16) Automotive sales, and incidental servicing departments; sale of automotive accessories.
- (17) Theaters, except drive-in theaters; provided however that adult theaters are subject to the standards of sections 102-1227, 102-1228 and 102-1229.
- (18) Amusement rides and related concession stands, booths and attractions, as a temporary use, subject to the following conditions:

- a. The use shall be for promotional and/or charitable purposes only and shall be sponsored by a commercial center, public agency or civil organization.
- b. The use shall be located on open land of sufficient size to accommodate the proposed temporary facilities and pedestrian circulation space; however, no portion of the use shall be located within 150 feet of residential property.
- c. No loudspeakers or public address systems shall be permitted or utilized, and no acts or attractions utilizing animals normally considered wild shall be permitted.
- d. The use shall be permitted only for a two-week period, and operation shall be limited to the hours between 10:00 a.m. and 9:00 p.m.

(19) Game rooms or entertainment centers at which activities such as video games, pinball, foosball, bumper pool, ping pong, air hockey, or other similar uses, subject to the standards of section 102-1464.

(20) Bingo operations.

(21) Automobile parts sales, including tires, equipment and accessories provided it is done within an enclosed building only and there is no outside display of such equipment, accessories or tires.

(22) Gunsmith or locksmith.

(23) Rug and carpet cleaning.

(24) Taxicab stand and office.

(25) Any other retail store, shop, business or service enterprise similar to the uses listed in this section in the type of services or goods sold, in the number of persons or cars to be attracted to the premises, or in the effect upon adjacent areas in more restricted use districts.

(26) Cable television receiving antenna, cellular telephone tower systems and associated equipment building subject to the following conditions:

- a. The site shall be enclosed by a secure fence or wall at least six feet in height.
- b. The site shall have adequate access for the installation and servicing equipment without interference to adjacent residential property.
- c. The site shall be located or adequately screened so as not to create an adverse visual effect upon adjacent residential property.
- d. Cable television receiving antenna, cellular telephone tower systems and associated equipment shall not exceed 200 feet in height and shall require a setback of 50 feet from all adjacent property lines.
- e. Antennas and supporting structures shall be designed and constructed to meet or exceed E.I.A./T.I.A. structural standards.

(27) Massage therapy; provided that no such use shall be permitted unless licensed by the state under the Florida Massage Practices Act.

(28) Special cabarets, subject to the standards set forth in sections 102-1227 and 102-1230.

(29) Sex shops, subject to the standards set forth in section 102-1227.

(Code 1977, § 111.11(a) ; Ord. No. 22-2005, § 5, 8-22-2005)

Sec. 102-492. Required conditions.

In the C-1A neighborhood business district, conditions on uses shall be as follows:

(1) All businesses, servicing or processing shall be conducted wholly within a completely enclosed building, except for off-street loading; automobile parking; sale of automobile fuel, lubricants and accessories at filling stations.

(2) Uses, processes or equipment employed shall be limited to those for which any resulting cinders,

dust, fumes, noise, odors, refuse matter, smoke, vapor or vibration shall be effectively confined to the premises.

(Code 1977, § 111.11(b))

Sec. 102-493. Building site area; yards.

In the C-1A neighborhood business district, except for residential uses which shall be in accord with the provisions of the R-2 multiple-family dwelling district, the following shall apply:

- (1) The front yard shall include a minimum of 20 feet measured from the right-of-way line to the front wall of the main building.
- (2) Any side yard abutting on a street shall include a minimum of 15 feet measured from the right-of-way line to the wall of the building.
- (3) A maximum floor area ratio (FAR) of 25 percent shall be applied to projects located in residential areas (Residential-4, Residential-6; Residential-12; Residential-20) as designated in the comprehensive plan for the city.
- (4) A maximum floor area ratio (FAR) of 35 percent shall be applied to projects located in commercial areas (Commercial) as designated in the comprehensive plan for the city.
- (5) Where the rear or side of a parcel or tract of land in a commercial district abuts a residential district, there shall be a minimum rear yard of 20 feet and a minimum side yard of 15 feet. These rear and/or side yards shall contain buffers or visual screening in accordance with division 10 of article VII of this chapter.

(Code 1977, § 111.11(c); Ord. No. 16-2001, § 13, 8-13-01)

Sec. 102-494. Reserved.

Editor's note: Ord. No. 16-2001, § 14, adopted 8-13-01, deleted section 102-494 in its entirety. Formerly, this section pertained to setback requirements and derived from Code 1977, § 111.11(d).

Sec. 102-495. Off-street parking.

In the C-1A neighborhood business district, off-street parking shall be in accordance with division 11 of article VII of this chapter.

(Code 1977, § 111.11(e))

Cross references: Stopping, standing and parking, § 70-91 et seq.

Sec. 102-496. Buffering and landscaping.

In the C-1A neighborhood business district, buffering and landscaping shall be in accordance with division 10 of article VII of this chapter.

(Code 1977, § 111.11(f))

Sec. 102-497. Building height.

In the C-1A neighborhood business district, the maximum building height shall be 45 feet, except as provided in section 102-1256.

(Code 1977, § 111.11(g); Ord. No. 16-2001, § 15, 8-13-01)