

Sec. 110-380. - Intent; applicability.

- (a) The requirements for the C-2 commercial/manufacturing district are intended to apply to an area adjacent to major arterial streets, located adjacent to existing commercial or manufacturing uses and convenient to major residential areas. This district would be associated with a mix of low density commercial and light industrial. The types of uses permitted are intended to serve employment and consumer needs of nearby residential neighborhoods, as well as the commercial needs of the motorist. All principal uses permitted in this zone shall be contained in an enclosed structure.
- (b) The provisions of this division shall apply to all property designated as C-2 commercial/manufacturing on the city's official zoning map. Further, those properties zoned C-2 that are located within the boundaries of the A1A Economic Opportunity Overlay District, established pursuant to article X of this chapter, shall be subject to the guidelines and standards of that article.

(Ord. No. 4-99, § 1, 7-6-99; Ord. No. 01-2007, § 3, 2-20-07; Ord. No. 11-2012, § 4, 7-17-12)

Sec. 110-381. - Principal uses and structures.

In the C-2 commercial/manufacturing district, the following uses and structures are permitted:

1. Retail stores, sales and display rooms, and shopping centers.
2. Personal service establishments, such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops, daycare and similar uses.
3. Dry cleaning establishments using nonflammable solvents and cleaning fluids as determined by the fire chief.
4. Professional offices, studios, medical and dental clinics, laboratories, general offices, business schools, data processing and similar uses.
5. Banks and financial institutions.
6. Places in which goods are produced and sold at retail upon the premises.
7. Eating establishments, bakeries and delicatessens.
8. Noncommercial public parks; commercial indoor playgrounds; clubs and lodges; cultural facilities; hospitals; medical and dental clinics; mortuaries and funeral homes (excluding crematories); government offices; schools; adult and youth centers; churches; reading rooms and similar uses.
9. Vocational and trade schools not involving operations of an industrial nature, such as truck driving schools.
10. Repair service establishments, such as household appliances, radio, television and similar uses (excluding automobile repairs).
11. Automotive service stations that were lawfully approved and permitted by the city pursuant to a special exception prior to the effective date of Ord. No. 11-2015 [November 17, 2015] shall be considered a lawful, conforming use subject to all applicable conditions and requirements imposed by the city when said use was previously permitted.

In addition, such automotive service stations may be modified to allow no more than ten fueling stations (where one vehicle can be accommodated for refueling) within any one filling station property or location, whether said filling station is located on one lot or comprises more than one lot. An automotive service station may be modified to allow up to 16 fueling stations on a single lot of at least one acre with at least 275 feet of single street frontage.

Any request for a modification to such special exception is subject to Chapter 110, Article II, Division 4, City Code, and all other applicable provisions of the City Code.

12. Light manufacturing, including:
 - a. Instruments for controlling, measuring and indicating physical characteristics.
 - b. Optical instruments and lenses.
 - c. Surgical, medical and dental instruments and supplies.
 - d. Ophthalmic goods.
 - e. Watches, clocks, clockwork-operated devices and parts.
 - f. Photographic equipment and supplies.
 - g. Jewelry, silverware, plated ware.
 - h. Musical instruments and parts.
 - i. Toys, amusements, sporting and athletic goods.
 - j. Radio, TV, phonograph and electronics instruments and parts.
 - k. Pens, pencils and other office and artist materials.
 - l. Costume jewelry, costume novelties, buttons and notions.
 - m. Other similar uses.
13. Craft distilleries, as defined by F.S. § 565.03, subject to the following:
 - a. Onsite production of distilled spirits shall not exceed 75,000 gallons on an annual basis; and
 - b. Tasting rooms and/or retail shops associated with the distillery shall be permitted but shall not exceed 50 percent of the total square footage of the operation; and
 - c. No alcohol consumption, other than that associated with the tasting room, shall be permitted on-site; and
 - d. No by-product of the distilling operation shall be discharged into the city's wastewater system, unless it is properly pre-treated as approved by the city; and
 - e. All materials and supplies related to the distillery operation shall be stored in an enclosed structure.

(Ord. No. 4-99, § 1, 7-6-99; Ord. No. 06-2011, § 2, 10-18-11; Ord. No. 11-2015, § 2, 11-17-15; Ord. No. 12-2015, § 2, 11-17-15)

Sec. 110-382. - Accessory uses and structures.

In the C-2 commercial/manufacturing district, customary accessory uses of one or more of the principal uses, clearly incidental and subordinate to the principal use, in keeping with the commercial manufacturing character of the district, are permitted.

(Ord. No. 4-99, § 1, 7-6-99; Ord. No. 06-2011, § 2, 10-18-11)

Sec. 110-383. - Special exceptions permissible by the board of adjustment.

- (a) In the C-2 commercial/manufacturing district, after public notice and hearing, the board of adjustment may permit special exceptions which are compatible to permitted uses and which are able to meet the minimum requirements and performance standards, as set forth in this zoning district.
- (b) The board of adjustment may adjust setbacks and provisions noted in article IX of this chapter as necessary and appropriate in granting special exceptions.

- (c) Special exceptions may be permitted for the following:
1. Plant nurseries and greenhouses, provided that all outside display of merchandise are contained within the required setbacks.
 2. Vocational and trade schools involving operations of an industrial nature.
 3. Radio and television studios.
 4. Temporary security facilities, subject to annual review.
 5. Veterinary hospitals and clinics, subject to the provisions designated in division 5 of this article for the C-1 district.
 6. Sales of new and used automobiles, major recreational equipment and mobile homes with accessory services, subject to the following:
 - a. Outside areas where merchandise is displayed shall be paved.
 - b. All ingress and egress points to abutting streets shall be marked clearly and placed not closer than 30 feet apart on the same street.
 - c. All servicing and repair activities, except gasoline pumps, shall be located in an enclosed structure.
 - d. There shall be no storage of junked or wrecked automobiles, other than temporary storage, not to exceed 30 days. These vehicles shall be within an enclosed area and not be visible from outside the property.
 - e. Ingress and egress points shall not be placed so as to endanger pedestrian traffic.
 7. Reserved.
 8. Public utility equipment: Uses and rights-of-way essential to serve the neighborhood in which it is located.
 9. Theaters, drive-in theaters, photographic studios, bookstores and dance studios, unless such uses fall within the scope and restrictions of section 10-86, et seq.
 10. Carwashes, including polishing and sale of related materials.
 11. Mini-storage and storage warehouses.
 12. Commercial establishments which sell, dispense, serve or store alcoholic beverages or which permit the consumption of alcoholic beverages on their premises subject to section 110-171.
 13. Vehicle rental facility, as provided in § 110-556 of this Code.
 14. Pain management clinics, subject to the requirements of section 110-489 of this Code.
 15. Medical marijuana treatment centers, subject to the requirements of section 110-489 of this Code.

(Ord. No. 4-99, § 1, 7-6-99; Ord. No. 02-2003, § 2, 3-4-03; Ord. No. 06-2011, § 2, 10-18-11; Ord. No. 05-2013, § 2, 3-19-13; Ord. No. 09-2014, § 2, 9-16-14)

Sec. 110-384. - Prohibited uses and structures.

In the C-2 commercial/manufacturing district, the following uses and structures are prohibited:

1. All uses not specifically or provisionally permitted in this division.
2. Any use which fails to meet performance standards specifications as provided in section 110-466.
3. Bottle clubs.

4. Crematoriums (animal or human).

(Ord. No. 4-99, § 1, 7-6-99)

Sec. 110-385. - Area and dimensions.

In the C-2 commercial/manufacturing district, the following areas and dimensions shall be required:

1. Minimum lot area shall be as follows:
 - a. Service stations, 12,000 square feet.
 - b. All other principal uses and structures shall be 10,000 square feet.
2. Minimum lot width shall be as follows:
 - a. Service stations, 100 feet.
 - b. All other principal uses and structures shall be 75 feet.
3. Minimum lot depth shall be 100 feet.
4. Maximum lot coverage shall be 50 percent.
5. Minimum floor area shall be 300 square feet.
6. Maximum height shall be 45 feet.

(Ord. No. 4-99, § 1, 7-6-99)

Sec. 110-386. - Minimum setbacks.

In the C-2 commercial/manufacturing district, the minimum setbacks required shall be as follows:

1. Front, 25 feet.
 - a. (See section 110-356 for special setback.)
2. Side (interior lot line) 15 feet, except where industrial property abuts a residential district, in which case the minimum side interior lot shall be 25 feet.
3. Side (corner lot line), 25 feet.
4. Rear, 15 feet, except where industrial property abuts a residential district, in which case the minimum rear yard requirement shall be 25 feet.
5. Public or private street, 25 feet.
 - a. (See section 110-356 for special setbacks.)

(Ord. No. 4-99, § 1, 7-6-99)

Sec. 110-387. - Landscaping, screening and parking.

In the C-2 commercial/manufacturing district, landscaping, screening and parking shall be as provided in article IX of this chapter.

(Ord. No. 4-99, § 1, 7-6-99)

Sec. 110-388. - Performance standards.

In the C-2 commercial/manufacturing district, performance standards shall be as provided in section 110-466, et seq.

(Ord. No. 4-99, § 1, 7-6-99)

Sec. 110-389. - Parking and loading.

In the C-2 commercial/manufacturing district, off-street parking shall be as provided in section 110-491, et seq., and off-street loading shall be as provided in section 110-506, et seq.

(Ord. No. 4-99, § 1, 7-6-99)