

3.03.13. - R/C—Residential/limited commercial use district.

- A. *Purpose and intent.* This district is primarily intended for application to parcels within the A1A Scenic Corridor. The district may be used to implement the mixed use low intensity category of the Future Land Use Plan. Commercial uses are limited to those having a low impact to established residential uses and the overall character of the corridor; i.e., they are not major generators of vehicular traffic, do not rely on exterior sales or storage, and are of accordant scale to the primary residential use of the district. Permitted uses are to be harmonious in appearance and have landscaped open space meeting or exceeding the requirements of this Land Development Code.
- B. *Uses permitted by right.* No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following use(s):
1. Single-family dwellings, but not mobile home dwellings.
 2. Accessory uses normal and incidental to single-family dwellings.
 3. Home-based businesses (subject to the regulations for home-based businesses in subsection 3.06.16).
 4. Short-term vacation rentals.
- C. *Prohibited uses.*
1. Any use not specifically permitted by right or by special exception.
 2. Adult entertainment establishments as defined by section 19-71 et seq. of the Flagler County Code, "Sexually Oriented Business and Adult Entertainment Establishments", and including any production and/or distribution of internet or computer distributed adult modeling.
 3. Vehicular sales, service and display including automobiles, trucks, boats, recreational vehicles and car/truck washes.
 4. Tattoo parlors and/or body piercing establishments.
 5. Pawn shops.
 6. Drive through sales unless specifically permitted.
 7. Warehousing and mini-warehousing.
 8. Communication towers.
 9. Adult arcade amusement center or other similar entertainment enterprise or business at which electronic, mechanical, coin-operated game of amusement, chance or skill are played, whether for consideration or not when the games are similar to, or in the nature of, slot machines.
 10. Outside commercial boat, RV or vehicular storage.
 11. Check cashing and paycheck advance.
- D. *Permitted special exceptions.* The following uses are permitted only upon a finding by the planning board that each use in a specified location complies with applicable guidelines. Such uses may be limited as to location, size, appearance, operation and may have conditions and safeguards attached to any approval.
1. Bed and breakfast.
 2. Business and professional offices such as:
 - (a) Accountant.
 - (b) Appraiser.
 - (c) Architect.
 - (d) Attorney.
 - (e) Bookkeeper.
 - (f) Brokers, real estate and others; i.e., mutual funds, stocks, bonds, etc.
 - (g) Insurance.

3. Professional consultants such as, but not limited to:
 - (a) Advertising.
 - (b) Business.
 - (c) Engineering.
 - (d) Public relations.
 - (e) Statistical.
 - (f) Financial planning.
4. Medical and dental offices such as, but not limited to:
 - (a) Chiropractic physicians.
 - (b) Dentists.
 - (c) Optometrists.
 - (d) Physicians and surgeons.
 - (e) Licensed massage and physical therapists.
5. Tax consultants or tax experts.
6. Other professional office uses of a nature similar to those listed may be permitted upon determination by the planning board that such uses are appropriate.
7. Banks—Single-lane drive through.
8. Pharmacy—Not to exceed two thousand five hundred (2,500) square feet of gross floor area and providing not more than a single lane drive through.
9. Veterinarian (no boarding).
10. Travel agency.
11. Florist.
12. Restaurant—Sit down only. The maximum seating capacity of one hundred sixty (160). No drive through permitted. A maximum of twenty-five (25) percent of the seating capacity may be outdoor or visually screened from adjacent rights-of-way. Incidental consumption on premises of alcoholic beverages may be considered as part of a special exception application.
13. Art gallery/artist studio.
14. Jewelry store.
15. Dry cleaners, drop off only, no plant.
16. Barber shops, beauty shops, day spa.
17. Private schools, academic maximum enrollment one hundred (100) students.
18. Schools of instruction such as pottery, martial arts dance, acting.
19. Retail store, boutique (ITE #870), niche or specialty (ITE#814) having a maximum of two thousand five hundred (2,500) square feet of gross floor area.
20. Residential dwelling(s) when integral and contiguous part of a business structure and located behind or above the business structure.

E. Dimensional requirements for single family dwellings.

1. Minimum lot size:
Area: Nine thousand (9,000) square feet.
Width: Seventy-five (75) feet.

2. Minimum setback requirements for principal structures:

Front yard:

Thirty-five (35) feet if the property depth exceeds one hundred (100) feet.

Twenty-five (25) feet if one hundred (100) feet or less.

Ocean front lots front yard: Twenty (20) feet.

Rear yard: Twenty (20) feet.

Side yard:

Interior lot: Seven and one-half (7.5) feet.

Abutting any street: Twenty-five (25) feet.

3. Maximum building height: Thirty-five (35) feet.

4. Maximum lot coverage: The total area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.

5. Minimum pervious area: Thirty (30) percent.

6. Minimum living area: One thousand (1,000) square feet.

F. *Development requirements for special exception uses*

1. Minimum site size:

Area: Ten thousand (10,000) square feet.

Width: Eighty (80) feet.

2. Minimum setback requirements for structures:

Front yard: A minimum of twenty-five (25) feet for properties with a lot depth of one hundred (100) feet or less, and for properties with a lot depth greater than one hundred (100) feet, a minimum of twenty-five (25) percent of the lot depth, up to forty (40) feet.

Rear yard: Twenty-five (25) feet.

Side yard: Ten (10) feet.

Corner side yard: Twenty-five (25) feet.

3. Maximum building height: Thirty-five (35) feet.

4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty (30) percent.

5. Minimum pervious area: Thirty-five (35) percent.

6. Buffer yards as per section 5.01.04, A1A Scenic Corridor standards as applicable.

7. The applicable design standards of section 3.06.11, A1A Scenic Corridor overlay district.

G. *Site development plan requirements for special exception uses.* A site development plan as per the requirements of Appendix B (Site Development Plan Review) of the Flagler County Land Development Code, as sign plan, landscaping plan, and building elevations in conformance with the regulations of the A1A Scenic Corridor shall be required for simultaneous review. The site development plan, with all proposed improvements, shall illustrate a tree survey of all index trees on the site both to be removed or to remain.