

C-2 "General Commercial" This district is established to implement comprehensive plan policies to encourage economic activity and local employment opportunities. Sites will be primarily located on SR 48, CR 475, CR 48, and U.S. 301.

1) Permitted uses.

- A) Offices.
- B) Personal services.
- C) Laundromat and dry cleaning retail stores.
- D) Convenience stores with or without fuel service.
- E) Licensed day care centers.
- F) Single-family conventional detached dwelling units.
- G) Two-family (duplex) dwellings.
- H) Multiple family dwellings.
- I) Adult congregate living facilities/skilled nursing.
- J) 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)
- K) Financial services.
- L) Retail sales and services/outdoor display.
- M) Business services.
- N) Bed and breakfast inns.
- O) Office complex.
- P) Medical Office/Clinics.
- Q) Bakery/deli.
- R) Banks.
- S) Health/exercise clubs.
- T) Churches-parsonage.
- U) Game/indoor recreation facilities.
- V) Theaters.
- W) Clubs, lodges and fraternal organizations.
- X) Parking garages.
- Y) Bars and lounges associated with restaurant use.
- Z) Restaurants.
- AA) Hotels/motels.
- BB) Car wash.
- CC) Repair shops except paint and body.
- DD) Mobile food vendors.
- EE) Rental storage facilities.
- FF) Commercial portable or temporary structures.
- GG) Commercial accessory structures.
- HH) Compound use.
- II) Corporate service office.
- JJ) Commercial portable or temporary structure.
- KK) Commercial Pole barns or sheds.
- LL) Crematories.
- MM) Kennels.
- NN) Flea markets.
- OO) Tents.

2) Uses expressly prohibited.

- A) Manufactured homes.
- 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) The minimum lot area shall be twelve thousand (12,000) square feet.
 - B) The minimum lot width shall be one hundred (100) feet measured along the building setback line.
 - C) The maximum building height shall be forty (40) feet.
 - D) Minimum setback requirements:
 - 1. Front yard setback:
 - a. Local roadway: Twenty Five (25) feet.
 - b. Collector roadway: Thirty (30) feet.
 - c. Arterial roadway: Thirty five (35) feet.
 - 2. Side yard setback when adjoining:
 - a. Another lot: Ten (10) feet.
 - b. Local roadway: Twenty Five (25) feet.
 - c. Collector roadway: Thirty (30) feet.
 - d. Arterial roadway: Thirty five (35) feet.
 - 3. Rear yard setback: Ten (10) feet.
 - E) The maximum impervious surface ratio (which includes building coverage) shall not exceed seventy (70) percent.
 - F) The maximum floor area ratio (FAR) shall not exceed fifty (50) percent within 1 mile radius of city center, and twenty-five (25) percent at other locations.
 - G) Residential uses may be permitted as a secondary use at 2nd floor or above, subject to PUD zoning. Residential density shall not exceed 8 units/acre.