

Sec. 78-71. - C-1 business district.

Within the C-1 business district, the following regulations shall apply:

- (1) *Uses permitted.* Within the C-1 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:
- a. Animal day care establishment;
 - b. Animal grooming establishment;
 - c. Animal indoor training center;
 - d. Appliance stores, including radio and television services;
 - e. Bakeries the products of which are sold at retail but not produced on the premises;
 - f. Banks;
 - g. Barbershops, beauty shops, chiropodists, masseurs;
 - h. Fertilizer, stored and sold at retail only;
 - i. Laundry pickup stations;
 - j. Offices, business and professional;
 - k. Outdoor miniature golf courses, all objects limited to eight feet in height and such building or premises is located not less than 500 feet from the premises of an existing nursery school, elementary school or high school;
 - l. Pet shop;
 - m. Restaurants;
 - n. Shops, including shops for making articles without use of machinery, to be sold, at retail on the premises;
 - o. Indoor theatres;
 - p. Instructional studios; including but not limited to, studios for the instruction of the martial arts, dance, voice, drama, speech, gymnastics, yoga, exercise, painting, photography, music, and other similar instructional studio uses which are deemed appropriate by the town's community development director; or
 - q. Transient residential use.

- (2) *Building height limit.* No building or structure shall exceed two stories or 30 feet in height and the minimum external height shall not be less than 13 feet. The minimum internal height from floor to ceiling shall be eight feet.

Special exception uses permitted pursuant to section 78-184:

- a. Animal service establishment;
- b. Automotive service station;
- c. Funeral home;
- d. Hospital, sanitarium or medical clinic;
- e. Motel/hotel;
- f. Vehicle sales and rentals, including accessory sales of parts and components and accessory repair shops on property on which a permanent building is erected and which building is used solely in connection with the use provided that:
 1. No vehicles, boats or wave runners are tested or repaired outside of a building designed for such purposes; and
 2. The parking requirements for the use are met over and above any areas provided for vehicles, boats or wave-runners, which are part of the specific business.
 3. Motor vehicle sales on property on which a permanent building is erected, shall mean the area where buildings are used in connection with the sale or lease of motor vehicles and the areas where motor vehicles are displayed for lease or sale.
- g. Small scale food and beverage production as a special exception use provided the criteria of section 78-184 and the following are met:
 1. *Scale of use.* The floor area of the use shall not exceed 30,000 square feet.
 2. *Hours of operation near residential.* When abutting or within 200 feet of a residential zoning district boundary, measured from property line to property line, the use shall not operate or have any loading or delivery activities between the hours of 9:00 PM and 7:00 AM.
 3. *No nuisance created.* The use shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties. Documentation evidencing these elements shall be required at the time of application for special exception approval.

- (3) *Building site area.* The minimum width and length of any store building shall be 25 feet.
- (4) *Minimum floor area.* The minimum required first floor area of a business or commercial structure shall be 1,200 square feet and in no event less than 25 feet in depth.
- (5) *Yard regulations.*
- a. *Front yard.* There should be a front yard of not less than 25 feet measured from the street or highway or highway right-of-way line to the front wall of the building or structure. On through lots having frontages on two streets, the required front yard setbacks shall be provided on both streets.
 - b. *Side yard.* On a corner lot, there shall be a side yard of not less than 15 feet from the property line of the intersecting streets.
 - c. *Rear yard.* There shall be a rear yard of not less than 15 feet, except where there is an existing dedicated alleyway adjacent to the rear lot line, the rear yard shall be not less than five feet. However, there shall be a rear yard of not less than five feet on all property lying east of the Florida East Coast Railroad right-of-way and west of 10th Court between North Lake Boulevard and Northern Drive.
- (6) *Off-street parking.* See section 78-142 for off-street parking regulations.

(Code 1966, § 45-36; Ord. No. 5-1966, § I, 4-4-1966; Ord. No. 28-1967, § I, 6-19-1967; Ord. No. 32-1967, § I, 6-19-1967; Ord. No. 23-1970, § I, 1-6-1971; Ord. No. 16-1975, § I, 7-16-1975; Ord. No. 2-1979, § 3, 2-7-1979; Ord. No. 1-1983, § 1, 3-2-1983; Ord. No. 26-1993, § I, 12-15-1993; Ord. No. 25-2001, § 1, 1-2-2002; Code 1978, § 32-51; Ord. No. 10-2004, § 4(32-51), 4-21-2004; Ord. No. 32-2007, § 3, 1-16-2008; Ord. No. 12-2009, § 3, 9-16-2009; Ord. No. 08-2013, § 3, 7-17-2013; Ord. No. 10-2014, § 2, 8-6-2014; Ord. No. 05-2017, § 11, 6-7-2017; Ord. No. 02-2018, § 2, 1-17-2018; Ord. No. 08-2020, § 2, 8-19-2020)