

St Cloud Community Development List of Permitted Uses for Commercial HB-Highway Business Commercial Zoning (for 1310-1322 New York Ave, St Cloud, FL)

<https://www.stcloudfl.gov/1896/Commercial-Uses>

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Commercial Uses for HB-Highway Business

PERMITTED uses

- Aluminum products, sales, and contractor
- Amusement and commercial recreation, in an enclosed building
- Analytical chemist
- Answering service
- Antique shop
- Appliances, sales, and service
- Artist and photographic studios
- Auction houses
- Auditorium
- AUTOMOBILE:
 - Laundry (complete detail)
 - Minor mechanical repair
 - Parts and supplies
 - Quick wash

- Sales and rental
- Service station
- Tire repair & replacement
- Window tinting

- Bakeries, retail only
- Banks & financial institutions
- Barbershops & beauty shops
- Bed and breakfast establishments
- Bicycle, sales, and service
- Bioanalytical labs
- Boardinghouse
- Boat sales, minor service, and rental
- Body piercing (State Lic.)
- Bondsman
- Book, stationery, and newsstands
- Building material, retail
- Catering only
- City gov't offices & facilities
- Civic club
- Clinics, medical / dental
- Contractor (business office only)
- Convenience stores with gasoline pumps
- Convenience stores without gasoline pumps
- Dance and music studios
- Data processing center
- Dive shop

- Drug store
- Educational facilities:
 - College or university
 - Public or private school
 - Vocational school
- Employment agencies
- Farm and garden supplies, including nursery stock, landscaping, garden center, sod, feed and grain
- Fire stations / police stations
- Florist and gift shops
- Food stores or specialty food stores, including but not limited to retail sales of meat, fish, eggs, poultry, fruit, vegetables, candy, nuts, coffee, tea, confectionery, delicatessen, dairy products and health foods; stores carrying a variety of food or related goods or groceries
- Funeral homes
- Furniture sales
- Government offices
- Gymnastic/health spa facilities
- Hardware
- Hobby and craft shops
- Home health agency
- Home occupations
- Hotels, motels, motor hotels, motor lodges, and tourist courts
- Interior decorating and window treatment
- Janitorial service and supplies
- Laundromats and dry cleaning establishments for general retail trade, on-premises or off-premises cleaning; does not include distribution centers

- Limousine rental service
- Locksmith
- Massage therapist (licensed)
- Medical offices
- Micro-Brewery
- Micro-Winery
- Mini warehouses and storage facilities, outside storage permitted
- Office, business and professional
- Packaging, parcel & mail svc
- Pawnshop
- Pet stores and/or grooming
- Pharmacy
- Places of worship, with their attendant educational/ recreational building, excluding schools
- Pools/spas, retail & service
- Pools/spas, retail only, no outside display or equipment storage
- Post offices
- Printing & duplicating, retail
- Private clubs and lodges
- PUBLIC:
 - Arboretums
 - Museums
 - Cultural institutions
 - Golf courses
 - Libraries
 - Parks

- Parkways
- Playgrounds
- Playfields
- Land resources
- Radio and TV broadcasting studios and offices, excluding towers
- Radio, TV and electronic sales and service
- Repair shops, minor services (i.e., shoes, jewelry, electronics, small appliances)
- Restaurants, delivery and/or carry-out, more than 1,500 square feet
- Restaurants, under 1,500 square feet
- Restaurants, Full-Service
- Retail, general (i.e., department, hardware, paint, wallpaper, sporting goods jewelry, computers, luggage, toy, wearing apparel stores)
- Tailoring shops
- Tattoo parlors (State lic.)
- Taxi service
- Telephone business offices and exchanges
- Theaters
- Thrift stores
- Tobacco shops
- Travel agents
- Upholstery
- Veterinary clinic and animal hospitals

CONDITIONAL uses

- Adult congregate living facility
- Adult daycare center
- Alcoholic beverage establishments

- Amusement and commercial recreation, outdoors
- Apartments, condominiums, townhouses
- AUTOMOBILE:
 - Bodywork and painting
 - Major mechanical repair
 - Towing and wrecker service
- Boat, major repair
- Building products manufacturing
- Cabinetry, metal, and woodworking shops
- Child care centers—Day nurseries and kindergarten
- Clairvoyant, fortuneteller
- Contractor's equipment, storage yards, with open storage regulations
- Dental/medical laboratories
- Equipment rental—Major
- Equipment rental—Minor
- Equipment sales—Major
- Equipment sales—Minor
- Exterminating service
- Furniture refinishing when in conjunction with retail sales
- Gun range, indoor
- Hospitals and nursing homes
- Kennels (inside boarding only)
- Kennels (with animal "runs" outside)
- Lawnmower, sales & service
- Lumber store
- Mobile Food Dispensing Vehicles

- Mobile home sales lots
- Open air market
- Produce stand
- PUBLIC:
 - Utility buildings and facilities necessary to serve surrounding neighborhoods
 - Utility structures
- Residential uses including all customary accessory buildings in existence on the date of the implementation of this ordinance which would otherwise be considered a non-conforming use shall be deemed a conditional use and shall meet all minimum zoning requirements for residential uses and accessory uses established in division 20, "Supplemental District Regulations"
- Screen printing
- Timeshare/interval ownership
- Transient lodging establishments
- Vehicles for hire (i.e., U-Haul, Ryder, etc.)