

DIVISION 5. - C-1 LOW DENSITY COMMERCIAL DISTRICT

Footnotes:

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Cross reference— *Sign regulations in the C-1 low density commercial district, § 94-99.*

Sec. 110-331. - Intent; applicability.

- (a) The requirements for the C-1 low density commercial district are intended to apply to an area adjacent to major arterial streets and convenient to major residential areas. The types of uses permitted are intended to serve the consumer needs of nearby residential neighborhoods, as well as the commercial needs of the motorist. Lot sizes and other restrictions are intended to reduce conflict with adjacent residential uses and to minimize the interruption of traffic along thoroughfares.
- (b) The provisions of this division shall apply to all property designated as C-1 low density commercial on the city's official zoning map. Further, those properties zoned C-1 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.

(Code 1981, § 637.45; Ord. No. 01-2007, § 3, 2-20-07; Ord. No. 11-2012, § 4, 7-17-12; Ord. No. 20-2019, § 2, 1-21-20)

Sec. 110-332. - Principal uses and structures.

In the C-1 low density commercial district, the following uses and structures are permitted:

- (1) Retail stores, sales and display rooms.
- (2) Personal service establishments, such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses.
- (3) Professional offices, studios, medical or dental clinics, laboratories, general offices, business schools and similar uses.
- (4) Hotels, motels with a minimum of 150 rental units. In no case shall there be more than 30 rental units per net acre nor shall a rental unit have a floor area less than 300 square feet. Hotel and motel units containing provisions for cooking or light housekeeping shall have a minimum floor area not less than 400 square feet. Motels and hotels may not be converted to other types of dwellings at more than the density required in this chapter for such dwellings.

- (5) Restaurants.
- (6) Public and semipublic parks, playgrounds, clubs and lodges, cultural facilities, hospitals, medical or dental clinics, funeral homes, government offices, schools, churches and similar uses.
- (7) Banks and financial institutions.
- (8) Commercial recreation, such as driving ranges, bowling alleys and similar uses.
- (9) Plant nurseries and greenhouses, provided that all outside display merchandise shall be contained in the required setbacks.
- (10) Repair service establishments, such as household appliances, radio and TV and similar uses.
- (11) Kindergartens and child care facilities.
- (12) Veterinary clinics.
- (13) Retail sale of beer and wine for off-premises consumption.
- (14) Public schools.
- (15) Assisted living facilities, subject to the requirements of section 110-488.
- (16) Places in which goods are produced and sold at retail upon the premises.
- (17) Vocational and trade schools not involving operations of an industrial nature.
- (18) Car washes, including polishing and sale of related materials.
- (19) Automotive maintenance facilities, but not automotive repair facilities.
- (20) Tattoo establishments and body piercing salons required to be licensed under Chapter 381, Florida Statutes, provided however, the establishment or salon must be located within a building adjacent and fronting State Road A1A (Astronaut Blvd.) or the west side of N. Atlantic Avenue south of Church Lane and no such establishment or salon shall be permitted to locate within 100 feet of any property with a pre-existing residential use or designated residential on the city's comprehensive plan future land use map and/or official zoning map. Said 100 feet shall be measured by following a straight line, without regard to intervening structures, from the building or portion thereof in which the establishment or salon is occupying to the nearest boundary of the residential property.

(Code 1981, § 637.47; Ord. No. 17-96, § 3, 10-1-96; Ord. No. 04-2006, § 2, 6-20-06; Ord. No. 04-2007, § 2, 6-19-07; Ord. No. 06-2011, § 2, 10-18-11; Ord. No. 06-2012, § 2, 4-17-12; Ord. No. 02-2016, § 2, 7-19-16; Ord. No. 20-2019, § 2, 1-21-20)

Sec. 110-333. - Accessory uses and structures.

In the C-1 low density commercial district, customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the principal use, in keeping with the low density commercial character of the district, are permitted.

(Code 1981, § 637.49)

Sec. 110-334. - Special exceptions permissible by board of adjustment.

(a) Special exceptions may be permitted for the following:

- (1) 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.

- (2) Pain management clinics, subject to the requirements of section 110-489 of this Code.
- (3) 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.

(Code 1981, § 637.51; Ord. No. 02-2003, § 2, 3-4-03; Ord. No. 11-2006, § 2, 10-3-06; Ord. No. 17-2010, § 2, 11-16-10; Ord. No. 06-2011, § 2, 10-18-11; Ord. No. 05-2013, § 2, 3-19-13; Ord. No. 09-2014, § 2, 9-16-14; Ord. No. 11-2015, § 2, 11-17-15; Ord. No. 02-2016, § 2, 7-19-16; Ord. No. 11-2017, § 2, 8-15-17)

Sec. 110-335. - Prohibited uses and structures.

In the C-1 low density commercial 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.

(Code 1981, § 637.53)

Sec. 110-336. - Area and dimensions.

In the C-1 low density commercial 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, 5,000 square feet, and, in addition, the ratio of gross floor area to lot area shall not exceed 1.5:1.0.
- (2) Minimum lot width shall be as follows:
 - a. Service stations, hotels and motels, 100 feet.
 - b. All other principal uses and structures, 50 feet.
- (3) Minimum lot depth shall be 100 feet.
- (4) Maximum lot coverage shall be 50 percent.
- (5) Minimum living or floor area shall be as follows:
 - a. Hotels and motels, 300 square feet per rental unit.
 - b. Hotel and motel units containing provisions for cooking or light housekeeping, not less than 400 square feet.
 - c. All other principal uses and structures, 300 square feet.
- (6) The maximum height of all buildings constructed within the C-1 district shall be 45 feet.

(Code 1981, § 637.55; Ord. No. 18-96, § 1, 9-3-96; Ord. No. 24-2006, § 2, 1-2-07)

Sec. 110-337. - Minimum setbacks.

- (a) In the C-1 low density commercial district, the minimum setbacks required shall be as follows:
 - (1) Front, 25 feet. (See subsection (b) of this section.)
 - (2) Side (interior lot line), zero feet; 25 feet when abutting a residential district.
 - (3) Side (corner lot line), 25 feet.
 - (4) Rear, ten feet; 25 feet when abutting a residential district.
 - (5) Public or private street, 25 feet.
- (b) See section 110-536 for special setbacks.

(Code 1981, § 637.55)

Sec. 110-338. - Landscaping, screening and parking.

In the C-1 low density commercial district, landscaping, screening and parking shall be provided pursuant to article IX of this chapter pertaining to supplementary district regulations.

(Code 1981, § 637.57)

Sec. 110-339. - Offstreet parking and access.

In the C-1 low density commercial district, offstreet parking and access to a public or private street shall be provided in accordance with section 110-466.

(Code 1981, § 637.59)