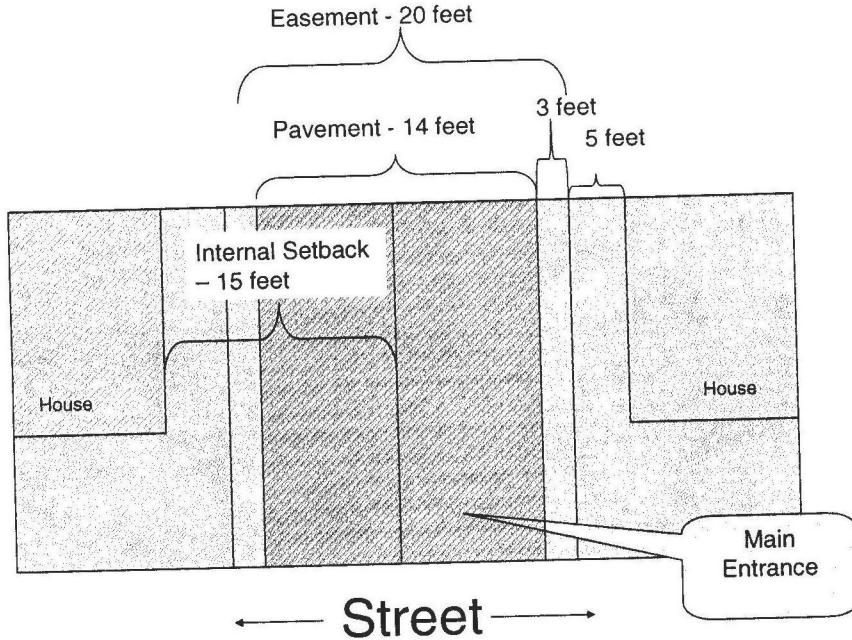


(NTS)

Lot 1—Setbacks



(NTS)

Shared drive

In addition to the above, all tandem housing must have a shared drive down the center of the project that consist of a 20 feet wide access easement with a 14-foot wide paved driveway. All parking spaces shall be located out of sight of the street with each space having a back out area of at least 25 feet. All tandem house projects must be platted. The minimum living area for a tandem house is 1,200 square feet. The minimum lot area is 3,750 square feet unless specifically identified in this zoning district, all other rights and requirements of the R-1 zone applies.

(2) *Design criteria for tandem houses.* The intent of these design criteria is to assist in the review and evaluation of building design during preliminary and final plan. All tandem housing must have the following:

- a. *Roof design:* The pitch of the roof shall be at least 3 in 12, and the roof eaves shall extend at least 15 inches beyond the wall of the dwelling on the two longer sides. A

roof with lesser pitch and/or lesser eaves may be approved by the planning commission.

- b. *Exterior surfaces:* The nonglass exterior surfaces of the dwelling shall not be made of shiny metal and shall, in general, not reflect light to a greater extent than would a coat of semi-gloss enamel applied to wood.
- c. *Windows:* Each exposure in a tandem house must have at least one window. All windows must have wooden frames (no "punch-out" or metal framed windows).
- d. *Porch and garage:* All tandem houses shall include a garage or carport, constructed with the same materials as the dwelling. In addition, all tandem house dwellings that face the street shall include an open (but covered) front porch that is a minimum of 130 square feet under roof in size. The internal driveways must be either concrete or brick. No asphalt.

(3) *Approval process.* All tandem housing must be approved through the platting process as identified in chapter 110. Each tandem unit must be developed as a "stand alone" lot with access and utility easements.

(Ord. No. 06-34, § 2, 8-24-06)

Sec. 118-520. Maximum height of structures.

In the RNC-2 zoning district, the maximum height of structures is 35 feet, unless higher height is approved by special exception.

(Ord. No. 06-34, § 2, 8-24-06)

Sec. 118-521. Off-street parking and loading.

The minimum off-street parking and loading requirements for the RNC-2 zoning district shall be provided in article VIII of this chapter. Accessory dwelling units must provide one additional on-site parking space. Each dwelling unit in a tandem housing development will need to provide two on-site parking spaces.

(Ord. No. 06-34, § 2, 8-24-06)

Sec. 118-522. Maximum density of development.

Unless preempted by the comprehensive plan, the maximum development permitted in the RNC-2 zoning district will be six dwelling units per acre. (Ord. No. 06-34, § 2, 8-24-06)

Sec. 118-523. Minimum living area.

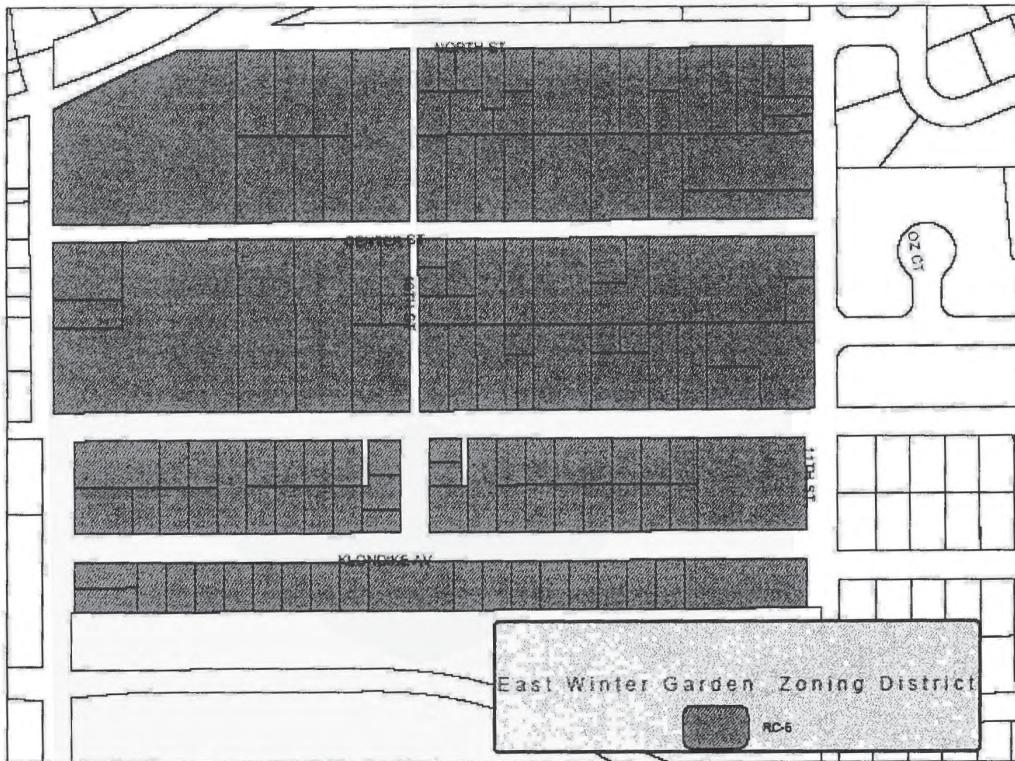
Each residential unit constructed in the RNC-2 zoning district constructed after January 1, 2007, must have the following living area:

- (1) Individual single-family, tandem homes, and townhomes: 1,200 square feet.
- (2) Multi-family:
 - a. Three or more bedrooms: 1,000 square feet.
 - b. Two or one bedroom: 750 square feet.
- (3) Accessory dwelling unit: Minimum living area of 300 square feet and a maximum living area of 700 square feet or 40 percent of the living area of the main unit, whichever is less.

(Ord. No. 06-34, § 2, 8-24-06)

Secs. 118-524—118-530. Reserved.

Ordinance 06-34 ATTACHMENT "A"



East Winter Garden Zoning District

DIVISION 8. C-1 CENTRAL COMMERCIAL DISTRICT*

Sec. 118-531. Intent.

The C-1 central commercial district is intended to serve most of the trade and service requirements of the city and the surrounding area, and to concentrate such facilities in a convenient central location in such a manner as to minimize the need for small, scattered commercial areas.

(Code 1988, § 24-46(a))

Sec. 118-532. Principal permitted uses and structures.

Permitted principal uses and structures in the C-1 central commercial district are as follows:

- (1) Retail establishments.
 - (2) Eating and drinking establishments.
 - (3) Offices, studios.
 - (4) Financial institutions.
 - (5) Hotels.
 - (6) Private clubs and lodges.
 - (7) Personal services.
 - (8) Recreational and entertainment uses.
 - (9) Public buildings.

***Cross reference**—Businesses, ch. 22.

- (10) Churches.
- (11) Upper story residential.
(Code 1988, § 24-46(b)(1); Ord. No. 97-31, § 7, 9-11-97; Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-533. Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-1 central commercial district are the customary accessory uses and structures, except that no such accessory use shall be of a nature prohibited as a principal use. The permitted accessory uses and structures for churches in the C-1 central commercial district include a meeting hall, parsonage, baptismal fountains, and columbarium.
(Code 1988, § 24-46(b)(2); Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-534. Special exceptions.

In the C-1 central commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) All types of businesses in buildings not of standard construction or without restroom facilities.
- (2) Planned shopping centers.
- (3) Service stations.
- (4) Educational facilities as an accessory use to a church.
- (5) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses in the C-1 district.
(Code 1988, § 24-46(b)(3); Ord. No. 98-30, § I, 5-28-98; Ord. No. 13-27, § 2, 6-27-13)

Sec. 118-535. Prohibited uses and structures.

In the C-1 central commercial district, the uses and structures prohibited are as follows:

- (1) Single-family, two-family and mobile home parks.

- (2) Manufacturing and warehousing activities, freight, or cargo transportation terminals, truck parking facilities, and other activities of similar nature.
- (3) Industrial activities.
- (4) Body art establishments.
- (5) Mobile body art establishments.
- (6) All uses not specifically or provisionally permitted in this division.
- (7) Any use not in keeping with the commercial character of the district.
(Code 1988, § 24-46(b)(4); Ord. No. 99-38, § I(b), 5-27-99; Ord. No. 11-05, § 3, 3-24-11)

Sec. 118-536. Minimum lot requirements.

In the C-1 central commercial district, the minimum lot requirements, when permitted by special exception, are as follows:

- (1) Multifamily, subject to requirements for the R-NC district.
- (2) Planned shopping centers, subject to subdivision III of division 3 of article V of this chapter.
- (3) Other uses, subject to requirements of the appropriate use.
(Code 1988, § 24-46(c))

Sec. 118-537. Maximum lot coverage.

In the C-1 central commercial district, there is no limitation on the maximum lot coverage, except such as is involved in the provision of off-street parking and loading space.
(Code 1988, § 24-46(d))

Sec. 118-538. Minimum yard requirements.

(a) In the C-1 central commercial district, the minimum yard requirements are as follows:

- (1) Front yard: 25 feet (see subsection (b) of this section).
- (2) Side yard: None, except 15 feet when abutting a public street. (See subsection (c) of this section.)
- (3) Rear yard: 25 feet (see subsection (b) of this section).

(b) The community development director may, upon written request by the applicant, reduce or waive the minimum front and rear yard requirements, provided the following determinations are made:

- (1) The required yards would prevent the continuous development of a compact and coordinated row of commercial buildings fronting on an already established commercial block or shopping area.
- (2) Off-street parking space required under this division has been provided off the premises in accordance with article VIII of this chapter or within the principal building being proposed or has been waived entirely.
- (3) The required yards would severely limit the overall utilization of the property and would detract from the overall desirability of the adjoining buildings and premises.

The community development director may elect to have the city commission make a decision on the applicant's request based on the above criteria after conducting a public hearing.

(c) If a side yard is provided it shall be not less than ten feet in width.

(Code 1988, § 24-46(e); Ord. No. 17-21, § 6, 8-24-17)

Sec. 118-539. Maximum height of structures.

In the C-1 central commercial district, there is no maximum height of structures.

(Code 1988, § 24-46(f))

Sec. 118-540. Off-street parking and loading.

The minimum off-street parking and loading requirements for the C-1 central commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-46(g))

Secs. 118-541—118-575. Reserved.

DIVISION 9. C-2 ARTERIAL COMMERCIAL DISTRICT*

Sec. 118-576. Intent.

The C-2 arterial commercial district is intended to apply to retail and professional service areas adjacent to and fronting on designated arterial streets. The purpose of this district is to provide for the development of needed highway-oriented commercial services in a manner harmonious to nearby noncommercial development and in a manner which minimizes traffic congestion and hazards.

(Code 1988, § 24-47(a))

Sec. 118-577. Principal permitted uses and structures.

Permitted principal uses and structures in the C-2 arterial commercial district are as follows:

- (1) All uses permitted in the C-1 district.
- (2) Motels, with a minimum of 300 square feet per unit exclusive of lobbies and accessory floor areas.

(Code 1988, § 24-47(b)(1); Ord. No. 17-57, § 2, 10-26-17)

Sec. 118-578. Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-2 arterial commercial district are the customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the principal uses, in keeping with the commercial character of the district.

(Code 1988, § 24-47(b)(2))

Sec. 118-579. Special exceptions.

In the C-2 arterial commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Campgrounds.
- (2) Planned shopping centers.
- (3) Automobile sales and service.

*Cross reference—Businesses, ch. 22.

- (4) All types of businesses in buildings not of standard construction or without restroom facilities.
- (5) Miniwarehouse facilities.
- (6) Truck parking facilities, and other activities of similar nature without adequate buffering from view from a public road and/or adjacent property
- (7) Other uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses in the C-2 district.
- (8) Children day care centers.
- (9) Urban farm.
- (10) Gasoline station or a convenient store with gasoline sales.
- (11) Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.
(Code 1988, § 24-47(b)(3); Ord. No. 99-38, § I(c), 5-27-99; Ord. No. 02-01, § 4, 2-28-02; Ord. No. 13-27, § 3, 6-27-13; Ord. No. 17-21, § 7, 8-24-17; Ord. No. 17-57, § 2, 10-26-17)

Sec. 118-580. Prohibited uses and structures.

In the C-2 arterial commercial district, the uses and structures prohibited are as follows:

- (1) Residential uses.
- (2) Manufacturing activities.
- (3) Industrial activities.
- (4) Junkyards.
- (5) Body art establishments.
- (6) Mobile body art establishments.
- (7) All uses not specifically or provisionally permitted in this division; any uses not in keeping with the commercial character of the district.

- (8) Garages (commercial).
(Code 1988, § 24-47(b)(4); Ord. No. 11-05, § 4, 3-24-11)

Sec. 118-581. Minimum lot area.

In the C-2 arterial commercial district, there is no minimum lot requirement except as follows:

- (1) Gasoline stations: 15,000 square feet.
- (2) Motels: 20,000 square feet plus 2,000 square feet for each unit over seven units in the first story and add 1,500 square feet for each unit on second and third stories.
- (3) Planned shopping centers, when permitted by special exception: See subdivision III of division 3 of article V of this chapter.
(Code 1988, § 24-47(c))

Sec. 118-582. Minimum average lot width.

In the C-2 arterial commercial district, there is no minimum average lot width except as follows:

- (1) Gasoline stations: 150 feet.
(Code 1988, § 24-47(d))

Sec. 118-583. Minimum average lot depth.

In the C-2 arterial commercial district there is no minimum average lot depth except as follows:

- (1) Gasoline stations: 100 feet.
(Code 1988, § 24-47(e))

Sec. 118-584. Maximum lot coverage.

In the C-2 arterial commercial district, the maximum lot coverage is none, except such as is involved in the provision of front, side and rear yards and off-street parking and loading space.
(Code 1988, § 24-47(f))

Sec. 118-585. Maximum height.

In the C-2 arterial commercial district, the maximum height of structures for gasoline stations is 35 feet.

(Code 1988, § 24-47(g))

Sec. 118-586. Minimum building setbacks.

In the C-2 arterial commercial district, the minimum building setbacks are as follows:

- (1) *Generally.*
 - a. Front: 40 feet, except State Road 50 shall be 50 feet.
 - b. Side interior lot: 20 feet when abutting a residential zoning district.
 - c. Side corner lot: 40 feet.
 - d. Rear: 20 feet when abutting a residential zoning district.
- (2) *Gasoline stations.*
 - a. Front: 40 feet, 20 feet to pump islands.
 - b. Side interior lot: ten feet.
 - c. Side corner lot: 40 feet, 20 feet to pump islands.
 - d. Rear: 15 feet when abutting alley.

(Code 1988, § 24-47(h))

Sec. 118-587. Off-street parking and loading.

The minimum off-street parking and loading requirements for the C-2 arterial commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-47(i))

Secs. 118-588—118-625. Reserved.**DIVISION 10. C-3 PROFESSIONAL OFFICE DISTRICT*****Sec. 118-626. Intent.**

The C-3 professional office district is designed to provide for proper development in locations where professional and related commercial uses can be permitted without conflicting with abutting and adjacent uses, by establishment of development standards and buffering requirements. This district is intended to provide a

convenient physical relationship between professional office and service uses and related institutional uses.

(Code 1988, § 24-48(a))

Sec. 118-627. Principal permitted uses and structures.

Permitted principal uses and structures in the C-3 professional office district are as follows:

- (1) Professional and business offices.
- (2) Laboratories and clinics.
- (3) Nursing homes.
- (4) Studios.
- (5) Public uses.
- (6) Communication towers and communication antennas.

(Code 1988, § 24-48(b)(1); Ord. No. 97-31, § 7, 9-11-97)

Sec. 118-628. Permitted accessory uses and structures.

Permitted accessory uses and structures in the C-3 professional office district are the customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the principal uses, in keeping with the commercial character of the district.

(Code 1988, § 24-48(b)(2))

Sec. 118-629. Special exceptions.

In the C-3 professional office district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Recreation facilities.
- (2) All types of businesses in buildings not of standard construction or without restroom facilities.
- (3) Other commercial uses which the planning and zoning board determines are of the type and intensity of activity similar to and compatible with the permitted uses in the C-3 district.
- (4) Permitted structures over 40 feet in height.

*Cross reference—Businesses, ch. 22.