

(5) Apartments subject to division 4 of article VI of this chapter.

(6) Children day care centers.

(Code 1988, § 24-48(b)(3); Ord. No. 02-01, § 5, 2-28-02; Ord. No. 13-27, § 4, 6-27-13)



**Sec. 118-630. Prohibited uses and structures.**

In the C-3 professional office district, the uses and structures prohibited are as follows:

- (1) Residential uses.
- (2) Manufacturing and warehousing activities, freight or cargo transportation terminals, truck parking facilities, and other activities of similar nature.
- (3) Industrial activities.
- (4) Gasoline stations.
- (5) All uses not specifically or provisionally permitted in this division; any use not in keeping with the commercial character of the district.

(Code 1988, § 24-48(b)(4); Ord. No. 99-38, § I(d), 5-27-99)

**Sec. 118-631. Minimum lot area.**

In the C-3 professional office district, the minimum lot area for offices, clinics and nursing homes shall be 10,000 square feet.

(Code 1988, § 24-48(c))

**Sec. 118-632. Minimum average lot width.**

In the C-3 professional office district, the minimum average lot width shall be 100 feet.

(Code 1988, § 24-48(d))

**Sec. 118-633. Minimum average lot depth.**

In the C-3 professional office district, the minimum average lot depth shall be 100 feet.

(Code 1988, § 24-48(e))

**Sec. 118-634. Maximum lot coverage.**

In the C-3 professional office district, the maximum lot coverage shall be 40 percent.

(Code 1988, § 24-48(f))

**Sec. 118-635. Maximum height.**

In the C-3 professional office district, the maximum height of structures is 40 feet or higher if approved by special exception.

(Code 1988, § 24-48(g))

**Sec. 118-636. Minimum building setbacks.**

In the C-3 professional office district, the minimum building setbacks are as follows:

- (1) Front: 20 feet.
- (2) Side interior lot: 20 feet, when abutting a residential zoning district.
- (3) Side corner lot: 20 feet.
- (4) Rear: 20 feet, when abutting a residential zoning district.

(Code 1988, § 24-48(h))

**Sec. 118-637. Off-street parking and loading.**

The minimum off-street parking and loading requirements for the C-3 professional office district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-48(i))

**Secs. 118-638—118-675. Reserved.****DIVISION 11. C-4 NEIGHBORHOOD COMMERCIAL DISTRICT\*****Sec. 118-676. Intent.**

The C-4 neighborhood commercial district is intended to serve the needs of nearby residential neighborhoods with commercial and service facilities. This district provides areas for commercial development such as compact shopping areas located in the neighborhoods which they serve. The location of such areas is intended to conveniently supply the immediate needs of the neighborhood where the types of services rendered and the commodities sold are those which are needed daily and purchased at frequent intervals.

(Code 1988, § 24-49(a))

**Sec. 118-677. Principal permitted uses and structures.**

Permitted principal uses and structures in the C-4 neighborhood commercial district are as follows:

- (1) Recreational facilities.

\*Cross reference—Businesses, ch. 22.

- (2) Communication towers and communication antennas.
  - (3) Retail stores and shops of a neighborhood convenience, such as convenience foodstores, dry cleaning and laundry facilities, bakeries, drug and sundries, barbershops and beauty shops and the like.
  - (4) Professional offices, studios and personal service establishments of a similar nature.
- (Code 1988, § 24-49(b)(1); Ord. No. 97-31, § 7, 9-11-97)

**Sec. 118-678. Permitted accessory uses and structures.**

Permitted accessory uses and structures in the C-4 neighborhood commercial district are the 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.

(Code 1988, § 24-49(b)(2))

**Sec. 118-679. Special exceptions.**

In the C-4 neighborhood commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Convenience foodstores with retail gas sales, with the average gross revenue from the sale of gas being less than 60 percent of the store's total average gross revenue.
  - (2) All types of businesses in buildings not of standard construction or without restroom facilities.
  - (3) Any other retail store or service establishment that is consistent with those included in this district, and further that will be in harmony with the spirit of this article.
- (Code 1988, § 24-49(b)(3))

**Sec. 118-680. Prohibited uses and structures.**

In the C-4 neighborhood commercial district, the uses and structures prohibited are as follows:

- (1) Residential uses.

- (2) Manufacturing and industrial activities, transportation terminals, storage warehousing and other activities of a similar nature.
  - (3) Outdoor sales displays.
  - (4) All uses not specifically or provisionally permitted in this division; any use not in keeping with the low-density commercial character of the district.
  - (5) Churches.
  - (6) Gasoline stations.
- (Code 1988, § 24-49(b)(4))

**Sec. 118-681. Minimum lot area.**

In the C-4 neighborhood commercial district, the minimum lot requirements shall be 7,200 square feet.

(Code 1988, § 24-49(c))

**Sec. 118-682. Minimum average lot width.**

In the C-4 neighborhood commercial district, the minimum average lot width shall be 60 feet.

(Code 1988, § 24-49(d))

**Sec. 118-683. Minimum average lot depth.**

In the C-4 neighborhood commercial district, the minimum average lot depth shall be 120 feet.

(Code 1988, § 24-49(e))

**Sec. 118-684. Maximum lot coverage.**

In the C-4 neighborhood commercial district, the maximum lot coverage is 40 percent.

(Code 1988, § 24-49(f))

**Sec. 118-685. Maximum height.**

In the C-4 neighborhood commercial district, the maximum height of structures is 35 feet.

(Code 1988, § 24-49(g))

**Sec. 118-686. Minimum building setbacks.**

In the C-4 neighborhood commercial district, the minimum building setbacks are as follows:

- (1) Front: 40 feet.

- (2) Side interior lot: 20 feet when abutting a residential zoning district.
  - (3) Side corner lot: 40 feet.
  - (4) Rear: 20 feet when abutting a residential zoning district.
- (Code 1988, § 24-49(h))

**Sec. 118-687. Off-street parking and loading.**

The minimum off-street parking and loading requirements for the C-4 neighborhood commercial district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-49(i))

**Secs. 118-688—118-725. Reserved.**

**DIVISION 12. I-1 LIGHT INDUSTRIAL AND WAREHOUSING DISTRICT\***

**Sec. 118-726. Intent.**

The I-1 light industrial and warehousing district is intended to apply to an area which can serve light manufacturing, warehousing, distribution, wholesaling, and other light industrial functions of the city and the surrounding area. Restrictions are intended to minimize adverse impacts to nonindustrial uses or to minimize adverse impacts to abutting residential and commercial uses and adjacent industrial uses.

(Code 1988, § 24-50(a))

**Sec. 118-727. Permitted uses.**

Permitted uses in the I-1 light industrial and warehousing district are as follows:

- (1) Warehousing, wholesaling, and storage facilities within enclosed structures.
- (2) Ministorage warehouse facilities.
- (3) Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses.

\*Cross reference—Businesses, ch. 22.

- (4) Research and development facilities, provided that all activities are within an enclosed structure.
  - (5) Vocational and trade schools.
  - (6) Public utility equipment and facilities.
  - (7) Radio or television transmitter, towers, or broadcasting facilities.
  - (8) Communication towers and communication antennas.
  - (9) Truck parking facilities (but not transportation terminals or freight handling facilities).
  - (10) Urban farm.
  - (11) Mobile food dispensing vehicle as defined by F.S. § 509.102.
- (Code 1988, § 24-50(b); Ord. No. 97-31, § 8, 9-11-97; Ord. No. 99-38, § I(e), 5-27-99; Ord. No. 17-21, § 8, 8-24-17; Ord. No. 21-38, § 2, 10-28-21)

**Sec. 118-728. Permitted accessory structures and uses.**

Permitted accessory uses and structures in the I-1 light industrial and warehousing district are as follows:

- (1) Dwelling unit for caretaker or watchman employed on the premises.
  - (2) Customary accessory uses clearly incidental and subordinate to one of the principal uses.
  - (3) Retail sales of products manufactured, processed, or stored on the premises.
  - (4) Offices clearly accessory to one or more principal uses.
- (Code 1988, § 24-50(c))

**Sec. 118-729. Special exceptions.**

In the I-1 light industrial and warehousing district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Freight handling and transportation terminals.
- (2) Planned industrial developments including office and business parks.

- (3) Commercial uses which are deemed compatible with the principal uses in this zone.
- (4) Body art establishments.  
(Code 1988, § 24-50(d); Ord. No. 11-05, § 5, 3-24-11)

### **Sec. 118-730. Special regulations.**

(a) Permitted uses within the I-1 light industrial and warehousing district include only those light uses which are nonhazardous and whose premises do not contain any outdoor or open storage or aboveground tank storage of merchandise, products or materials or any outdoor or open storage of equipment, materials or other items utilized by such establishments in practicing the vocation or occupation, except for automobiles and delivery or service trucks. The term "nonhazardous" as used in this subsection refers to those structures, uses, materials or premises that do not constitute a fire, explosion or safety hazard or that do not emit any atmospheric or environmental pollutant, light flashes, noxious gases, electromagnetic interference, radioactive emissions, smoke or heat, glare, dust, dirt, odor, noise or vibrations which may be heard or felt off the premises.

(b) The planning and zoning board shall determine whether or not a use proposed to be located within the I-1 industrial district is considered a light use in regard to subsection (a) of this section and article VII of this chapter whenever the classification of the use is in doubt.  
(Code 1988, § 24-50(e))

### **Sec. 118-731. Prohibited uses and structures.**

In the I-1 light industrial and warehousing district, the uses and structures prohibited are as follows:

- (1) Residential uses, except as provided under section 118-728 for permitted accessory structures and uses.
- (2) Motels, hotels, roominghouses.

- (3) Outside storage, except for wholesale automobile or farm equipment. Any motor vehicles stored outside must be in operating condition at all times.
- (4) All uses not specifically or provisionally permitted in this division or any use not in keeping with the industrial character of the district.
- (5) Concrete, block, and asphalt plants including batch plants.
- (6) Automobile junkyards, scrap yards, and salvage yards.
- (7) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
- (8) Storage of liquefied petroleum products and petrochemical products.  
(Code 1988, § 24-50(f))

### **Sec. 118-732. Dimensions and area regulations.**

Dimensions and area regulations for lots and structures in the I-1 light industrial and warehousing district are as follows:

- (1) *Building height.* The maximum building height shall be 40 feet.
- (2) *Front yard.* The minimum front yard shall be 50 feet.
- (3) *Rear yard.* The minimum rear yard shall be 30 feet. The planning and zoning board may upon application by the developer reduce the required rear yard where such rear yard would be adjacent

to a railroad siding if such reduction would not be detrimental to surrounding areas.

- (4) *Side yard.* The minimum side yard shall be 35 feet for corner lots and 25 feet for interior lots. The planning and zoning board may upon application by the developer reduce the required side yard where such side yard would be adjacent to a railroad siding if such reduction would not be detrimental to surrounding areas.
- (5) *Lot area.* The minimum lot area shall be 18,750 square feet.
- (6) *Lot width.* The minimum lot width shall be 125 feet.
- (7) *Lot depth.* The minimum lot depth shall be 150 feet.
- (8) *Maximum lot coverage.* The maximum lot coverage shall be 50 percent.

(Code 1988, § 24-50(g))

#### **Sec. 118-733. Off-street parking and loading.**

The minimum off-street parking and loading requirements for the I-1 light industrial and warehousing district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-50(g)(9))

#### **Sec. 118-734. General requirements.**

(a) *Location; designs for routing traffic.* Each I-1 light industrial and warehousing district shall be located on a major street. Driveways, streets and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets are not hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential district.

(b) *Buffer yards.* A buffer yard of not less than 50 feet in width shall be provided along each I-1 district boundary that abuts any residential district. Such buffer yard shall be in lieu of front, side, or rear yards. The 20 feet of such yard nearest the district boundary shall not be used

for any processing activity, building, or structure other than fences, wall, or berms and shall be landscaped and maintained with shrubs and trees. A minimum of one tree shall be planted for each 25 feet of common lot line or fraction thereof. Landscaped materials shall attain a minimum height of six feet and shall be at least 75 percent opaque when viewed from any point along the adjoining boundary within 18 months after planting. The remaining 30 feet of the buffer yard shall not be used for any processing activities, buildings, or structures other than fences, wall, berms, or off-street parking lots of passenger cars.

(Code 1988, § 24-50(h))

#### **Secs. 118-735—118-770. Reserved.**

### DIVISION 13. I-2 GENERAL INDUSTRIAL DISTRICT\*

#### **Sec. 118-771. Intent.**

The I-2 general industrial district is intended to apply to an area located in close proximity to transportation facilities and which can serve heavy manufacturing, storage, distribution and other heavy industrial functions of the city and surrounding region. Restrictions in this division are intended to minimize adverse influences of heavy industrial areas and to eliminate unnecessary industrial traffic through nonindustrial areas.

(Code 1988, § 24-51(a))

#### **Sec. 118-772. Permitted uses.**

Permitted uses in the I-2 general industrial district are as follows:

- (1) Those uses permitted in the I-1 district.
- (2) Transportation terminals and freight handling facilities.
- (3) Commercial garages.
- (4) Food processing, bottling plants, bakeries, fruit packing, dairy products plants, and similar uses.
- (5) Textile and apparel manufacturing, processing, and storage.

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\*Cross reference—Businesses, ch. 22.

- (6) Lumber and wood products manufacturing, processing, and storage.
  - (7) Communication towers and communication antennas.
  - (8) Urban farm.
  - (9) Mobile food dispensing vehicle as defined by F.S. § 509.102.
- (Code 1988, § 24-51(b); Ord. No. 97-31, § 9, 9-11-97; Ord. No. 17-21, § 9, 8-24-17; Ord. No. 21-38, § 2, 10-28-21)

### **Sec. 118-773. Permitted accessory uses and structures.**

Permitted accessory uses and structures in the I-2 general industrial district are as follows:

- (1) Offices clearly accessory to one or more principal uses.
  - (2) Retail sales of products manufactured, processed or stored upon the premises.
  - (3) Customary accessory uses of one or more of the principal uses, clearly incidental and subordinate to the principal use, in keeping with the industrial character of the district.
  - (4) Dwelling unit for caretaker or watchman employed on the premises.
  - (5) Outside display or storage; however, if any outside display or storage is approved the area shall have an opaque screen on all sides in order to avoid any deleterious impact on adjacent properties.
- (Code 1988, § 24-51(c))

### **Sec. 118-774. Special exceptions.**

In the I-2 general industrial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Concrete, block, and asphalt plants including batch plants.
- (2) Bulk storage of chemical or petrochemical products.
- (3) Any structure higher than 40 feet.
- (4) Any outside display or storage. Any outside display or storage area shall

have an opaque screen on all sides in order to avoid any deleterious impact on adjacent property.

- (5) Bulk storage of compressed gases or cryogenic materials.

- (6) Body art establishments.

(Code 1988, § 24-51(d); Ord. No. 11-05, § 6, 3-24-11)

### **Sec. 118-775. Prohibited uses and structures.**

In the I-2 general industrial district, the uses and structures prohibited are as follows:

- (1) Residential uses.
- (2) Motels, hotels, roominghouses.
- (3) All uses not specifically or provisionally permitted in this division; except as provided for under section 118-774, any uses not in keeping with the industrial character of the district.
- (4) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions and any one or combination of these may be prohibited; however, any one of these uses may be permitted if approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.

(Code 1988, § 24-51(e))

### **Sec. 118-776. Dimensions and area requirements.**

Dimensions and area regulations for lots and structures in the I-2 general industrial district are as follows:

- (1) Maximum building height: 40 feet.
- (2) Minimum lot area: 18,750 square feet.
- (3) Minimum average lot width: 125 feet.
- (4) Minimum average lot depth: 150 feet.