

Sec. 30-242. - Permitted uses.

The following uses, as identified within the North American Industrial Classification System (1997), or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted uses in the general commercial district (C-4):

- (1) Unless otherwise provided for in this code, all permitted uses in the C-3 commercial intermediate district.
- (2) Agricultural services (veterinary services - 54194 except outdoor kenneling, pet care - 82191 including animal specialty services, animal shelters and boarding kennels except outdoor kenneling).
- (3) Amusements and recreational services, indoor (dance companies - 71112, sports and recreation instruction - 61162, theater companies and dinner theaters - 71111, dance companies - 71112, musical groups and artist - 71113, other performing arts companies - 71119, writers and performers - 71151, bowling centers - 71395, fitness and recreational sports centers - 71394, amusement arcades - 71312, sports teams and clubs - 711211, spectator sports - 7112, promoters of entertainment events - 7113).
- (4) Automotive parts, accessories and tire stores - 4413, gasoline stations - 4471 with services and repairs as described in the land development code and summarized as follows:
  - a. Sales and servicing of spark plugs, batteries, distributors and distributor parts;
  - b. Sales, mounting, balancing and repair of tires and wheel alignments, but not recapping of tires;
  - c. Sales and replacement of water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, wiper blades, grease retainers, wheel bearings, shock absorbers, mirrors, exhaust systems, and the like;
  - d. Provisions of water, antifreeze, flushing of the cooling system, air conditioning recharge, and the like;
  - e. Washing and polishing of automobiles and the sale of automobile washing and polishing materials, but this only allows auto detailing as an accessory use, but this provision does not allow carwashes except in those zoning districts where a carwash is a permitted use, and such carwashes shall be subject to criteria specified in the zoning district;
  - f. Providing and repairing fuel pumps and lines;
  - g. Minor servicing and repair of carburetor and fuel injection systems;
  - h. Emergency wiring repairs;
  - i. Providing repair and placement of brake rotors, drums and pads;
  - j. Minor motor adjustments not involving removal of the head or crankcase;
  - k. Greasing and lubrication;
  - l. Sales of cold drinks, candies, tobacco, and similar convenience goods for service station customers, but strictly and only accessory and incidental to the principal business operation;
  - m. Provision of road maps and other information outside of the enclosed areas;
  - n. No mechanical work shall be allowed outside of the enclosed areas;
  - o. No automobile service station shall be permitted where any drainage oil pit or visible appliance for any such purpose other than refueling cars is located within 20 feet of any street right-of-way or within 45 feet of any residential district, except where such appliance is located within a wholly enclosed building;

- p. Uses permitted at an automobile service station do not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles (except as expressly permitted in item q. below), commercial garage as an accessory use, or other work involving undue noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in such stations. An automobile service station is not a facility for the sale of automobile vehicles, a repair garage, a body shop, or a truck stop;
  - q. The temporary storage of vehicles shall be permitted if the vehicles are to be serviced at the service station or if the vehicles have been towed by the service station and are being held for servicing, for an insurance company, or for sale or salvage. Any such vehicle(s), other than those vehicles serviced daily, shall be stored within an area surrounded by an opaque fence not less than six feet in height. Said vehicles shall not be stored longer than 90 days;
  - r. Convenience grocery stores selling motor fuel must conform with all provisions of the land development code.
- (5) Automotive repair, services, parking (passenger car rental and leasing - 53211, parking lots and garages - 81293), carwashes (811192), provided that carwashes abutting residential zoning districts shall be subject to the following criteria:
- a. Size of vehicles. Carwashes designed to serve vehicles exceeding a capacity rating of one ton shall not be allowed.
  - b. Minimum yards.
    - 1. Front yard setback: 50 feet.
    - 2. Side yard setback: 40 feet.
    - 3. Rear yard setback: 40 feet.
  - c. Minimum frontage. A carwash shall not be located on a lot with less than 150 feet of frontage on a dedicated street or highway.
  - d. Lot size. Minimum 18,000 square feet.
  - e. Fence requirements. If a carwash abuts a residential district, a masonry or equivalent wall constructed with a decorative finish, six feet in height shall be erected along the lot line opposite the residential district and the lot lines perpendicular to the lot lines opposite the residential district for a distance not less than 15 feet. The wall shall be located within a landscaped buffer as specified in the land development code. All walls shall be protected by a barrier to prevent vehicles from contacting them.
  - f. Architecture. The building shall maintain a consistent architectural theme along each building facade.
  - g. Noise. A carwash shall be subject to the city noise control ordinance.
  - h. Washing and polishing. The washing and polishing operations for all car washing facilities, including self-service car washing facilities, shall be enclosed on at least two sides and shall be covered by a roof. Vacuuming facilities may be located outside the building, but may not be located in any required yard area.
  - i. Hours of operation. Carwashes abutting residential districts shall be closed from 10:00 p.m. to 7:00 a.m.
- (6) Building materials, hardware and garden supplies (paint and wallpaper stores - 44412, hardware stores - 44413, nursery and garden centers - 44422, lawn and garden equipment and supplies store - 4442).
- (7) Business services (advertising agencies 54181 - other services related to advertising - 54189, photographic services - 54192, employment placement agencies - 56131, collection agencies -

56144, credit bureaus - 56145, private mail centers - 56143, other business service centers including copying - 56149, direct mail advertising - 54186, graphic design services - 54143, commercial photography - 541922, court reporting and stenotype services - 561492, business and secretarial schools - 61141, extermination and pest control services - 56171, carpet and upholstery cleaning services - 56174, janitorial services - 56172, other services to buildings and dwellings - 56179, investigation services - 561611, security guards and patrol services - 561612, armored car services - 561613, security systems services - 561621, locksmiths - 561622, home health equipment rental - 532291, consumer goods rental - 5322, recreational goods rental - 532292 except airplane, industrial truck, portable toilet and oil field equipment renting and leasing, employment placement agencies - 56131, temporary help services - 56132, custom computer programming services - 541511, other computer related services - 541519, security guards and patrol services 561612 except armored car and dog rental, security systems services - 56162, one hour photo finishing - 812922, news syndicates - 51411, business support services - 5614, all other business support services - 561499 except auctioneering, bronzing, field warehousing, salvaging of damaged merchandise).

- (8) Commercial printing (commercial lithographic printing - 323110 excluding newspapers, quick printing - 323114).
- (9) Communications (radio broadcasting 51311, other telecommunications - 51339, including roof-top mounted communication towers up to a specified height as defined in the land development code).
- (10) Eating and drinking establishments (full service restaurants - 72211, mobile food services - 72233, drinking places - 72241, excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premises consumption are subject to locational requirements of the land development code).
- (11) Engineering, accounting, research, management and related services (engineering services - 54133, architectural services - 54131, surveying/mapping services - 54137 except geophysical, accounting/tax preparation offices/book keeping/payroll services - 54121, scientific R&D services - 5417, R&D in social sciences and humanities - 54172, marketing research and public opinion polling - 54191, testing laboratories - 54138, management consulting services - 54161, public relations agencies - 54182, facilities support services - 56121, management consulting services - 54161).
- (12) Glass and glazing work (glass and glazing contractors - 23592).
- (13) Group care facilities (category I only); care units; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. ch. 651 and ch. 4-193 F.A.C.; all subject to the land development code.
- (14) Health services (dental laboratories - 339116, graphic design services - 54143, commercial photography - 541922, family planning centers - 62141, outpatient mental health/substance abuse centers - 62142, all other outpatient care centers - 621498, kidney dialysis centers - 621492, medical laboratories - 621511, diagnostic imaging centers - 621512, blood and organ banks - 621991, all other miscellaneous ambulatory health care services - 621999, general medical and surgical hospitals - 62211, psychiatric and substance abuse hospitals - 62221, nursing care facilities - 62311, residential mental retardation facilities - 62321, continuing care retirement communities - 623311).
- (15) Hotels, motels and timeshares (72111).
- (16) Marinas (71393, except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, steamship leasing) subject to provisions in the land development code.
- (17) Miscellaneous repair services (electronic and precision equipment R&M - 81292, consumer electronics R&M - 81292, computer and office machine R&M - 812921, other electronic and precision equipment R&M - 811219, personal and household goods R&M - 8114, reupholstery and furniture repair - 81142, other personal and household goods R&M - 81149).

- (18) Miscellaneous retail (home furnishing stores - 4422, window treatment stores - 442291, electronics and appliance stores - 4431, paint and wallpaper stores - 44412, hardware stores - 44413, **pharmacies and drug stores - 44611**, beer, wine and liquor stores - 44531, used merchandise stores - 45331, sporting goods/hobby/musical instrument stores - 4511, book store - 451211, jewelry stores - 44831, camera and photographic supplies stores - 44313, luggage and leather goods stores - 44832, gift, novelty and souvenir stores - 45322, office supplies and stationery stores - 45321, clothing accessories stores - 44815, electronic shopping and mail order houses - 45411, vending machine operators - 4542, direct selling establishments - 4543, florists - 45311, tobacco stores - 453991, news dealers and newsstands - 451212, and optical goods stores - 44613).
- (19) Motion picture theaters (512131).
- (20) Public or private parks and playgrounds.
- (21) Personal services (drycleaning and laundry services - 8123, coin operated laundries and drycleaners - 81231, funeral homes - 81221 except crematories, tax return preparation services and all other personal services - 81299).
- (22) Real estate (nonresidential property managers - 531312).
- (23) Social services (individual and family services - 6241, child and youth services - 62411, services for elderly and disabled persons - 62412, other individual and family services - 62419, vocational rehabilitation services - 62431, child day care services - 6244).
- (24) Vocational schools (business and secretarial schools - 61141, educational support services - 61171).
- (25) Any other general commercial use which is comparable in nature with the foregoing uses including buildings for retail, service and office purposes consistent with the permitted uses and intent and purpose statement of the district.

(Ord. No. 02-01, § 2, 1-7-2002; [Ord. No. 13-11, § 2, 10-21-2013](#) )