



APPENDIX

ARTICLE XIV-1 - SPECIAL COMMUNITY COMMERCIAL - C-2A DISTRICT

Section 1. - INTENT

It is the purpose of the Special Community Commercial District to promote the development of commercial areas which have a unique mixture of land uses and special design character. This district is intended to strengthen and promote the special use and scale interrelationships between retail commercial land uses and pedestrian activity; to maintain continuity of prime retail, service, and related use frontage; to encourage innovative site planning and architectural design; to encourage those activities which generate an active pedestrian street life; to create opportunities for combining residential and commercial uses; and to preserve and promote cultural arts facilities for the general public welfare and amenity.

Section 2. - USE REGULATIONS

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part for other than one or more of the following specified uses in accordance with limitations hereinafter specified.

- (1) Any use permitted in the R-4 district subject to the Minimum Floor Area and Usable Open Space Regulations specified in said district.
- (2) Antiques

- (3) Art Galleries, Museums, and Libraries
- (4) Art, Music and Dance Studios
- (5) Art Supplies
- (6) Bakery Goods Shop
- (7) Banks and Finance Offices
- (8) Bicycle Sales and Repairs
- (9) Boat Accessories
- (10) Book and Stationary Store open to the general public.
- (11) Chess, Pool and Billiard Halls
- (12) China and Crockery
- (13) Confectionery or Ice Cream Store
- (14) Clothing
- (15) Custom Dressmaking, Millinery or Drapery store, provided that no products are prepared for the purpose of supplying other businesses located elsewhere.
- (16) Dry cleaning agencies or Pressing establishments
- (17) Drug stores
- (18) Employment Office

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| (19) | Film exchange and photographic supplies | (37) | Meat market or delicatessen |
| (20) | Florists | (38) | Music |
| (21) | Fruit and Vegetable | (39) | Newsstand or sundry |
| (22) | Gifts | (40) | Office supplies |
| (23) | Grocery | (41) | Offices - professional or business |
| (24) | Hardware | (42) | Optical stores |
| (25) | Health studios | (43) | Personal service shops such as barber shops, beauty parlors, and shoe polishing stands. |
| (26) | Hobby | (44) | Pet shops |
| (27) | Home appliances | (45) | Photographers |
| (28) | Interior Decorating | (46) | Real Estate |
| (29) | Jewelry and watch sales, repair and service | (47) | Religious Associations |
| (30) | Laundry agencies | (48) | Restaurants, tea rooms or cafes (including outdoor cafes and dining areas). |
| (31) | Letter service and mimeographing | (49) | Shoe repair shop |
| (32) | Leather goods - sales and incidental assembly and repair | (50) | Sporting goods |
| (33) | Liquor package | (51) | Tailor Shops |
| (34) | Locksmith | (52) | Telegraph office |
| (35) | Medical or dental laboratory | (53) | Theatrical studios |
| (36) | Medical or dental offices and clinics | | |

- (54) Ticket Agency
- (55) Variety
- (56) Sale and incidental servicing of radio, television, phonograph, and home appliances, provided that:
- (a) All servicing shall be confined to the rear one-half of the premises.
 - (b) The area of the building devoted to service activity shall be effectively screened from the front portion of a building so as to not be viewed from any portion of the area of the building devoted to sales or display.
- (57) The following USES if approved as a CONDITIONAL USE:
- (a) Theaters
 - (b) Charitable sale of second hand or used merchandise by non-profit organizations.
 - (c) Coin operated laundries - provided that:
 1. Self-service laundry machines shall not exceed, for all washing units combined, a total rated capacity of 500 pounds and provided further that no ma-

chine shall exceed a rated capacity of twenty-five (25) pounds.

2. Self-service dry cleaning machines shall not exceed, for all dry cleaning units combined, a total capacity of forty (40) pounds, and provided further that no machine shall exceed rated capacity of ten (10) pounds and shall be classified as a Class IV system, as defined by Florida Fire Prevention Code, 1958, Section 80, 3d.

(d) Dry Cleaning Establishments:

1. Any dry cleaning establishment shall not use more than one (1) clothes cleaning unit and which shall have a rated capacity of not more than thirty-five (35) pounds.
2. All dry cleaning and related activities shall be solely for the retail trade of the subject premises.
3. All vents and exhaust outlets that are used for removing fumes and/or heat from cleaners, washers or dryers shall be confined either

to the roof area of a building or the portion of an exterior wall area that is 8 feet or more above grade, and all such outlets shall be constructed so as to discharge in a vertical direction.

- (e) Gasoline stations limited to the following activities: Dispensing of gasoline and motor oil, incidental automotive services such as washing, cleaning, polishing, battery changing, lubrication, brake adjustment, and transmission adjustment, minor automotive repair work such as tires, brake, ignition and cooling systems, and accessory parts, incidental replacement of automotive items such as tires, batteries, windshield wipers, and minor engine parts, and incidental sales of automotive accessories and ornamental parts such as mirrors, floor mats, polishes, solvents and other related fluids and oils. Gasoline station activities in district shall not include: transmission overhauling and rebuildings, paint and body work, major parts replacement, automobile, truck and trailer rentals, new and used vehicle sales and commercial vehicle storage.
- (f) Mortuary, undertaker or embalming establishments and

funeral homes.

- (g) Plant and shrubs sales
- (h) Lodges, fraternity of sorority houses not used for profit.
- (i) Bars, taverns, saloons or private clubs
- (j) Automobile parking lots and parking garages.
- (k) Ground level business or professional offices fronting on designated pedestrian streets, as specified in Section 4, paragraph (1) (a).

(58) Accessory Uses and Structures

- (59) Other Uses: Other uses or enterprises similar to the above which, in the judgment of the Director of the Building Department are consistent with the intent of the District and are not more objectionable to the general welfare than the uses listed.

"Other Uses" so determined shall be regarded as "Listed Uses". In no instance, however, shall the Zoning Inspector determine, nor the regulations be so interpreted, that a use shall be permitted in a district when such use is specifically listed as first permissible in a less restrictive district.

Section 3. - LIMITATIONS ON USES

- (1) All activities including retail sales, displays, food preparation areas, and storage shall be conducted entirely within a completely enclosed building with the exception of the following uses:
 - (a) Automobile parking lots
 - (b) Arts and crafts exhibits including demonstrations and performances.
 - (c) Restaurant dining areas with table service.
 - (d) Sale of flowers
 - (e) Sale of objects of art, handicrafts but not mass produced items.
- (2) All products shall be sold at retail on the premises.
- (3) No second hand or used merchandise shall be offered for sale, displayed or stored, except in antique shops, art galleries or by charitable organizations as specifically listed in Section 2 of this Article.

Section 4. - PEDESTRIAN STREET

- (1) Notwithstanding any other provisions of this district, where a lot with frontage on a street is listed in paragraph (2) of this section, development of that lot shall provide:

(a) At least 65% of such frontage shall be allocated for ground level occupancy by uses listed in Section (2) of this district, excluding residential uses. Ground level business or professional offices within the 65% restricted frontage may be permitted only as conditional uses. The remainder of such frontage may be devoted to offices or residential uses, to building entrances, lobbies, through block connections or other pedestrian spaces, or to escalators or stairs providing public access to other levels, or to access drives to parking facilities. If two or more sides of any property are designated as a "pedestrian street", such as a corner lot, the provisions of this paragraph shall apply only to that side which may be termed the front.

(b) A minimum front and side street yard area of 10 feet and a maximum of 20 feet in depth shall be provided. A building wall may encroach upon the required front or side street yard area, if a space equal to that displaced by such encroachment is provided as a courtyard, plaza or other such ground level public space, accessible to the general public during normal business hours. Up to 2/3 of the public space as provided by required yard areas,

- may be utilized for outdoor dining, flower and handicraft and art displays and sales as provided for in Section (3), paragraph (1) of this district.
- (c) Notwithstanding other provisions of this ordinance, on designated pedestrian streets, 100% of the required open space for residential uses as specified by Section 2 - (1) of this district may be provided at ground level and/or as upper level deck, roof, or terrace space, except that in no case shall more than 20% of the required open space be provided at a level above twenty-five (25) feet in height.
- (d) All ground level public space, yard areas and required open space shall be landscaped with a minimum of one shade tree for every 30 feet of lot frontage or portion thereof, or every 600 square feet of area, whichever requires the greatest number of trees.
- (2) The provisions of this section apply to all lots with the following street frontages:
- (a) Frontage on both sides of Grand Avenue from Douglas Road to Plaza Street, and from Margaret Street to Mary Street.
- (b) Frontage on the northwest side of Main Highway from Franklin Avenue to Grand Avenue, and on the southeast side from Fuller Street to Grand Avenue.
- (c) Frontage on both sides of McFarlane Road from Main Highway to Bayshore Drive, coincident with the C-2A zone.
- (d) Frontage on both sides of Commodore Plaza.
- (e) Frontage on both sides of Fuller Street.
- (f) Frontage on both sides of Virginia Street from Grand Avenue to Oak Street.
- (g) Frontage on both sides of Florida Street from Virginia Street to Mary Street.
- (h) Frontage on both sides of Rice Street from Grand Avenue to Oak Street.
- (i) Frontage on both sides of Bird Road from Mary Street to 27th Avenue.

Section 5. - AREA

- (1) Residential Use:
 - (a) The lot area for residential uses or uses which have more than 75% of the total floor area devoted to residential uses, shall be at least six thousand (6000) square feet with a minimum average width of sixty (60) feet.
- (2) Non-Residential Use:
 - (a) There shall be no required area or width of lot for non-residential uses, or uses which have at least 25% of the total floor area devoted to non-residential uses.

Section 6. - YARDS

- (1) Interior side or rear yards - No interior side or rear yard shall be required, except that, where a lot in a C-2A district abuts a lot in an "R" district (Residential), a yard of at least ten (10) feet in width shall be provided on the side adjacent to the "R" district. In addition, the building shall be set back one (1) foot for every two (2) feet of building height above twenty-five (25) feet on sides adjacent to an "R" district.

- (2) Front and side street yard areas shall be at least ten (10) feet in depth and shall be maintained in accordance with the following requirements:
 - (a) No required yard area shall be used for parking.
 - (b) The yard area shall be landscaped with a minimum of one shade tree for every 30 feet of yard frontage or portion thereof, or every 600 square feet of yard area, whichever requires the greatest number of trees.
 - (c) Within the required yard area, appropriate street furniture including benches, waste receptacles, planters or fountains shall be provided in sufficient quantities to meet the needs of pedestrian traffic at that location. The design,

Section 7. - HEIGHT

- (1) There shall be an absolute height limit of forty-five (45) feet, or four (4) stories.

Section 8. - FLOOR AREA RATIO

Except as provided in Section 9:

- (1) The floor area ratio for non-residential uses shall not exceed 1.0.

- (2) The floor area ratio for residential uses shall not exceed 1.0.
- (3) The floor area ratio for all uses in a building shall not exceed 1.4.

Section 9. - FLOOR AREA PREMIUMS

The floor area ratio may be increased in accordance with the following provisions; but in no case, except as provided in paragraph (3) of this section, shall the cumulative floor area ratio exceed 1.75:

- (1) The floor area ratio may be increased by .01 for each one (1) percent, up to forty (40) percent, of the site area devoted to usable pedestrian ground level plazas and courtyards, and/or upper level terraces and decks for walking, sitting and similar passive pursuits, which serve as an extension of the pedestrian shopping environment and complement facing retail and office use space, are not higher than 25 feet above grade, and are open and accessible to the general public.
- (2) The floor area ratio may be increased by .02 for each 10% of required on-site parking located in an underground parking structure.
- (3) The floor area ratio for any development containing a theatre or theatres for the performing arts may be increased at the discretion of the City Commission after public notice

and hearing, but in no event shall exceed the maximum limits set forth as follows, nor shall the cumulative floor area ratio for the development exceed 2.00:

- (a) Up to 300 seat capacity, a bonus of not more than 0.15;
- (b) Up to 500 seat capacity, a bonus of not more than 0.30;
- (c) Greater than 500 seat capacity, a bonus of not more than 0.50.

In determining whether to grant a floor area premium and the precise extent of such increase, the Commission shall take into consideration the following:

- (a) Whether the theatre or theatres are of a type and size which the Commission deems appropriate under the circumstances pertaining at the time of application in order to achieve a balance of facilities responsive to the needs of the district;
- (b) Whether there are facilities to support a variety of cultural arts performances and operations such as rehearsal space, storage, dressing room or set construction space; etc.

- (c) Whether distribution of the bulk of the total development permits adequate access of light and air to surrounding streets and provides open spaces, arcades, concourses or transit stop facilities that would aid in the circulation of pedestrians or vehicles.

Section 10. - PARKING

- (1) On-site parking requirements shall be in accordance with the requirements of ARTICLE XXIII of this Ordinance, except for following provisions:
- (a) All required on-site parking for non-residential permitted uses may be located off-site:
1. but within 600 feet of the premises it is intended to serve if located outside the C-2A district, subject to conditional use approval.
 2. anywhere within the C-2A district, but generally within 600 feet of the premises it is intended to serve to maintain reasonable pedestrian access distances, and subject to conditional use approval.

- (b) All of the required on-site parking for residential uses must be provided on the premises they are intended to serve. Notwithstanding the provisions of ARTICLE XXIII, Section 4, paragraph (2) (a), the required amount of on-site parking for residential uses need not exceed one space per dwelling unit, if the total amount of on-site parking provided, including parking for non-residential uses, equals or exceeds the normal amount of on-site parking required for such residential uses.
- (c) A minimum of one bicycle parking space for each vehicular space required by ARTICLE XXIII of this Ordinance (up to 10 spaces) shall be provided on-site with secure storage apparatus to which a bicycle may be locked.
- (d) For developments including a performing arts facility as described in Section 9, paragraph (3) of this district, parking provided on site for uses other than the performing arts facility, may be counted toward meeting the on-site parking requirements of the performing arts facility as specified in ARTICLE XXIII, Section 4 of this Ordinance.

Section 11. - SITE AND DEVELOPMENT PLAN
APPROVAL

- (1) Any development permitted by this district shall be required to have the site and development plan approved by the Planning Department before a building permit is issued by the Building Department according to ARTICLE IV, Section 42. The purpose of development plan review is to assure that development is in accord with the intent of the district.