

City of Florida City Zoning Codes

Sec. 62-173. C-3, intensive commercial district.-

(a) *Purpose and intent.* The purpose and intent of this C-3, intensive commercial district is to provide suitable sites for the development of commercial establishments which are of a generally more intensive nature. Such uses shall be located and designed in a manner so as to avoid any deleterious effects upon nearby residential uses and shall be consistent with the city's adopted comprehensive development master plan.

(b) *Uses permitted.* Permitted uses are as follows:

- (1) All uses permitted in the C-2, general commercial district.
- (2) Additional retail, service and Wholesale establishments, limited to:
 - a. Animal hospitals;
 - b. Automobile paint and body shops;
 - c. Automobile repair and service shops;
 - d. Boat sales and rental;
 - e. Building trades, roofers, plasterers, electricians, and the like;
 - f. Lumberyards;
 - g. Motorcycle sales, rental service and repair;
 - h. Plant nurseries;
 - i. Recreational vehicle sales, rental and service;
 - J. Sign shops;
 - k. Skating rinks, roller and ice;
 - l. Taxi and limousine services;
 - m. Tire retreading and repair shops; and
 - n. Wholesale distributors.
- (3) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the 1, light industrial district.

(c) *Uses permitted conditionally.* Conditionally permitted uses are as follows:

- (1) Day care centers subject to the conditions and requirements enumerated in section 62-275.

(d) *Site development standards.* Site development standards are as follows:

- (1) Minimum lot area, 5,000 square feet.
- (2) Minimum lot width, 50 feet.
- (3) Minimum yard setback:

<i>Yard</i>	<i>Setbacks</i> (feet)
Front	10
Rear	0
Side	
Interior	0
Corner	0
Adjacent residential	25

- (4) Maximum building height, two stories or 30 feet.
- (5) Minimum pervious open space, 20 percent.

(Ord. No. 80-14, § 11, 11-25-80; Ord. No. 90-09, art. 1, § 11, 11-27-90; Ord. No. 98-03, 11-10-98)

Secs. 62-174-62-190. Reserved.