

# 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 I, 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:

TABLE INSET:

Yard		Setbacks (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. I, § 11, 11-27-90; Ord. No. 98-03, 11-10-98)