

Sec.20-136. - Commercial Neighborhood District (CN).

The intent of the Commercial Neighborhood District (CN) is to permit the lowest order of commercial goods and services which meet the daily needs of nearby residents.

Commercial neighborhood uses will be limited to within 500 feet of the intersection of an arterial or a collector and another public roadway and be buffered from adjacent residential zoning districts.

(1)*Uses and structures.* No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

a. Permitted uses and structures (allowable without the need for any other use or structure).

1. Retail sale of agricultural supplies; lawn and garden supplies.

2. Automobile service stations; car washes.

3. Neighborhood oriented retail uses such as delicatessens, food stores, hardware stores, etc.

4. Restaurant, including drive-ins or drive through.

5. Repair shop: radio, TV, small appliance, shoes, tack shop or other repair shops that are similar in nature, size and intensity.

6. Medical and dental offices.

7. Financial institutions.

8. Professional offices.

9. Animal hospitals and veterinary clinics (no outdoor kennels).

10. Child care centers.

11. Electric substation in compliance with F.S. 163.3208, as amended.

12. Affordable residential uses per F.S. 125.0103 (and related laws commonly known as the Live Local Act), as amended.

b. Accessory uses and structures.

1. Accessory uses and structures customarily associated with the uses permitted in this district.

2. Tennis courts, parks and playgrounds.

c. Special exception uses and structures.

1.Recreational facilities not accessory to principal uses; markina (does not have to be located within 500 feet of the intersection of an arterial or collector street and another roadway).

2.Private clubs; bar, cocktail lounge or other establishments which sell alcoholic beverages for consumption on the premises; sale of alcoholic beverages in conjunction with eating establishments.

3.Place of worship.

4.Libraries.

5.Museums.

6.Medical laboratories.

7.Funeral homes, refrigeration facilities as defined in F.S. § 497.005(68).

8.Any other professional or commercial use which is comparable in nature with the foregoing uses and which the Development Director determines to be compatible in the district.

d.Prohibited uses and structures. Any use or structure not specifically or by reasonable implication allowed herein.

(2)Development standards.

a.Minimum lot area: 20,000 square feet.

b.Minimum lot width: 100 feet.

c.Minimum yard requirements:

1.Front yard: 40 feet.

2.Side yard: 15 feet.

3.Rear yard: 25 feet.

4.Any yard abutting a residentially or agricultural zoned parcel must be a minimum of 25 feet.

d.Maximum zoned area: five acres.

e.Minimum floor area of principal structure: 1,000 square feet per building on the ground floor.

f.Maximum impervious lot coverage: 70 percent.

g. Minimum off-street parking: See [Section 20-536](#).

h. Lighting is to be arranged so that no source of light reflects on or shines into any residentially zoned property.

(3) *Utility areas*. Utility areas, including trash receptacles, shall be completely screened from the view of customers and adjacent property owners and shall be located in the rear yard of interior lots and in the side yard of corner or through lots.

Sec.20-1434. - Conditions and safeguards.

(a) In recommending approval of any special exception, the Planning Commission may also recommend appropriate conditions and safeguards in conformity with the LDR. Violation of such conditions and safeguards shall be deemed a violation of the LDR.

(b) Code Enforcement personnel will visit the development site a minimum of every three years to assure that all conditions of approval are being complied with and that no other violations are present. Any conditions which are not being complied with or any violations which are identified will be pursued in accordance with the County's code enforcement procedures. In the event that the violation is not corrected, the special exception may be revoked upon a hearing being held by the Board of County Commissioners and after the affected landowner has been notified.

(c) Any special exception shall expire five years from the date of approval by the Board of County Commissioners if the special exception use has not commenced or five years following the discontinuance of the special exception use, unless appealed and extended by action of the Board of County Commissioners.