

**Sec. 62-174. C-4, Commercial
Recreational District.**

A. Purpose and Intent. The purpose and intent of this C-4 Commercial Recreational District is to provide specialized commercial uses and services in conjunction with active recreational uses. This zoning district is intended to meet present foreseeable demand for active commercial recreational services within Florida City where special location and space requirements are necessary for the recreational use. The size and intensity of development or facilities and uses within this district shall be commensurate with the capability of land and water areas to support the uses intended and shall not result in any unusual service demands on nearby urban centers. This zoning district may be approved on any land in Florida City which is designated for Commercial land use on the Future Land Use Map contained in the City's adopted Comprehensive Development Master Plan.

B. Uses Permitted. Uses permitted are as follows:

1. All uses permitted in the C-1 and C-2 districts;
2. Resort facilities, Entertainment Facilities, convention centers and auditoriums;
3. Uses authorized under Chapters 550 and 551 and Section 849.086 of the Florida Statutes, as amended:
4. Horse racing facilities, agricultural and livestock pavilions, animal/equestrian show and rodeo arenas, stables for overnight use by equine participants in such activities 2nd overnight spaces for horse and animal transportation trailers:
5. Open-land commercial or private recreation uses including private arenas, horse stables, equestrian show and training facilities:
6. Commercial recreational facilities including bowling alleys, game and amusement machine

arcades and facilities, skating rinks, theaters and miniature golf courses; and

7. Other uses which are similar in nature to the uses permitted above.

C. Accessory Uses. Uses which are customarily associated with and accessory to the permitted uses are allowed as follows:

1. Small efficiency residential units such as stable dwellings for grooms and commercial operation managers;
2. Sealing and viewing areas, restrooms, and food/beverage service facilities; and
3. Pole barns and storage sheds.

D. Hours of Operation. Permitted and accessory uses may be conducted from 7:00 AM until 2:00 AM the next day; provided however, that if any of the activities authorized by Chapter 550 or Chapter 551 or section 849.086 of the Florida Statutes, as amended are conducted on any lands within the C-4 zoning district, then all permitted uses may be conducted during the hours of operation provided by applicable state law.

E. Site Development Standards. Site development standards are as follows:

1. Minimum lot area: 5 acres.
2. Maximum building height 10 stories or 100 feet.
3. Minimum building setback: 30 feet from any lot line.
4. Minimum pervious open space: 20 percent of lot area.

F. Conflict in Requirements. To the extent that the provisions specifically applicable to the C-4 zoning district shall conflict with other provisions of the zoning code, then the provisions applicable to the C-4 zoning district shall control.