

City of Florida City

Zoning Codes

Sec. 62-172. C-2, general commercial district.

(a) *Purpose and intent.* The purpose and intent of this C-2, general commercial district is to provide suitable sites for the development of retail and service commercial uses which serve the diverse consumer needs of the entire community.

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

(1) All uses permitted in the C-1, neighborhood commercial district.

(2) Additional retail and service establishments, limited to:

- a. Amusement enterprises;
- b. Apparel shops: men's, women's and children's;
- c. Automobile accessory stores;
- d. Automobile sales and rentals;
- e. Automobile tag agencies;
- f. Bar or liquor package stores;
- g. Bicycle shops;
- h. Blueprinting service;
- i. Bowling alleys;
- j. Business machine sales and service;
- k. Camera and photographic supply stores;
- l. Carwashes;
- m. Catalog services;
- n. Copying services;
- o. Drapery stores;
- p. Dry goods and fabric stores;
- q. Flooring and carpeting stores;
- r. Funeral homes;
- s. Furniture and home furnishing stores;
- t. Garden supply stores;
- u. Health and exercise studios;
- v. Home improvement centers;
- w. Hotels and motels;
- x. Hospitals and clinics;
- y. Interior decorators;
- z. Lighting fixture stores;
- aa. Locksmiths;

- bb. Motion picture theaters;
- cc. Office supply stores;
- dd. Optical stores;
- ee. Paint and wallpaper stores;
- ff. Pawnshops;
- gg. Photography studios;
- hh. Pool rooms;
- ii. Service stations;
- jj. Television, radio and stereo sales and service;
- kk. Trading stamp redemption centers; and

ll. Watch and clock repair shops.

(3) Other uses which are similar in nature to the uses permitted above, but which are not specifically permitted in the C-3, intensive commercial or I, light industrial districts.

(c) *Uses permitted conditionally.* Any of the following uses may be permitted by the city commission after a public hearing and recommendation of the planning and zoning board, subject to specified conditions which may be determined appropriate and equitable by the city commission.

(1) Animal hospitals, provided that all activities relating to any such use shall be conducted entirely within an air conditioned, soundproofed building and that no such use shall be located less than 300 feet from any residential district.

(2) Dancehalls, provided that any such use shall not be located less than 500 feet from any residential district.

(3) 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.

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(3) Minimum yard setbacks:

TABLE INSET:

Yard		Setbacks (feet)
Front		10
Rear		0
Side		
	Interior	0
	Corner	0
Adjacent		
	More restrictive district	25
	U.S. Highway No. 1	50
	State Road No. 27 (Krome Avenue)	25

(4) Maximum building height, five stories or 50 feet. Additional stories may be permitted by the city commission after a public hearing, recommendation by the planning and zoning board, and site plan review and approval, pursuant to section 62-69.

(5) Minimum pervious open space, 20 percent.

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