

CHAPTER 5. ZONING.

ARTICLE 6. SCHEDULE OF DISTRICT REGULATIONS.

Sec. 5.6.11. CBD, CENTRAL BUSINESS DISTRICT.

D. PROHIBITED USES AND STRUCTURES.

1. One and two family dwellings, except as provided under 5.6.11.C. Permitted Accessory Uses and Structures or as provided under 5.6.11.P administrative conditional use.

P. ADMINISTRATIVE CONDITIONAL USE.

These uses are permitted by a waiver granted by the administrative official, with denials of an administrative waiver appealable to the city commission.

1. Sign, electronic community bulletin board. Permitted subject to the following conditions:
 - a. Located on arterial or collector roadways.
 - b. Maximum height eight feet, maximum width 12 feet and designed as a monument sign.
 - c. Maximum size for electronic bulletin board is 20 square feet.
 - d. All signs will need to be brought into conformity.
 - e. Bulletins shall be incidental in the principal use.
 - f. No off premise signs will be permitted.
 - g. The applicant must own the property on which the sign is to be located.
 - h. Color and intensity of illumination shall be appropriate for the specific site and sign location.
 - i. Illumination shall be limited to a maximum of 11 watt incandescent bulbs and limited to the hours between 6:00 a.m. to 11:00 p.m.
 - j. The base of the monument sign shall be landscaped with appropriate shrubbery and ground material as approved by the technical review board.

- k. Subject to any other condition deemed appropriate by the administrative official or the city commission including but not limited to hours of operation and level of illumination.

2. Adult Education Facilities (Small).

3. Private School (Small).

4. Multi-family providing the location of the required parking is designated either in an off-street or on-street location.

5. Single-Family Attached, three (3) or more townhome units.

~~5.~~ 6. Outdoor display and storage. Outdoor display or storage of merchandise for sale or rent may be permitted by conditional use permit subject to the following conditions:

- a. The location and extent of outdoor storage and display areas are identified on a site plan and are approved as part of the conditional use.
- b. Display and storage areas are subordinate in area and incidental to permitted principal
- c. Outdoor storage areas shall be effectively screened by a solid fence or commercial grade. 70 percent opaque, mesh material applied to a fence.
- d. Display and storage areas shall be paved according to the standards of the Land Development Regulations.
- e. Outdoor display areas shall be indicated on the site plan as permanent or temporary and approved as part of the conditions of approval.
- f. Additional landscaping and/or site enhancements may be required as part of the site plan to insure site compatibility or improve visual screening.
- g. A minimum of five-foot-wide clearance on the sidewalk and/or walkway shall be required.
- h. All propane tanks and other related-type vending stations shall be properly enclosed or secured to avoid any potential hazards.

Sec. 5.6.12. CBDX, CENTRAL BUSINESS DISTRICT EXTRA.

D. PROHIBITED USES AND STRUCTURES.

1. One and two family dwellings, except as provided under 5.6.11~~12~~.C. Permitted Accessory Uses and Structures or as provided under 5.6.12.N administrative conditional use.

N. ADMINISTRATIVE CONDITIONAL USE.

These uses are permitted by a waiver granted by the administrative official, with denials of an administrative waiver appealable to the city commission.

1. Private child care centers may be permitted in accordance with Florida Statutes, subject to the following conditions.
 - a. Must have a minimum of 20 square feet of usable indoor floor space for each child.
 - b. Must have a minimum of 45 square feet of usable outdoor play area for each child. Outdoor play area shall be calculated at the rate of 45 feet per child in any group using the play area at one time. A minimum play area shall be provided for one half of the licensed capacity. This standard applies as long as the child care facility remains licensed at the site occupied on October 1, 1992, and shall not be affected by any change in the ownership of the site.
 - c. A child care facility that does not hold a valid license on October 1, 1992, and seeks regulatory approval to operate as a child care facility must have a minimum of 35 square feet of usable floor space for each child and a minimum of 45 square feet of usable outdoor play area for each child.
 - d. The minimum standard for outdoor play area does not apply in calculating square footage for children under one year of age. However, appropriate outdoor infant equipment shall be substituted for outdoor play space. The center shall provide facilities and equipment conducive to the physical activities appropriate for the age and physical development of the child.

- e. No portion of the fenced play area shall be closer than five feet to any residential lot line not closer than 40 feet to any public street.
 - f. A five-foot high solid masonry wall, or vegetative screening which furnishes equal protection against noise, shall be provided between fenced play areas and residential lot lines in such locations as may be directed by the planning commission.
 - g. All outdoor play activities shall be conducted within the fenced play area, and no outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - h. All facilities, operation and maintenance shall meet city, county and state requirements of the operation of child care centers.
2. Sign, electronic community bulletin board. Permitted subject to the following conditions:
- a. Located on arterial or collector roadways.
 - b. Maximum height eight feet, maximum width 12 feet and designed as a monument sign.
 - c. Maximum size for electronic bulletin board is 20 square feet.
 - d. All signs will need to be brought into conformity.
 - e. Bulletins shall be incidental in the principal use.
 - f. No off premise signs will be permitted.
 - g. The applicant must own the property on which the sign is to be located.
 - h. Color and intensity of illumination shall be appropriate for the specific site and sign location.
 - i. Illumination shall be limited to a maximum of 11 watt incandescent bulbs and limited to the hours between 6:00 a.m. to 11:00 p.m.
 - j. The base of the monument sign shall be landscaped with appropriate shrubbery and ground material as approved by the technical review board.

- k. Subject to any other condition deemed appropriate by the administrative official or the city commission including but not limited to hours of operation and level of illumination.
- 3. Adult Education Facilities (Small).
- 4. Private School (Small).
- 5. Single-Family Attached, three (3) or more townhome units.