

3.03.16. - C-1—Neighborhood commercial district.

- A. *Purpose and intent.* The purpose and intent of the C-1, neighborhood commercial district is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.
- B. *Permitted principal uses and structures.* In the C-1 neighborhood commercial district, no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Adult congregate living facility.
 2. Bakeries and similar uses (including preparation of products for sale on the premises).
 3. Book and stationary stores.
 4. Convenience stores (excluding the sale of distilled spirits with a higher alcoholic content than malt beverages or fermented wines).
 5. Day care centers.
 6. Hardware stores.
 7. Laundry and dry cleaning pickup stations.
 8. Laundry and dry cleaning self-service establishments.
 9. Newsstands.
 10. Barber shops, beauty shops, shoe repair shops.
 11. Pharmacies.
 12. Private schools.
 13. Professional offices.
 14. Medical and dental clinics.
 15. One single-family dwelling unit to be used only in conjunction with the operation of a permitted business on the same premises; such single-family dwelling unit shall be an integral and contiguous part of the principal business structure and located behind or above that portion of the business structure devoted to service of the public. The building structure must meet all applicable building codes for the respective residential and commercial uses including fire and public safety laws. In no case shall this permitted use be construed to allow multifamily development behind or above a strip commercial center.
 16. Other commercial uses of a nature similar to those listed may be permitted upon determination by the planning board that such uses are appropriate in the C-1 district. The standard industrial classification manual will be used as a reference for these determinations.
- C. *Permitted special exceptions.*
1. Automobile service stations.

2. Carwashes.
3. Personal storage facilities—personal storage facility is defined as a facility designed and utilized for the storage of personal household items of individuals and limited commercial dead storage, but specifically prohibiting commercial business operation on the facility premises. Dead storage includes such business related items as files, file cabinets, office equipment, records, etc. and excludes inventories of retail or wholesale merchandise. No outdoor storage of any kind shall be permitted on the site.
4. Gasoline pumps when incidental to a permitted use.
5. Restaurants (takeouts with a maximum seating capacity for seventy-five (75) persons). One (1) drive-thru allowed.

D. *Dimensional requirements.*

1. Minimum site size:

Area: Twenty thousand (20,000) square feet.

Width: One hundred (100) feet.

2. Minimum perimeter setback requirements for structures:

Front yard: Fifty (50) feet.

Rear yard: Forty (40) feet.

Side yard:

Interior lot: Twenty (20) feet.

Abutting any street: Forty (40) feet.

3. Minimum building width: Outside dimensions, twenty (20) feet.
4. Maximum building height: Thirty-five (35) feet.
5. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
6. Minimum pervious area: Thirty-five (35) percent.
7. Maximum lot size in the A1A Scenic Corridor.
Area—Five (5) acres

D.1. *Dimensional Requirements in the A1A Scenic Corridor:*

1. Minimum perimeter setback requirements for structures in the A1A Scenic Corridor:

Front yard: A minimum of twenty-five (25) feet for properties with a lot depth of one hundred (100) feet or less, and for properties with a lot depth greater than one hundred (100) feet, a minimum of twenty-five (25) percent of the lot depth, up to forty (40) feet.

Rear yard: Twenty-five (25) feet.

Side yard: Ten (10) feet.

Abutting any street: Twenty-five (25) feet.

E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.

F. *Site development plan requirements.*

1. A site development plan meeting the requirements of Appendix B is required. Lots or parcels of five (5) acres or more require site plan approval by the planning board.
2. Lots or parcels less than five (5) acres require site plan review by the technical review committee.

Fa. *Site development plan requirements in the A1A Scenic Corridor* A site development plan as per the requirements of Appendix B (Site Development Plan Review) of the Flagler County Land Development Code, a sign plan, landscaping plan, and building elevations in conformance with the regulations of the A1A Scenic Corridor shall be required for simultaneous review. The site development plan, with all proposed improvements, shall illustrate a tree survey of all index trees on the site both to be removed or to remain.

(Ord. No. 95-06, § 3, 8-21-95; Ord. No. 97-16, § 1, 9-2-97; Ord. No. 01-26, § B., 12-17-01; Ord. No. 04-11, §§ 3, 4, 8-16-04)