

3.03.17. - C-2—General commercial and shopping center district.

- A. *Purpose and intent.* The purpose and intent of the C-2, general commercial and shopping center district is to provide commercial uses where compatible business establishments will be planned, organized and grouped in a unified arrangement. Such uses should be designed of sufficient dimension to satisfy all off-street parking needs, and be located along major arterial streets, where the traffic generated can be accompanied in a manner consistent with the public health, safety, and welfare. It is intended that such commercial areas will be located around the interchange of I-95 and Palm Coast Parkway, I-95 and SR 100, I-95 and U.S.1, along arterial roads and other suitable areas when consistent with the Flagler County Comprehensive Plan.
- B. *Permitted principal uses and structures.* In the C-2 shopping center district no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Retail sales and services, excluding: motor vehicle sales and rental; automobile driving schools; boat or mobile home sales and service; car washes; miniwarehouses and water slides.
 2. Retail specialty shops.
 3. Adult congregate living facility.
 4. Auction parlors.
 5. Automobile service stations.
 6. Bars.
 7. Bowling alleys.
 8. Art, dance, modeling and music schools.
 9. Day care centers.
 10. Employment agencies.
 11. Financial institutions.
 12. Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.
 13. Laundry and dry cleaning establishments.
 14. Nightclubs.
 15. Professional offices.
 16. Restaurants.
 17. Travel agencies.
 18. Stamp redemption centers.
 19. Taxicab stands.
 20. Theaters.

21. One (1) 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.
22. 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-2 district. The standard industrial classification manual will be used as a reference for these determinations.
23. In other general commercial areas:
 - (a) All uses permitted in the shopping center district.
 - (b) Automobile driving schools.
 - (c) Automobile rental agencies.
 - (d) Automotive repair.
 - (e) Bus stations.
 - (f) Boat, mobile home sales and service establishments.
 - (g) Catering services.
 - (h) Funeral homes.
 - (i) Automobile sales.
 - (j) Pawn shops.
 - (k) Pest exterminators.
 - (l) Private clubs.
 - (m) Tailors.
 - (n) Trade shops including electrical, plumbing, cabinet maker and heating and air-conditioning.
 - (o) Veterinary clinics.
 - (p) Car washes.
 - (q) Printing.
 - (r) Hotels, motels and other tourist accommodations.
 - (s) Restaurants.
 - (t) Nightclubs, bars.
 - (u) Hospitals.

- (v) Medical and dental clinics.
- (w) Miniwarehouses.
- (x) Commercial recreational uses.

BII. *Prohibited uses in the A1A Scenic Corridor.*

1. Adult businesses—As defined in Flagler County Ordinance 2000-17.
2. Mobile and modular home dealerships, repair or service establishments.
3. Automobile sales.
4. Recreational vehicle sales.
5. Automotive repair.
6. Establishments for sales or repair of motorized boats (excluding canoes and kayaks).
7. Tattoo parlors and/or body piercing establishments.
8. Pawn shops.
9. Outdoor storage, excluding plant nurseries.
10. Bus depots.
11. Miniwarehouses.
12. Commercial warehousing.
13. Adult arcade amusement center or other similar entertainment enterprise or business at which electronic, mechanical, coin-operated game of amusement, chance or skill are played, whether for consideration or not when the games are similar to, or in the nature of, slot machines.

C. *Permitted special exceptions.*

1. Commercial warehousing and contractor storage yards—Provided outside storage is completely enclosed by a solid fence or otherwise screened from the public view.
2. Building material storage yards including lumber yards.
3. Bus depots.
4. Kennels.
5. Machine shop.
6. Roofing contractor.
7. Septic tank service.
8. Tractor sales and service.
9. Truck terminals.
10. Welding shop.
11. Temporary manufactured housing sales center—The "temporary sales center" will be

permitted for a specific time frame and the models and their stem wall foundation removed upon time expiration.

12. Roadside vendor subject to the following provisions:

- (a) Limited to operation at an approved site, but not within five hundred (500) feet of an existing permanent business offering the same services or products.
- (b) Must provide safe ingress and egress to the site.
- (c) Must obtain county occupational license.

D. *Dimensional requirements.*

1. Shopping centers.

(a) Minimum project size:

Area: Five (5) acres.

Width: Three hundred (300) feet.

(b) Minimum perimeter setback requirements for structures:

Front yard: One hundred (100) feet.

Rear yard: Fifty (50) feet.

Side yard:

Interior lot: Fifty (50) feet.

Abutting any street: One hundred (100) feet.

(The minimum required side or rear yards shall be one hundred (100) feet where they abut a residential classification.)

(c) Maximum building height: Forty-five (45) feet.

(d) Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.

(e) Minimum pervious area: Thirty (30) percent.

2. General commercial.

(a) Minimum lot size:

Area: Ten thousand (10,000) square feet.

Width: One hundred (100) feet.

(b) Minimum setback requirements for structures:

Front yard: Thirty-five (35) feet.

Rear and side yard: Ten (10) feet unless abutting any residentially classified property; then thirty-five (35) feet.

- (c) Maximum building height: Sixty-five (65) feet.
- (d) Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
- (e) Minimum pervious area: Thirty (30) percent.

Da. *Dimensional requirements in the A1A Scenic Corridor:*

1. *Shopping centers.*

- (a) Maximum lot size: Five (5) acres except for lots zoned C-2 on the effective date of this section.
- (b) Minimum perimeter setback requirements for structures:
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) of the lot depth, up to forty (40) feet.

Rear yard: Fifty (50) feet.

Side yard:

Interior lot: Fifty (50) feet, when adjacent to residential zoning districts or uses; ten (10) feet when adjacent to commercial zoning districts or uses.

- (c) Maximum building height: Forty (feet) but not more than three (3) stories.
- (d) Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
- (e) Minimum pervious area: Thirty (30) percent.

2. *General commercial.*

- (a) Maximum lot size: Five (5) acres except for lots zoned C-2 on the effective date of this section.
- (b) Minimum perimeter setback requirements for structures:
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: Fifty (50) feet.

Side yard:

Interior lot: Fifty (50) feet, when adjacent to residential zoning districts or uses; ten (10) feet when adjacent to nonresidential zoning districts or uses.

(c) Maximum building height: Forty (40) feet and no more than three (3) stories.

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. 92-03, § 3, 3-30-92; Ord. No. 93-11, § 1, 7-19-93; Ord. No. 95-06, § 4, 8-21-95; Ord. No. 01-26, § B., 12-17-01; Ord. No. 04-11, § 3, 8-16-04)