ARTICLE 4 - ZONING DISTRICTS

3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM.

4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.

5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.

6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.

7. Additional criteria for medical clinics:

   a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.

   b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.

   c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.

   d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.

   e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.

   f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.

   g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.

   h. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.

8. Overnight accommodations and restaurants.

   a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.

   b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00 PM and 6:00 AM.

   c. No kitchen with outside venting shall be directed toward residential districts and shall not be operated between the hours of 10:00 PM and 6:00 AM.

Section 4-302. Commercial District (C).

A. Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and

things within the City.

B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses, buildings or structures as follows:

   a. Flagpoles.

   b. Fountains.

   c. Planters.

   d. Reflecting pool(s).

2. Alcoholic beverage sales.

3. Animal grooming and boarding.

4. Assisted living facilities.

5. Automobile service station.

6. Camps.

7. Community center.

8. Congregate care.

9. Day care.

10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.

11. Educational facilities.

12. Funeral home.

13. Government uses.

14. Indoor recreation/entertainment.

15. Medical clinic.

16. Municipal facilities.

17. Nighttime uses.

18. Nursing homes.

19. Offices.

20. Overnight accommodations.

21. Parking garages.

22. Parking lots.

23. Public transportation facility.

24. Restaurants.

25. Restaurants, fast food.

26. Retail sales and services.

27. Swimming pools as an accessory use.

28. Temporary uses.

29. TV/radio studios.

30. Utility/infrastructure facilities.

31. Vehicle sales/displays.

32. Vehicle service, major.

33. Veterinary offices.

C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.

2. Helistop.

3. Marina facilities.

4. Mixed use building(s).

5. Outdoor recreation/entertainment.

6. Private yacht basin.

D. Performance standards.

1. Minimum parcel of land:

a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.

b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.

2. Minimum parcel dimensions:

a. Width. Twenty (25) feet.

b. Depth. One-hundred (100) feet.

3. Minimum setbacks. The following setbacks shall be provided for all buildings:

a. Front:

i. Up to fifteen (15) feet in height: None.
ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.

b. Side:

i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
ii. Side street: Fifteen (15) feet.

c. Rear:

i. Abutting a dedicated alley or street: None.
ii. Not abutting dedicated alley or street: Ten (10) feet.

d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.

e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

4. Floor area ratio: 3.0.

5. Height. The maximum permitted height is as follows:

a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations.

b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, which ever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.

6. Nighttime uses adjacent to a residential district.

a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.

b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.

c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.

d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.

e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least

fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.

f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.

g. Additional criteria for medical clinics.

i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
vi. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.

h. Overnight accommodations.

i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.
ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM.
iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.

7. Additional standards for mixed-use development.

a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.

b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.

c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

Section 4-303. Industrial District (I).

A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.

B. Permitted uses. The following uses are permitted in the I District subject to the standards in this