

TITLE 10  
CHAPTER 30

**NORTH COMMERCIAL DISTRICT**

SECTION

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**10-30-1: PURPOSE:** The North Commercial District is intended to provide opportunities for commercial uses of a larger scale within planned commercial developments. Uses are intended to serve the traveling public and the needs of residents for major retail shopping opportunities. This district, while recognizing pre-existing development on existing parcels, encourages consolidation of parcels to promote planned commercial developments and discourages uses that require substantial outdoor display or storage.

**10-30-2: PERMITTED BUILDINGS AND USES:**

The following buildings and uses shall be permitted subject to the procedures and conditions set forth in Chapter 6 (Design Review) of this Title:

Appliance sales and service	Home furnishings
Art sales	Home electronics such as televisions, stereos and computers
Artist studios	Hotels and motels
Automobile parts and supply stores	Interior decorator studios
Bakeries, retail	Jewelry stores
Banks	Laboratories, medical and dental
Barber and beauty shops	Laundromat, self service only
Bicycle shops	Leather goods store
Book store, new books only	Locksmith shop
Camera store	Meat and fish market
Cafes and coffee shops	Movie theaters
Catering services	Museums
Clothing, apparel shops	Music stores
Confectionery stores	Novelty shops
Data processing center	Office supplies and equipment stores
Day nurseries	Optometry and optical sales and service
Delicatessen stores	Paint and wallpaper stores
Department stores	Parking areas, public and private
Drapery stores	Parking garages, public and private
Dress and millenary shops	Personal services
Drugstores	Pet shops
Dry cleaners	Pharmacies
Electrical and electronic supplies and service	Photography studios and photo processing
Fabric store	Planned unit development – commercial
Floor covering and carpet stores	Planned unit development – mixed use.
Florist shops	Printing and copy shops
Furniture stores	Professional offices
General merchandise store	Radio and television broadcasting studios
Gift shop	Reducing salons
Grocery and produce stores and supermarkets	Restaurants, sit down and fast food with no drive-thru window
Hardware and garden supply stores	Sewing machine sales and service
Health clubs and studios	
Hobby shops	

Shoe sales and repair  
Sporting goods stores  
Stationary stores  
Tobacco shops  
Tailor shops  
Theaters  
Toy stores  
Travel agencies  
Variety stores

Video stores  
Video rental shops  
Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter  
Other uses as determined to be similar to those listed in this Section and which conform with the intent and purpose of this Chapter.

### **10-30-3: BUILDINGS AND USES PERMITTED CONDITIONALLY**

The Planning Commission, subject to the procedures and conditions set forth in Chapters 4 and 6 of this Title, may grant a conditional use permit for the following:

Any use permitted by this Chapter that includes ancillary outdoor display or storage  
Automobile fuel or service stations  
Automobile sales, new car dealerships with ancillary used car sales only  
Amusement or recreation establishments including bowling alleys, game arcades, pool halls, activity centers and amusement parks  
Antique and secondhand shops  
Bars, taverns, cocktail lounges and night clubs  
Car washes  
Public and quasi-public buildings and facilities  
Restaurants with drive-thru window

### **10-30-4: PROHIBITED USES**

Single family detached housing

### **10-30-5: DEVELOPMENT STANDARDS:**

- A. Building Setback from Highway and Other Arterials (measured from right-of-way line):  
Minimum of 25', the front 15' of which shall be landscaped
- B. Setback from Side Streets: Minimum of 15', the front 10' of which shall be landscaped.
- C. Setback from Abutting Property: No setback is required except where property abuts a residential district, in which case, the following setback provisions shall apply:
  - 1. When the abutting district is zoned Restricted Residential, Single Family Residential or Mobile/Manufactured Home, a 35' building setback shall be provided. Non-vertical elements such as parking or circulation may be located within the 35' setback.
  - 2. When the abutting district is zoned Multiple Family Residential, a 35' building setback shall be provided. Non-vertical elements such as parking or circulation facilities may be located within the 35' setback.
- D. Landscaping and Visual Buffers shall comply with Section 10-34 of this Title.
  - 1. Except where the entire area between a street and building is landscaped, a minimum 3' high landscaped berm, hedge, natural vegetation, or heavy landscape planting shall be provided along the street frontage.
  - 2. A minimum of 15 percent of the developed site shall be landscaped, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.
  - 3. When the abutting district is zoned Restricted Residential, Single Family Residential or Mobile/Manufactured Home, an 8' solid fence shall be constructed for the entire length of the abutting residential district, excepting that Department of State Lands Removal/Fill permit conditions will be honored in location of fence or wall within or abutting a delineated wetland.
- E. Parking: Shall be in accordance with Chapter 3 of this Title.
- F. Signs: Shall be in accordance with Chapter 26 of this Title.

- G. Lot dimensions: Minimum lot width shall be 100 feet for new subdivisions. Minimum lot depth shall be 100 feet for new subdivisions.
- H. Lot Area: Minimum lot size shall be 20,000 square feet for new subdivisions.
- I. Height Limitations: The maximum building or structural height shall be 38', except that the maximum height for structures immediately abutting any Restricted Residential District, Single Family District or Mobile/Manufactured Home District shall be 28'.
- J. Vision Clearance: The requirements of Section 10-35-2-13 of this Title must be met.
- K. Screening:
  - 1. Areas approved for outdoor storage shall be screened by a combination of landscaping and a solid fence or wall a minimum of 6' in height. Chain link with slats is not acceptable.
  - 2. Any trash or waste receptacle stored outside of an enclosed building shall be located within a trash enclosure constructed of a minimum 5' high solid wood fence or block wall with a solid wood or metal gate. Chain link with slats is not acceptable.
- L. Access: shall comply with Section 10-35 of this Title, except as modified by the following specific standard:
  - 1. Driveway access from Highway 101 shall be limited to street intersections only, unless the property does not abut a side street or the property has at least 500 feet of highway frontage. In any case, shared driveway access between adjacent lots shall be required whenever practicable.
- M. Public Facilities: Refer to Section 10-36 of this Title for requirements.

**10-30-6: DESIGN CRITERIA**

- A. Facades: Building facades shall be articulated to avoid long, unbroken surfaces. This may be accomplished by varying the setback of the building façade, adding tower elements to the building, providing bay windows or covered walkways, or providing other vertical or horizontal structural treatments to the building façade.
- B. Roofs: Hipped or gabled roofs are recommended. Flat roofs are permitted only if the roof line is either broken up with vertical treatments such as tower elements or decorative parapets and cornice treatments are provided. Mansard roofs are not permitted. HVAC equipment and other roof-mounted equipment shall be adequately screened or hidden from view from adjacent streets and property.
- C. Materials: Exterior materials on buildings shall be masonry, horizontal wood siding or shingles, stucco or similar material. Sheet metal and cinder block are discouraged as primary exterior wall material. T1-11 may be used in conjunction with horizontal siding if approved by the Design Review Board.
- D. Colors: Predominant roof and building colors shall be consistent with the City's desired coastal village atmosphere. Compatible colors consist of earth tones and soft pastels. Incompatible roof and body colors include any colors used where the intent is to attract attention instead of complementing and accentuating the building design.

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