5TH PLACE, KAVANAUGH ACRES
WILLISTON, FLORIDA
ZONING PERMITTED USES

The property is zoned C-2, and its permitted uses include all the uses permitted in CG, as well.

Sec. 60-371. Districts and intent.
The commercial intensive category includes one zone district: C-2. The C-2 district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire city.
(Ord. No. 434, § 4.10.1, 5-7-2002)

Sec. 60-372. Permitted principal uses and structures.
(a)
The permitted principal uses and structures shall be the same as for the CG district, and in addition:
(1)
Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
(2)
Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
(3)
Commercial recreation facilities such as drive-in theater (see article II of this chapter), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
(4)
Palmist, astrologist, psychics, clairvoyants, and phrenologists.
(5)
Miscellaneous uses such as express or parcel delivery office, motorbus or other transportation terminal.
(6)
Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.
(7)
Automotive self-service station (see article II of this chapter for special design standards for automotive self-service stations).
(8)
Hotels and motels.
(9)
Funeral homes.
(10)
Shopping centers.

(11)
Residential dwelling units other than mobile homes, as defined in the residential single-family (R-1) zoning district.
(b)
Site and development plan approval (see chapter 46, article IV) is required for all commercial developments.

The above uses **are in addition to the uses permitted in CG Districts**, which are as follows:

Sec. 60-331. Districts and intent.
The commercial general group includes two zoning districts: C-1 and CBD (central business district). These districts are intended for general retail commercial, office and service activities which serve a market area larger than a neighborhood. Businesses in this category require locations convenient to automotive traffic and ample off-street parking is required in the C-1 district. However, the properties in the CBD zone have been developed as a pedestrian-oriented commercial area. Therefore, there are no off-street parking requirements in the CBD district. This district is not suitable for highly automotive-oriented uses.
(Ord. No. 434, § 4.9.1, 5-7-2002)

Sec. 60-332. Permitted principal uses and structures.
(a)
The following shall be permitted principal uses and structures in the CG districts:
(1)
Retail commercial outlets for sale of food, wearing apparel, fabric, toys, sundries and notions, books and stationery, leather goods and luggage, paint, glass, wallpaper, jewelry (including repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, optical goods, television and radio (including repair incidental to sales), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs, plants and garden supplies (including outside storage of plants and materials), automotive vehicle parts and accessories (but not junkyards or automotive wrecking yards), and similar uses.
(2)
Retail commercial outlets for sale of home furnishings (furniture, floor coverings, draperies, upholstery) and appliances (including repair incidental to sales), office equipment or furniture, hardware, secondhand merchandise in completely enclosed buildings, and similar uses.
(3)
Service establishments such as barbershop or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, art or dance or music studio, reducing salon or gymnasium, animal grooming, self-service laundry or dry cleaner, tailor or dressmaker, laundry or dry cleaning pickup station, and similar uses.
(4)
Service establishments such as radio or television station (but not television or radio towers or antennae); radio and television repair shop, appliance repair shop, letter shops and printing establishments, pest control, and similar uses.
(5)
Medical or dental offices, clinics, and laboratories.
(6)
Business and professional offices.

(7)
Newspaper offices.
(8)
Banks and financial institutions.
(9)
Professional, business, and technical schools.
(10)
Commercial recreational facilities in completely enclosed, soundproof buildings, such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, and similar uses.
(11)
Dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises.
(12)
Art galleries.
(13)
Miscellaneous uses such as telephone exchange and commercial parking lots and parking garages.
(14)
Recovery homes.
(15)
Residential home for the aged.
(16)
Residential dwelling units other than mobile homes, as defined in the residential single-family (R-1) zoning district.
(b)
Unless otherwise specified, the above uses are subject to the following limitations: (i) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent of floor space to be devoted to storage; (ii) products to be sold only at retail; and (iii) site and development plan approval (see chapter 46, article IV) is required for all commercial developments.