

ARTICLE 11. COMMERCIAL DISTRICTS

§ 155.151	Purpose
§ 155.152	Permitted and Conditional Uses
§ 155.153	Lot Dimensions and Building Bulk Requirements
§ 155.154	General Site Design Considerations, Commercial Districts
§ 155.155	Development Standards for Specific Uses
§ 155.156	B-1 District Design and Demolition Review
§ 155.157	B-1 Design Standards

§ 155.151 PURPOSE.

The commercial districts are established to provide a range of goods and services for City residents within the City's existing commercial corridors and districts, to promote employment opportunities and the adaptive reuse of existing commercial buildings, and to maintain and improve compatibility with surrounding areas. In all the commercial districts, consideration should be given to building and site design to provide for efficient and well-integrated use of land, ensure compatibility with adjacent residential districts, to control traffic and improve the pedestrian environment. The commercial districts are as follows:

(A) *B-1 Central Business District.* This district applies to Lake City's downtown, recognizing it as a traditional mixed-use district that includes retail, service, office, and entertainment facilities as well as public and civic uses and increasing numbers of residential units. Design review of development in the B-1 District is established to encourage compliance with the Downtown Preservation Design Manual. Renovation and infill of traditional storefront-type buildings is encouraged, and parking standards are waived to recognize the availability of on-street and shared parking.

(B) *B-2 Highway Commercial.* This district applies in commercial and transitional areas primarily south and west of the downtown. It is intended to allow the widest range of commercial uses, especially those that are oriented to the traveling public or that need large sites with highway access and visibility, as well as limited non-production industrial and warehouse uses.

§ 155.152 PERMITTED AND CONDITIONAL USES.

Table 11-1 lists all permitted and conditional uses allowed in the commercial districts. "P" indicates a permitted use, "C" a conditional use. Uses not so indicated shall be considered prohibited. Cross-references listed in the table under "Standards" indicate the location within this Ordinance of specific development standards that apply to the listed use.

(A) *Combinations of uses.* The following use types may be combined on a single parcel:

- (1) Principal and accessory uses.

- (2) Other permitted or conditional uses allowed within the district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use.
- (3) A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this Article. Office or studio uses on upper stories are encouraged.

Table 11-1

	B1	B2	Standard
Residential Uses			
Household Living			
Single-family detached dwelling	P*	P*	155.155(A)
Two-family dwelling	P*	P*	155.155(A)
Single-family attached dwelling	C	--	155.155(B)
Multifamily dwelling	P	--	155.155(C)
Secondary dwelling	C	--	155.155(D)
Live-work unit	P	--	155.145(E)
Group Living			
Semi-Transient Accommodations	C	--	155.102(F)
Public and Civic Uses			
Colleges and Universities	C	--	155.103(B)
Community Service	P	--	155.103(C)
Day Care Center	P	C	155.103(D)
Schools, Public and Private	C	--	155.103(E)
Public Assembly	P	C	155.103(F)
Public Safety Facilities	P	P	155.103(C)
Religious Institutions	P	C	155.103(G)
Services			
Business Center	P	P	
Business Services	P	P	
Offices	P	P	

* Please see restrictions as listed in Section 155.155(A and 155.155(B) of this Article.

	B1	B2	Standard
Commercial Kennel	--	P	
Communication Services	P	P	
Educational Services	P	--	
Financial Institution	P	P	
Funeral Home	P	P	
Lodging	P	P	
Medical Facility	P	P	155.104(B)
Membership Organization	P	P	
Nursing and Personal Care	P	--	155.104(C)
Personal Services	P	P	
Repair and Maintenance Shop	C	P	155.155(E)
Self-Service Storage	--	C	155.104(D)
Trade Shop	--	C	
Transportation Services	--	C	
Veterinary Services	P	P	155.155(G)
Food Services			
Standard Restaurant	P	P	155.155(N)
Restaurant with Drive-through	--	P	155.105(A)
Drinking & Entertainment	P	P	155.105(B)
Sales of Merchandise			
General Retail ¹	P	P	
Building Supplies Sales	--	P	
Farmers' Market	P	--	
Furniture & Appliance Sales, Rental	--	P	
Garden Center	C	P	155.155(H)
Grocery, Supermarket	C	P	
Liquor Store	C	P	
Neighborhood Convenience Store	P	P	
Shopping Center	C	C	
Warehouse Club Sales	--	P	
Wayside stand	P	P	
Wholesaling	--	C	

	B1	B2	Standard
Automotive/Vehicular Uses			
Automobile Maintenance Service	C	P	155.155(I)
Automobile Parts/Supply	P	P	155.155(I)
Car Wash	--	P	
Commercial Vehicle Repair	--	P	155.155(J)
Gasoline Station	C	C	155.106(B)
Parking Facility	C	--	
Sales and Storage Lots	C	P	
Outdoor Recreation			
Campgrounds and Trailer Parks	C	P	155.107(A)
Marina	C	--	155.107(C)
Outdoor Entertainment	C	C	155.107(D)
Outdoor Recreation Facility	C	P	155.107(E)
Parks and Open Areas	P	P	
Restricted Recreation	--	C	
Indoor Recreation/Entertainment			
Adult Establishment-Standard	P	--	155.108(A)
Indoor Athletic Facility	P	P	155.108(B)
Indoor Recreation	P	P	155.108(B)
Agricultural and Related Services			
Agricultural Services	--	P	
Agricultural Support	--	P	
Industrial and Extractive Uses			
Non-production Industrial	--	C	155.155(M)
Motor Freight and Warehousing	--	C	
Research and Testing	--	C	
Transportation and Communication Uses			
Communications Towers	P	P	155.110(B)

	B1	B2	Standard
Accessory Uses			
Adult Establishment – Limited	P	P	155.108(A)
Bed and Breakfast	C	--	155.111(C)
Drive-Through Facility	C	P	155.111(D)
Family Day Care	P	--	155.111(E)
Group Family Day Care	C	--	155.111(E)
Home Occupation	P/ C	--	155.111(A)(B)
Parking Facility	P	P	155.155(K)
Outdoor Storage	C	C	
Outdoor Display	C	C	
Temporary Sales	C	C	
Solar equipment	P	P	
Water-oriented accessory structures (docks, etc.)	P	--	
Other structures typically incidental and clearly subordinate to permitted use	P	P	

¹ General Retail Sales includes the following or other similar uses:

- Antiques and collectibles store
- Art gallery
- Bicycle sales and repair
- Book store, music store
- Clothing and accessories
- Craft or needlework shop
- Drugstore, pharmacy
- Electronics and appliance sales and repair
- Florists
- Specialty food store, including bakery, butcher shop, delicatessen, etc., under 5,000 square feet in floor area
- Jewelry store
- Hardware store
- Newsstands, magazine sales
- Pet store
- Photographic equipment and supplies
- Picture framing
- Secondhand store, thrift or consignment store
- Sporting goods store
- Stationery store

- Tobacco store
- Video rental or sales

(Ord. No. 567, adopted 8/15/2016)

§ 155.153 LOT DIMENSIONS AND BUILDING BULK REQUIREMENTS.

Lot area and setback requirements shall be as specified in Table 11-2, Lot Dimension and Setback Requirements, Commercial Districts.

Table 11-2. Lot Dimension and Setback Requirements, Commercial Districts

	B1	B2
Minimum Lot Area (sq. ft.)		
Nonresidential Use	none	20,000
Single Family Detached Dwelling	5,000	--
Two-Family Dwelling (per unit) ^a	3,000	--
Single-Family Attached (per unit) ^b	2,500	--
Multi-Family Dwelling (per unit)	1,200 ^c	
Secondary Dwelling	see Section 155.155(D)	
Live-Work Unit	3,000	
Minimum Lot Width (feet)		
Nonresidential Use	none	80
Single Family Detached Dwelling	50	--
Two-Family Dwelling (per unit) ^a	35	--
Single-Family Attached ^b	20	--
Multi-Family Dwelling (per building)	60	--
All Other Uses	75	
Maximum Height (feet/stories)		
	45/4 ^d	35
Maximum Impervious Coverage		
	no limit	70%
Building Setback Requirements (feet)		
Front Yard	See 155.157	20 ^e
Interior Side Yard	5 ^f	10
Corner Side Yard	0 ^g	15 ^g
Rear Yard	10	10

Notes to Table 11-2

- a. Two-family units may be side-by-side with a party wall between them (“twin”) or located on separate floors in a building on a single lot (“duplex”). The per-unit measurements in this table apply to “twin” units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a “duplex”

containing two vertically-separated units on a single lot.

- b. In the case of single-family attached dwellings that are not individually lotted, minimum lot size shall be applied to each unit as a measure of density; i.e. 1 unit per 2,500 square feet. This standard is also used for multi-family dwellings.
- c. Multi-family residential units may be permitted up to a density of 800 square feet per unit as a Planned Unit Development.
- d. Buildings up to sixty-five (65) feet in height may be permitted as part of a PUD.
- e. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.
- f. Side yards setbacks in B-1 apply only along lot lines abutting residentially-zoned parcels.
- g. Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.

§ 155.154 GENERAL SITE DESIGN CONSIDERATIONS, COMMERCIAL DISTRICTS.

Development of land within the commercial districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified in Articles 5, 6 and 7.

(A) *Circulation.* New access points to Lakeshore Drive may be refused or restricted to right-in right-out movement if alternatives exist. Internal connections shall be provided between parking areas on adjacent properties wherever feasible.

- (1) The number and width of curb-cuts shall be minimized. To promote pedestrian circulation, existing continuous curb-cuts shall be reduced to widths necessary for vehicular traffic, and unnecessary or abandoned curb cuts shall be removed as parcels are developed.

(B) *Fencing and screening.* Fencing and screening walls visible from the public right-of-way shall be constructed of materials compatible with the principal structure.

(C) *Lighting design.* Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian.

(D) *Exterior Storage.* Exterior materials storage must be screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or

a screen wall constructed of the same materials as the principal structure. Height of the structure or screen wall must be sufficient to completely conceal the stored materials from view at eye level (measured at six feet above ground level) on the adjacent street or property. Off-season boat storage is exempt from this requirement.

§ 155.155 DEVELOPMENT STANDARDS FOR SPECIFIC USES.

The following standards apply to specific uses allowed within the Commercial Districts. Other specific use standards are located in Article 7.

(A) *Single-Family and Two-Family Dwellings, B-1 and B-2 District.* Limited to those existing at the time of adoption of this Ordinance. Existing single-family and two-family dwellings shall be considered permitted uses, rather than nonconforming uses.

(B) *Single-family attached dwellings, B-1 District.* As a Conditional Use, limited to parcels abutting High Street.

(C) *Multi-family dwelling units, B-1 District.* Dwelling units (both condominium and rental) are restricted to the upper floors or rear or side ground floors of a mixed-use building.

(D) *Secondary dwellings.* Restricted to lots occupied by existing single-family dwellings, and must meet the standards for secondary dwellings in residential districts, Article 9, Section 155.134(C).

(E) *Repair and Maintenance Shop.* No outdoor storage is permitted.

(F) *Trade Shop, B-2 District.* Exterior materials storage must be totally screened from view from adjacent public streets and adjacent residential properties, by a wall of the principal structure or a screen wall constructed of the same materials as the principal structure.

(G) *Veterinary Services.* All activities must be conducted within an enclosed building.

(H) *Garden Center, B-1 District.*

(1) The storage or display of any materials or products shall meet all setback requirements of a structure, and shall be maintained in an orderly manner. Screening along the boundaries of adjacent residential properties may be required, meeting the standards of Article 6, Section 155.89(F).

(2) All loading and parking shall be provided off-street.

(3) The storage of any soil, fertilizer or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.

(I) *Automobile Maintenance Service and Automobile Parts/Supply.*

- (1) All vehicle repairs shall be conducted in a completely enclosed building.
- (2) The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a structure, and shall be totally screened from view from adjacent public streets and adjacent residential properties.

(J) *Commercial Vehicle Repair, 8-2 District.*

- (1) All vehicle repairs shall be conducted in a building capable of being enclosed when not in use.
- (2) The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a structure, and shall be screened from view from adjacent public streets and adjacent residential properties.

(K) *Parking Facility, 8-1 District.* Structured parking is permitted as a ground floor use within a mixed-use building, provided that it is located on side or rear facades, not facing the primary abutting street. The primary street-facing facade shall be designed for retail, office or residential use.

(L) *Adult Use. See Article 7, Section 155.108(A).*

(M) *Non-Production Industrial, 8-2 District.* Non-production industrial use shall be allowed as a principal use, and may include wholesale and off-premise sales, provided that:

- (1) The use is served by a street of sufficient capacity to handle the traffic the use will generate.
- (2) The use includes a retail or office component equal to at least fifteen (15) percent of the floor area of the use.
- (3) An appropriate transition area between the use and adjacent property may be required, to include landscaping, screening and other site improvements consistent with the character of the area.

(N) *Outdoor Dining Accessory to Food Services.* Outdoor dining is allowed as an accessory use in the commercial districts, provided that tables do not block the sidewalk. A minimum of five (5) feet of sidewalk must remain open.

§ 155.156 B-1 DISTRICT DESIGN AND DEMOLITION REVIEW.

(A) *Design Review Process.* All development activity within the B-1 District shall be subject to the review process described in Section 155.34 (H) of this Ordinance.

(B) *Demolition Review Process.* Applications for demolition of structures within the B-1 District shall be reviewed by the Planning Commission for compliance with the following standards. All requests for demolition under this section shall be forwarded to the Heritage Preservation Commission for review and comment prior to consideration by the Planning Commission.

- (1) Demolition Defined. The demolition review process shall be required for any work that requires a demolition permit in accordance with Section 155.34 (A) of this Chapter. Demolition does not include the removal of non-structural components of a building, including, but not limited to, ornamental features, staircases, decks, balconies, and other features. A Certificate of Design Review may still be required for non-demolition projects.
- (2) No application to demolish any structure more than fifty (50) years old shall be approved unless the applicant demonstrates:
 - (a) That the rehabilitation of a structure or construction of a new structure will have a greater positive impact upon the District's economic vitality and appearance than the preservation of the structure proposed to be demolished and the rehabilitation of the structure or the construction of the new structure would not be possible or economically feasible without the demolition of the structure proposed to be demolished; or
 - (b) That the applicant cannot obtain a reasonable economic return from the property or structure unless the structure is demolished; or
 - (c) That the structure has serious structural defects and represents a threat to public health and safety, and that it is not economically feasible to repair these defects in a manner consistent with this Ordinance.
- (3) No application for demolition shall be approved without concurrent approval of a plan for construction of a new structure to replace the demolished structure that shall reinforce and enhance the character of the District. (Ord. 452, 9/24/2007)

§ 155.157 B-1 DISTRICT DESIGN STANDARDS.

Design standards within the B-1 District are based on the recommendations of the Downtown Preservation Design Manual, which is recommended as a reference for new development or rehabilitation of all buildings within the district.

(A) *Purpose.*

- (1) The design standards are intended to promote compatibility of new development with existing land use and design features, to enhance the District's visual quality, to preserve the District's commercial character with a pedestrian-friendly environment, and to strengthen the economic vitality of the Central Business District by encouraging new investment and further business and commercial development without detracting from the existing core of established businesses.
- (2) The design standards are not intended to discourage commercial development, but to encourage quality development that is aesthetically pleasing in design and reflective of the community's character.

(B) *Application of Design Standards.* The design review process is required for all requests subject to review under Section 155.34 (H) of this Chapter; however, the following standards are advisory in nature.

(C) *Building Placement and Design.*

- (1) Structures should be designed to reinforce the existing pattern of small storefronts facing the public right-of-way with new construction or alterations designed and detailed to fit well into their architectural surroundings. Building setbacks, roof pitch and appearance, and facade heights should be generally consistent with those of neighboring historic structures.
- (2) Blank walls in view of public rights-of-way should be avoided whenever possible, and instead doorways, entrances, storefronts, and other vertical elements should be used to maintain vertical street-level patterns of architectural details common throughout the district.
- (3) In nonresidential or mixed-use buildings, the first story should support the pattern of large display windows with a central entry. The upper stories should display vertically-oriented windows arranged in a symmetrical pattern. Buildings should be crowned with a projecting cornice.
- (4) *Materials.* For new or substantially remodeled structures, exterior brick of a solid uniform color or smooth-faced, narrow profile horizontal lapped siding is preferred. Renovated structures should use existing exterior materials or compatible new finishes. Other exterior materials for new construction, including stucco and exterior insulation-and-finish systems (EIFS), may be appropriate if used with and subordinate to masonry construction, with panels, pilasters, moldings, or other details incorporated into the design of the finished surface.

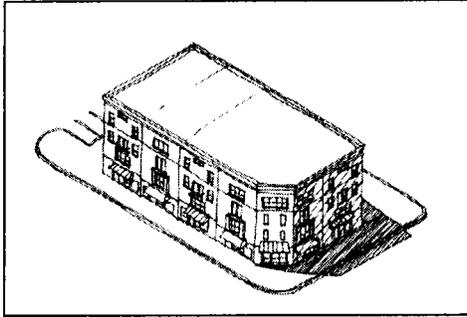
- (5) Roofs. Green roofs are encouraged where feasible.
- (6) Details. Awnings, doors and other details should be designed as specified in the Downtown Preservation Design Manual.

(D) *Parking and loading requirements.* Off-street parking and loading is not required for uses within the B-1 district, with the exception of residential uses, which shall meet the off-street parking requirements of Article 5.

- (1) Where off-street parking is provided, it should be located to the rear or side of principal buildings. Enclosed or structured parking is encouraged, with entrances located on rear or side facades. Enclosed parking on the ground floor of a building shall be limited to side and rear building facades.

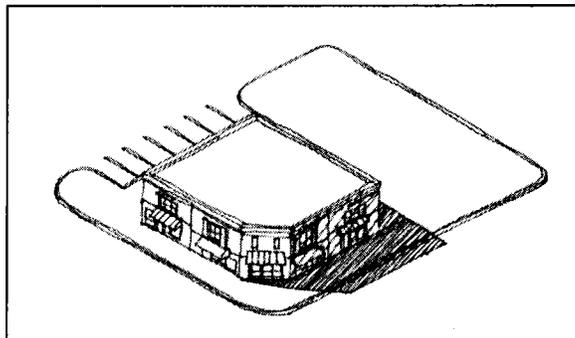
(E) *Building type standards.* The following building types are encouraged within the B-1 District, with the following additional standards for each. Other building types or alternative design approaches may also be acceptable if the City Council determines that they meet the intent and general guidelines of this Article. The illustrations are provided as examples of each building type.

- (1) Mixed-use building.
 - (a) Minimum height: 2 stories.
 - (b) Maximum height: 45 feet. Structures up to 60 feet in height may be permissible as part of a PUD meeting the standards of Article 16 of this chapter.
 - (c) Front setback: Minimum: edge of sidewalk; Maximum: 10 feet. At least 70% of front facade on the primary abutting street must be located between minimum and maximum setbacks.
 - (d) Transparency: At least 30 percent of the ground floor area of the primary facade should consist of windows and doors of clear or lightly tinted glass, allowing views in and out of the interior. At least 15% of any side or rear facade abutting a street or alley shall consist of windows and door openings.
 - (e) Roof design: Flat roofs are preferred, consistent with traditional storefront commercial design.
 - (f) Entries: Main entrances should face the primary abutting public street or corner, be located at sidewalk grade, and be designed to be readily visible from the street.



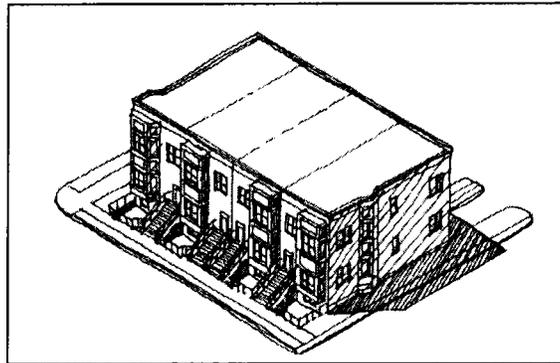
(2) Free standing commercial building.

- (a) Minimum height: 1-1/2 stories or 22 feet to cornice.
- (b) Maximum height: 35 feet.
- (c) Front setback: Minimum: edge of sidewalk; Maximum: 25 feet. At least 60% of front facade on the primary abutting street must be located between minimum and maximum setbacks.
- (d) Transparency: At least 30 percent of the ground floor area of the primary facade should consist of windows and doors of clear or lightly tinted glass, allowing views in and out of the interior. At least 15% of any side or rear facade abutting a street or alley shall consist of windows and door openings.
- (e) Roof design: Flat or pitched roofs may be used; pitched roofs should be similar in design to nearby residential buildings.
- (f) Entries: Main entrances should face the primary abutting public street or corner, be located at sidewalk grade, and be designed to be readily visible from the street.



- (3) Live-work building. The building is similar to a single-family attached building (townhouse/rowhouse), except that the ground floor facade is designed with an office or storefront configuration, as outlined below.

- (a) Minimum height: 2 stories.
- (b) Maximum height: 35 feet.
- (c) Front setback: Minimum: edge of sidewalk; Maximum: 25 feet. At least 70% of front facade on the primary abutting street must be located between minimum and maximum setbacks.
- (d) Transparency: At least 30 percent of the ground floor area of the primary facade should consist of windows and doors of clear or lightly tinted glass, allowing views in and out of the interior. At least 15% of at least any side or rear facade abutting a street or alley shall consist of windows and door openings.
- (e) Roof design: Flat or pitched roofs may be used; pitched roofs should be similar in design to nearby residential buildings.
- (f) Entries: Main entrances to the work-space must be located at sidewalk grade, and be designed to be readily visible and accessible from an abutting public street.

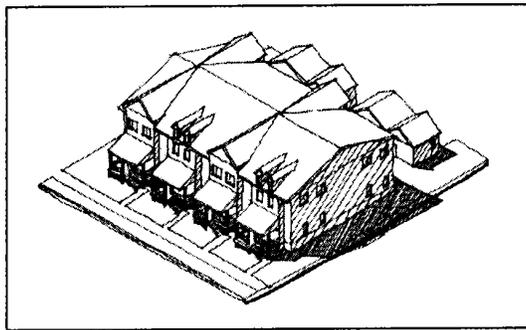


(4) Single-family attached building.

- (a) Minimum height: 2 stories.
- (b) Maximum height: 35 feet.
- (c) Maximum number of units in row: 6.
- (d) Front setback: Minimum: 10 feet; Maximum: 25 feet. At least 60% of front facade must be located between minimum and maximum setbacks. The setback area should be well-landscaped to buffer ground-floor residential units from the street.
- (e) Facade design: Porches, balconies, green roofs and roof decks are strongly encouraged. Divide long building facades into smaller

increments through changes in materials, textures or detailing.

- (f) Transparency: A minimum of 20% of the primary facade and 15% of any side or rear facade abutting a street or alley shall consist of windows and door openings.
- (g) Roof design: Flat or pitched roofs may be used; pitched roofs should be similar in design to nearby residential buildings.
- (h) Entries: The primary entrance to each unit should face an abutting public street, or be linked to that street by a clearly defined and visible walkway or courtyard.



(F) *Site Design.*

- (1) Development plans should include maintainable, attractive year-round landscaping, street trees or planter boxes along the street frontage of any development that is set back from front or street-side property lines to reinforce the building pattern. Street trees are encouraged that will not interfere with overhead utilities or obscure historic storefronts once mature.
- (2) Development plans should minimize the adverse visual impact of utility lines. Underground lines or service from behind buildings, where feasible, is encouraged. Installations of meters, boxes, satellite dishes, or other equipment on storefronts or in front or street side yards should be avoided whenever possible.
- (3) Pedestrian seating areas are encouraged. Street furniture in the public right-of-way should be of traditional materials and simple design, and should be located to avoid a cluttered appearance.
- (4) Lighting Intensity. Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian. Down-lighting from buildings onto sidewalks or under awnings is appropriate. Location, color and direction of lighting shall be sensitive to nearby residential areas. Light poles shall not exceed a height of 15 feet.