

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. Districts Regulations

Sec. 3-9-40.CN

1 **Sec. 3-9-40. Commercial Neighborhood (CN)**

2 (a) *Intent.* The purpose and intent of this district is to allow small-scale commercial uses within or  
3 adjacent to residential neighborhoods in order to encourage pedestrian activity and reduce the  
4 number and length of automobile trips, as well as provide increased convenience to all users.

5 (b) *Permitted Uses (P) and Structures:*

6 (1) Art, dance, music, photo studio or gallery.

7 (2) Assisted living facility or day care center, adult, six or less. (see Sec. 3-9-62. Adult Congregate  
8 Living Facilities)

9 (3) Bank, financial services.

10 (4) Business services.

11 (5) Day care center, child.

12 (6) Drug store, pharmacy.

13 (7) Dry cleaner.

14 (8) Emergency services.

15 (9) General offices.

16 (10) General retail sales and services. (see Sec. 3-9-61. Accessory Outdoor Retail Sales, Display,  
17 and Storage)

18 (11) Laundromat.

19 (12) Liquor, package store.

20 (13) Medical or dental office, clinic.

21 (14) Park, public or not-for-profit.

22 (15) Personal services.

23 (16) Place of Worship. (see Sec. 3-9-83. Places of Worship)

24 (17) Post office.

25 (18) Professional services.

26 (19) Restaurant.

27 (20) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication  
28 Towers)

29 (c) *Permitted Accessory Uses and Structures.* Uses and structures which are customarily accessory and  
30 clearly incidental to permitted uses and structures are also permitted in this district, including but not  
31 limited to:

32 (1) Fences or walls which may be permitted prior to prior to the principal uses and structures.

33 (d) *Conditional Use (C) and structures:* (For rules and regulations for any use designated as a  
34 Conditional Use, see Sec.3-9-70. Conditional Uses and Structures)

35 (1) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult  
36 Congregate Living Facilities)

37 (2) Animal hospital and boarding facility.

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- 1 (e) *Prohibited Uses and Structures.* Any use or structure not expressly or by reasonable implication  
 2 permitted herein or by Special Exception, including the outside storage or display of merchandise,  
 3 shall be unlawful in this district.
- 4 (f) *Special Exceptions (S):* (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 5 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.  
 6 (2) Bar, cocktail lounge, nightclub, tavern.  
 7 (3) Essential services. (see Sec. 3-9-72. Essential Services)  
 8 (4) Gas station.  
 9 (5) Government uses and facilities.  
 10 (6) Outdoor market or exhibition space.  
 11 (7) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication  
 12 Towers)  
 13 (8) Such other uses as determined by the Zoning Official or his/her designee to be:  
 14 a. Appropriate by reasonable implication and intent of the district.  
 15 b. Similar to another use either explicitly permitted in that district or allowed by Special  
 16 Exception.  
 17 c. Not specifically prohibited in that district.

18 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this  
 19 provision at the time the Special Exception application is presented to it. An unfavorable determination  
 20 of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning  
 21 Appeals.

22 (g) *Development Standards:*

23

| CN                            |        |
|-------------------------------|--------|
| <b>Lot (min.)</b>             |        |
| Area (sq. ft.)                | 20,000 |
| Width (ft.)                   | 100    |
| <b>Setbacks (min. ft.)</b>    |        |
| Front                         | 0      |
| Side (interior)               | 7.5    |
| Side (street)                 | 15     |
| Rear (interior)               | 15     |
| Rear (street)                 | 15     |
| Abutting water                | 20     |
| <b>Bulk (max.)</b>            |        |
| Lot Coverage of All Buildings | 40%    |
| Height (ft.)                  | 38     |
| Density (units/acre)          | 0      |

24

25 Site plan approval pursuant to Sec. 3-9-7 is required prior to all development in this district. Landscape  
 26 buffers and screening shall be required in this district in accordance with the provisions of Article XXII,  
 27 Chapter 3-5, of the Code, as the same may be amended. If the CN district abuts a residential district,  
 28 no structure other than screening required pursuant to Article XXII, Chapter 3-5, of the Code, shall be

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1 erected closer to the abutting residentially zoned property than 25 feet or the building height, whichever  
2 is greater.

3 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,  
4 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,  
5 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89.  
6 Waterfront Property.

7 (g) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-80.

8 (h) *Lighting.* Maximum height of lighting fixtures shall be 15 feet, arranged so that no direct source of light  
9 is visible from any residentially zoned property.

10 (i) *Utility Areas.* Utility areas, including trash receptacles, shall be completely screened from the view of  
11 customers and adjacent property owners and shall be located in the rear yard in case of interior lots  
12 and in the side yard in case of corner lots.

13 (j) *Signs.* Signs shall be in accordance with Sec. 3-9-86.