

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. Zoning
Article 2.2. Conventional Zoning Districts
Division 2.2.3. Commercial

Section 2.2.3.2. Commercial Neighborhood (CN)

- (a) *Intent.* The purpose and intent of this district is to allow small-scale commercial uses within or adjacent to residential neighborhoods in order to encourage pedestrian activity and reduce the number and length of automobile trips, as well as provide increased convenience to all users.
- (b) *Permitted Uses (P) and Structures:*
- (1) Day care center, adult or child.
 - (2) Medical or dental office, clinic.
 - (3) Park, public or not-for-profit.
 - (4) General offices, professional services.
 - (5) General retail sales and service.
 - (6) Art, dance, music, photo studio or gallery.
 - (7) Bank, financial services.
 - (8) Bar, cocktail lounge, nightclub, tavern.
 - (9) Business services.
 - (10) Drug store, pharmacy.
 - (11) Dry cleaner.
 - (12) Laundromat.
 - (13) Liquor, package store.
 - (14) Personal services.
 - (15) Professional services.
 - (16) Restaurant.
- (c) *Permitted Accessory Uses and Structures.* (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
- (1) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
 - (2) Animal hospital, boarding facility. (see Division 3.7.2. Animal Hospital, Boarding Facility)
- (e) *Prohibited Uses and Structures.* Any use or structure not expressly or by reasonable implication permitted herein or by special exception, including the outside storage or display of merchandise, shall be unlawful in this district.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions)
- (1) Public building.
 - (2) Essential services.
 - (3) Outdoor market or exhibition space. (see Division 3.7.9. Outdoor Retail Sales, Display, and Storage)
 - (4) Gas station with or without retail sales.

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- (5) Such other uses as determined by the Zoning Official or his/her designee to be:
- a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

CN	
Lot (min.)	
Area (sq. ft.)	20,000
Width (ft.)	100
Yards (min. ft.)	
Front	15
Side (interior)	7.5
Side (street)	15
Rear (interior)	15
Rear (street)	15
Abutting water	20
Bulk (max.)	
Lot Coverage	40%
Height (ft.)	38
Density (units/acre)	0

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, of the Code, as the same may be amended. If the CN district abuts a residential district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

- (h) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.
- (i) *Lighting.* Maximum height of lighting fixtures shall be fifteen (15) feet, arranged so that no direct source of light is visible from any residentially zoned property.
- (j) *Utility areas.* Utility areas, including trash receptacles, shall be completely screened from the view of customers and adjacent property owners and shall be located in the rear yard in case of interior lots and in the side yard in case of corner lots.
- (k) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.