

Within the C-4 business district, the following regulations shall apply:

- (1) *Purpose and intent.* This (business) district is identified on the Town of Lake Park Official Zoning Map. The purpose of the regulations in this district is to encourage the development or redevelopment of uses which are compatible with the uses of the surrounding or abutting districts, and to provide for appropriate landscaping and parking for the uses in this district. The intent of this district is to limit uses to business offices, wholesaling, retailing and light manufacturing activities.
- (2) *Uses permitted.* Within the C-4 business district, no building, structure or land shall be used, and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by those regulations, except for the following uses:

- a. Appliance stores, including sales and service.
- b. Auctions, enclosed.
- c. Vehicle sales and repair.

Motor vehicle sales on property on which a permanent building is erected, shall mean the area where buildings are used in connection with the sale or lease of motor vehicles and the areas where motor vehicles are displayed for lease or sale.

- d. Bakeries and confectioneries.
- e. Boat, sales, service and storage.
- f. Building and remodeling suppliers — wholesale and retail.
- g. Business offices.
- h. General retail (must have frontage on Old Dixie).
- i. Studios (e.g., dance, art, photography, martial arts).
- j. Electronic equipment, sales.
- k. Furniture, sales.
- l. Hardware, paint and garden supplies.
- m. Laboratories, medical and dental.
- n. Laundry plants.
- o. Mobile homes and recreational vehicles, including motorcycles, sales, service maintenance and storage.
- p. Monuments, sales.

- q. Nurseries and greenhouses.
- r. Office/warehouse.
- s. Personal services, including, but not limited to, barbershops, beauty shops, masseurs and health studios.
- t. Precision instruments and optics.
- u. Printing and publishing plants.
- v. Public and private utility services.
- w. Research and development including bioscience uses.
- x. Restaurants (including deli's and takeout) that mainly service the tenants in the C-4 and CLIC districts. Drive through prohibited.
- y. Self-storage facilities.
- z. Taxidermists.
- aa. Upholstery shops.
- bb. Buildings, structures and uses accessory and customary incidental to any of the above uses.

(3) *Special exception uses permitted.* Within the C-4 business district, no building, structure or land shall be used, and no building shall be erected, structurally altered or enlarged for the following uses unless a special exception has been approved by the town commission, pursuant to section 78-184 and the criteria set forth herein:

- a. Auto paint and body shops.
- b. Chemicals, storage and sales.
- c. Dry cleaning plants.
- d. Lumberyards.
- e. Machinery, sales and manufacturing.
- f. Millwork and woodwork, sales and manufacturing.
- g. Machinery, equipment, vehicle storage and other similar materials as a primary use or as an accessory use to another primary use.

The town commission may permit special exception uses in the C-4 zoning district provided the town commission determines that the proposed use meets the special exception zoning criteria established in this chapter and is consistent with the goals, objectives and policies of the town's comprehensive plan. In order to ensure that the special exception use is consistent with and implements good zoning practices and the goals, objectives and policies of the town's comprehensive plan. The town

commission may impose conditions upon the approval of a special exception use, including, but not limited to, conditions which require an applicant to exceed standards which have been adopted pursuant to the town's land development regulations.

- (4) *Other uses.* Other uses of the same general character as those listed above deemed appropriate by the town commission on an individual basis, after having received a recommendation from the planning and zoning board and appropriate town staff, and as per subsection (3) of this section shall be so determined after a public hearing is held pursuant to the following conditions:
- a. Publication of notice of the time, place and purpose of such hearing shall be made in a newspaper of general circulation in the town at least ten days prior to the public hearing.
 - b. A courtesy notice containing substantially the same information set forth in the published notice aforesaid shall be mailed by the town to the property owners of record within a radius of 300 feet of the described property; provided, however, that failure of any owner to receive such notice shall not affect any action taken hereunder. The property owner's list shall be prepared, certified and submitted by the person requesting such use, at person's expense. The notice shall be mailed at least ten days prior to the hearing.
- (5) *Area regulations.* The following requirements shall apply to all uses permitted in this district:
- a. *Front yard.* All buildings shall set back from all ultimate street right-of-way lines not less than 25 feet.
 - b. *Side yard.* No building or structure shall be located closer than 12 feet from one side yard line.
 - c. *Rear yard.* No building or structure shall be located closer than ten feet or a distance equal to one-half the building height from a rear yard line, whichever is greater. No rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur that is utilized by the facility.
 - d. *Maximum lot coverage.* Main and accessory buildings, loading facilities and uses shall not cover more than 50 percent of the lot area.
 - e. *Impervious surface ratio of lot area.* With respect to drainage and stormwater runoff, the relationship of surfaces covered by buildings, paved parking areas and all other impervious surfaces such as vegetated open space and stabilized,

unpaved parking areas shall be that deemed suitable for the proposed type of land use and buildings and in accordance with the South Florida Water Management District's permit information manual, volume IV, Management and Storage of Surface Waters.

- f. *Impervious ratio calculation.* The impervious surface ratio is calculated for the gross site, and is calculated by dividing the total impervious surface by the gross site area. Water bodies are to be considered impervious and shall be included as such in the impervious surface ratio calculation.
 - g. *Treatment of cluster development.* Cluster development or other site design alternatives may result in individual lots within a development project exceeding the impervious surface ratio, while other lots may be devoted entirely to open space. The town commission shall require, as a condition of approval, deed restrictions or covenants that guarantee the maintenance of such open space in perpetuity.
 - h. *Outdoor storage.* Outdoor storage of goods, materials and vehicles and other suitable materials shall be allowed as an accessory use to the primary land use, provided it is on an improved, properly drained surface and is screened by fencing, landscaping, fence fabric, and/or suitable screening materials at a location on site deemed appropriate by the community development director.
- (6) *Height regulations.* No building or structure shall exceed four stories or 45 feet in height. No building or structure shall exceed three habitable stories. If a building contains four stories, then the first level must be dedicated entirely to parking facilities.
- (7) *Minimum off-street parking and loading requirements.* See section 78-142 for off-street parking and loading requirements.
- (8) *Screening and landscaping.* As regulated in the Town Code.
- (9) *Requirement for platting.* All development or redevelopment in this zoning district shall be duly platted and recorded according to standards and procedures set out in chapter 67 of this Code regarding the land development code of the town. At the time of platting, a declaration of the covenants and restrictions to run with the land shall be filed of record whereby the individual lots, plots and building sites thereby created and the common areas, open spaces, easements, and right-of-way appurtenant thereto, shall be made subject to the development criteria of this Code and of the conditions of approval of the applicant's petition for development.

(Code 1978, § 32-56; Ord. No. 1-1981, § 1, 1-7-1981; Ord. No. 20-1991, § 4, 12-4-1991; Ord. No. 7-1992, § XIII, 8-5-1992; Ord. No. 23-2002, § 1, 9-18-2002; Ord. No. 28-2007, § 2, 10-17-2007; Ord. No. 12-2009, § 3, 9-16-2009; Ord. No. 18-2009, § 2, 1-6-2010; Ord. No. 04-2014, § 2, 6-4-2014; Ord. No. 02-2018, § 4, 1-17-2018)