

Sec. 20-3-23. Light Neighborhood Business District (Zone BA-1).

- (a) *Area.* All land designated as Zone BA-1 is subject to the regulations of this Section and Sec. 20.3-10. Such areas are established to provide for the development of business facilities designed to accommodate the immediate neighborhood needs. A site plan shall be submitted to the Planning and Zoning Department for review and approval prior to obtaining a building permit for all uses within this District.
- (b) *Uses Permitted.*
 - (1) Uses permitted in Sec. 20.3-22.
 - (2) Retail stores and shops having a gross area of no more than two thousand five hundred (2,500) square feet per building offering merchandise reasonably related to the day-to-day needs of the neighborhood similar but not limited to: hobby and bric-a-brac; bake; ceramic; florist; cigar; locksmith; gun repair; shoe repair; retail pharmacy; wearing apparel; toys; sundries and notions; books and stationery; art supplies; cameras or photographic supplies (including camera repair); sporting goods; television and radio (including repair); gift; service establishments such as barber or beauty; artist or photographic studio; dance or music studio (soundproofed and air conditioned); tailor or dressmaker; jewelry and convenience; office and business machines. (Amended 5/04 – Ord. 04-27)
 - (3) Establishments similar to the above demonstrating a reasonable relationship to needs of the immediate neighborhood and not oriented to drawing vehicular traffic from other areas.
 - (4) The above are uses subject to the following limitations:
 - (i) Sale, display, preparation and storage to be conducted within a completely enclosed building.
 - (ii) Products to be sold only at retail.
- (c) *Conditional Uses.* Subject to the conditions of Section 20.3-5.
 - (1) Public assembly.
 - (2) Residential Dwellings. (Amended 8/27/96 - Ord. 96-35)
 - (3) Land Clearing Debris Disposal Facility (Amended 6/98 - Ord. 98-27)
- (d) *Uses Not Permitted.*

- (1) Any use not allowed in (b) or (c) above.
 - (2) Any use which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.
- (e) *Density Requirements.* The maximum density of development for land in the BA-1 zoning classification shall correspond to a floor area ratio (FAR) of forty (40) percent.
- (f) *Lot and Building Requirements.* The principal building(s), accessory structures and other uses shall be located so as to comply with the following minimum requirements.
- Rev. 04/22/08*

- (1) Side lot line setbacks.
 - (i) Side lot line setbacks on property which abuts residential or agricultural districts shall be not less than twenty-five (25) feet. If said lot is a corner lot, then setback shall be the same as the front setback.
 - (ii) Where the adjoining lot is also zoned for business, the building may be placed up to the side lot line, providing the building is constructed in accordance with the regulations of the applicable Building Code; in all other construction, the minimum side setback shall be fifteen (15) feet.
- (2) Rear lot line setbacks shall be twenty-five (25) feet. In all business districts the rear lot area shall be accessible from a public street for emergency vehicles. If the rear yard does not abut a public street, then access over private property shall be not less than twenty (20) feet in width and shall be unobstructed at all times.
- (3) Front lot line setbacks shall not be less than twenty-five (25) feet.
- (4) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
- (5) Where a business district is adjacent to a lot line of property of a residential or agricultural classification, no materials, garbage containers or refuse shall be allowed nearer than fifteen (15) feet to such a residential or agricultural district. Garbage or refuse shall be containerized and such

containers shall be enclosed or screened so as not to be readily visible.

- (6) Height and size limitations.
 - (i) One story construction not higher than twenty-two (22) feet except where the second story will be used as residence, the height shall not exceed thirty-five (35) feet.
 - (ii) First story gross retail floor area limited to two thousand (2,000) square feet per shop.
- (7) No outside amplification of sound shall be permitted which can be heard off-site.
- (8) Visual Barrier: Proposed non-residential development shall be buffered from adjacent land within the residential land use categories identified in Section 20.3-8 with a twenty-five (25) foot building setback, ten (10) foot landscaped area, minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) feet on center. (amended Ord. 94-26 - 4/26/94)