

COMMERCIAL DISTRICTS

RC-1 Restricted Commercial. The RC-1 district is intended to implement the Comprehensive Plan "Neighborhood Commercial ((NC) Future Land Use Map designation and is intended to serve limited areas that are predominantly residential in character but which require some supporting neighborhood office and retail establishments. Property assigned to this district should be accessible to major thoroughfares near residential neighborhoods. The maximum density of development within the RC-1 district measured as a floor area ratio is .35. Commercial development within this district is intended to serve the neighborhood in which the development is located and is generally restricted to business and professional offices, neighborhood convenience stores and drug stores, specialty shops, limited item retail shops and services such as beauty parlors, barber shops, laundry and dry cleaning pick-up stations. The RC-1 district is not intended to accommodate large scale retail sales, service or trade activities or residential development except for single-family and duplex units approved as a minor conditional use.

GC-2 General Commercial. The GC-2 district is intended to implement the Comprehensive Plan "General Commercial" (GC) Future Land Use Map designation. Properties assigned this district should accommodate community-oriented retail sales and services; highway-oriented sales and services; and other general commercial activities. The GC-2 district is intended to include the easterly portion of the First Street business district. The general commercial designation also is intended to include pre-existing commercial corridor development along such major thoroughfares as French Avenue, Orlando Drive (US 17-92), and strategic intersections along Airport Boulevard. The GC-2 district generally shall be located in highly accessible areas adjacent to major thoroughfares which possess necessary location, site, and market requirements. The maximum intensity of general commercial development measured as a floor area ratio is .35.

Transient residential facilities including hotels and motels, or residential care facilities are permitted uses in this zoning district.

SC-3 Special Commercial. The SC-3 district is intended, in part, to implement the Comprehensive Plan's Waterfront Downtown Business District (WDBD) Future Land Use Map designation for mixed use residential and general commercial uses as well as related accessory uses.

The SC-3 district is intended to provide a planning and management framework for promoting development and redevelopment within the core of the Downtown Commercial Area, the central business district, including the Lake Monroe waterfront, the historic downtown commercial area, and its environs as designated on the Future Land Use Map Series. As such, the parking standards of Schedule H shall not apply to existing buildings in this district as of the date of adoption of these revisions to the land development regulations.