

SECTION III

PROFESSIONAL/COMMERCIAL

3.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on the PD Concept Plan, as Professional/Commercial. The Professional/Commercial tract is intended to provide for the professional, office, and business related needs of area residents, supplementing the retail nature of the adjacent Community/Commercial tracts.

3.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures:

1. Professional and business offices; banks; financial institutions.
2. Child/adult care centers.
3. Churches and other houses of worship; civic and cultural facilities; fraternal and social clubs; educational facilities.
4. Funeral homes and crematoria.
5. Homes for the aged; hospitals; hospices and sanatoriums, hotels and motels.
6. Medical and dental offices and clinics; mortgage brokers; model residential units.
7. Parking garages and lots; private clubs.
8. Real estate offices; restaurants; rest homes; convalescent centers; and nursing homes.
9. Laboratories, provided that:

- (a) No odor, noise, etc., detectable to normal senses from off the premises are generated;
 - (b) All work is done within enclosed structures;
 - (c) No project is manufactured or sold, except incidental to development activities; and
 - (d) Central sewer is available.
- 10. Art galleries, libraries, museums, and community centers.
 - 11. Indoor commercial recreational facilities such as motion picture theaters, bowling alleys and similar uses.
 - 12. Dance, art, music and photographic studios.
 - 13. Transportation, communication and utility offices - not including storage of equipment.
 - 14. Adult congregate living and life care facilities.
 - 15. Agricultural uses including plant nursery.
 - 16. Water management facilities and essential services.
 - 17. Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in the district.
 - 18. Residential and accessory residential uses described in Section II.

B. Permitted Accessory Uses and Structures:

- 1. Accessory uses and structures customarily associated with the used permitted in this district.
- 2. Caretaker's residence.

3. Essential services and emergency services.

3.03 DEVELOPMENT STANDARDS

1. Minimum Site Area: 12,000 square feet.
2. Minimum Site Width: 100 feet.
3. Minimum Building Setback Requirements from parcel boundaries: Twenty (20) feet.
4. Maximum Height of Structure: Sixty (60) feet above the finished grade of the site.
5. Minimum Distance Between Principal Structures: 30' or $\frac{1}{2}$ the sum of the building heights, whichever is greater.
6. Fencing is not subject to setback requirements.
7. Landscaped and screening buffers or fencing are not required between different land uses.
8. Minimum standards for signs, parking, lighting, and landscaping shall conform with applicable Charlotte County Regulations in effect at the time permits are sought.

SECTION IV

COMMUNITY/COMMERCIAL

4.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on the PD Concept Plan as Community Commercial. The Community/Commercial tracts are intended to provide for a broad range of community oriented commercial uses to serve residents of the Riverwood development and the surrounding area. The types of uses anticipated include general retail, professional, and business offices, shopping centers and highway oriented facilities.

4.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures:

1. Residential and accessory residential uses permitted in Section II.
2. Professional/Commercial uses permitted in Section III.
3. Antique shops; appliance stores; art supply shops; automobile parts stores provided no installation is performed on the premises and all parts are stored within a completely enclosed building; automobile service stations, automobile rental agencies; awning shops.
4. Bakery shops; bait and tackle shops; barber and beauty shops; bath supply stores; bicycle sales and services; blueprint shops; book-binders; book stores; business machine services.
5. Carpet and floor covering sales - which may include storage and installation; convenience stores; car wash; cocktail lounges; confectionery and candy stores.

6. Delicatessens; department stores; drug stores; dry cleaning shops; dry goods stores; drapery shops.
7. Fish market - retail only; florist shops; furniture stores; furrier shops.
8. Garden supply stores - outside display in side and rear yards; gift shops; glass and mirror sales - including storage and installation; gourmet shops; gas pumps.
9. Hardware stores; health food stores.
10. Ice cream stores.
11. Jewelry stores.
12. Laundries - self service or pick-up only; leather goods, legitimate theatres; locksmiths.
13. Markets - food; markets - meat; millinery shops; motion picture theaters; music stores.
14. New car dealerships - outside display permitted; new stores.
15. Office - general; office supply stores.
16. Paint and wallpaper stores; package stores for the sale of liquor; pet shops; pet supply shops; photographic equipment stores; personal services; pottery stores; printing; publishing and mimeograph service shops; post office.
17. Radio and television sales and services.
18. Shoe repair; shoe stores; shopping centers; souvenir stores; stationery stores; supermarkets.
19. Tailor shops; taxidermists; tile sales - ceramic tile; tobacco shops; toy shops; tropical fish stores.
20. Upholstery shops.

21. Variety stores; veterinarian offices and clinics - no outside kennels; vocational, trade, commercial and business schools provided all activities are conducted in completely enclosed buildings.
22. Watch and precision instrument repair shops.
23. Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in the district.

B. Permitted Accessory Uses and Structures:

1. Accessory uses and structures customarily associated with the used permitted in this district.
2. Caretaker's residence.

4.03 DEVELOPMENT STANDARDS

1. Minimum Site Area: 12,000 square feet.
2. Minimum Site Width: 100 feet.
3. Minimum Building Setback Requirements from parcel boundaries: Twenty (20) feet.
4. Distance between principal structures - None.
5. Maximum Height of Structure: Sixty (60) feet above the finished grade of the site.
6. Fencing is not subject to setback requirements.
7. Landscaped and screening buffers or fencing are not required between different land uses.
8. Minimum standards for signs, parking, lighting, and landscaping shall be in conformance with applicable Charlotte County Regulations in effect at the time permits are sought.