

CHAPTER 02-26 COMMERCIAL ZONES C-1 and C

Section 02-26-001	Purpose and Intent
Section 02-26-002	Sign Regulations
Section 02-26-003	Special Regulations
Section 02-26-004	Permitted Uses
Section 02-26-005	Site Development Standards
Section 02-26-006	Protection of Adjoining Residential Properties
Section 02-26-007	Reserved
Section 02-26-008	General Regulations

02-26-001 PURPOSE AND INTENT

The commercial zones have been divided into two classifications, designed to reflect the degree to which commercial development impacts other adjacent uses. The two zones are as follows:

Downtown Commercial C-1

The Downtown Commercial Zone C1 is established to provide locations for a full range of convenience shopping facilities and services which are oriented to serve the city as a whole. A variety of activities are encouraged, especially those which promote both daytime and night time consumer activity.

In order to stabilize, improve and protect the cities' commercial areas, standards are established to ensure a quality rural environment with landscaping, light and air at street level, well defined rural open spaces and compatibility of building materials, colors, and textures so that the appearance from the highway frontage does not present a poor image of the city. See Chapter 02-27

Commercial Zone C

The intent of the commercial zone is to permit the establishment of a well-designed complex of retail commercial facilities and associated services, which will provide goods and services for the people to be served, minimize traffic congestion of public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned commercial zone on nearby property values, by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe and efficient use of the commercial zone itself.

02-26-002 SIGN REGULATIONS

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Chapter 16 of this ordinance.

02-26-003 SPECIAL REGULATIONS

The Naples City Downtown Form Based Codes supersede any regulations in this Chapter where differences may occur.

Since it is intended that the establishment within this zone will serve the entire city and surrounding area, this zone is located in the city in a location that will best serve the population of the area.

In an effort to give some protection to the surrounding residential zones and to promote a progressive, well-kept business area, no storage of merchandise, material or junk, except vehicles in running order, is permitted in this zone outside of enclosed buildings nor shall any dust, noise, odor, smoke, fumes, vibration, or intermittent glare be emitted from the premises.

All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a solid sight obscuring fence or wall of not less than six (6) feet in height, of a neutral color and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall. Chain link fencing does not qualify.

No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.

In addition to the five percent (5%) landscaping required on the private lot area, all road right-of-way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area.

All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

Hereinafter, specified permitted and conditional uses shall be permitted only when the following conditions are complied with:

All manufacturing shall be done within a completely enclosed building.

The design for curb and gutter in Commercial subdivisions shall be high back.

02-26-004 PERMITTED USES

In the following list of possible uses, those designated in any zone as “P” will be a permitted uses. Uses designated as “C” will be allowed only when authorized by a

conditional use permit obtained, as provided in Chapter 7 of this title. An “X” means that the use is not allowed.

USE	ZONE	
	C	C1
1. Air conditioning, sales and service	P	X
Altering, pressing, and repairing of wearing apparel	P	P
Animal hospital, small animals only, and provided conducted within completely enclosed building	P	P
Antique, import or souvenir shop	P	P
Archery shop or sporting goods store and range, provided conducted within completely enclosed building	P	P
Arcade	P	P
Art and artists supply store	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	P	P
Athletic club	P	P
Automobile parts sales within completely enclosed building	P	P
Automobile, new or used, sales and service	P	X
Awning sales and service	P	X
2. Baby formula service	P	X
Bakery manufacture limited to goods retailed on premises	P	P
Bakery goods manufacturing	C	X
Bank or financial institution	P	P
Barber shop	P	P
Bath and massage establishment	C	C
Beauty culture school	P	P

Beauty parlor for cats and dogs, enclosed	P	P
Beauty shop	P	P
Bicycle sales and service, enclosed	P	P
Billiard parlor	C	X
Boat sales and service	P	X
Bookbinding	P	X
Book store, retail	P	P
Bowling alley	P	P
Boxing arena	C	X
Building materials sales or yard	P	P
3. Café or cafeteria	P	P
Candy manufacture retail	P	P
Candy store, confectionery	P	P
Carpenter and cabinet shop	P	X
Carpet and rug cleaner	C	X
Carpet, rug, and linoleum service and retail sales	P	C
Car wash, automatic type	P	X
Car wash, manual spray	P	X
Cash register sales and service	P	X
Catering establishment	P	P
China, crystal and silver shop	P	P
Christmas tree sales	P	X
Church	P	X
Cleaning and dyeing establishment	P	X
Clinics, medical or dental	P	P
Clothing and accessory store	P	P
Communication equipment building	P	P
Contractor shop, provided work conducted within a completely enclosed building	C	X
Costume rental	P	P

4.	Dairy products store	P	X
	Dance hall	C	C
	Data processing service and supplies	P	P
	Delicatessen	P	P
	Department store	P	P
	Detective agency	P	P
	Diaper service, including cleaning	P	X
	Drapery and curtain store	P	P
	Drugstore	P	P
	Educational institution	P	P
5.	Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	X	X
	Electrical and heating appliances and fixtures sales and service	P	P
	Electronic equipment sales and service	P	P
	Employment agency	P	P
	Express and transfer service	C	X
	Fabric and textile sales	P	P
6.	Farm implement sales	C	C
	Florist shop	P	P
	Frozen food lockers, incidental to a grocery store or food business	P	X
	Fruit store or stand	P	X
	Furniture sales and repair	P	P
	Fur apparel sales, storage or repair	P	P
	Garden supplies and plant material sales	P	X
7.	Gift store	P	P
	Glass sales and service	P	X
	Government buildings or uses, non-industrial	P	P
	Greenhouse and nursery; soil and lawn service	P	X

	Grocery store	P	P
	Gun smith	P	P
	Hardware stores	P	P
8.	Health club	P	P
	Hobby and crafts store	P	P
	Hospital supplies	P	P
	Hotel	P	P
	House cleaning and repair	P	X
	Household appliance sales and incidental services	P	P
	Ice cream parlor	P	P
9.	Ice store or vending station	P	X
	Insulation sales	P	X
	Insurance agency	P	P
	Interior decorating and designing establishment	P	P
	Janitor service and supply	P	X
10.	Jewelry store, sales and service	P	P
11.	Laboratory, dental or medical	P	P
12.	Laundry or dry cleaning, Laundromat type	P	P
	Laundry or dry cleaning, collection station	P	P
	Lawn mower sales and service	P	X
	Leather goods, sales	P	P
	Legal office	P	P
	Linen store	P	P
	Linen supply service	P	X
	Locksmith	P	X
	Lodge or social hall	P	P
	Luggage store	P	P
	Lumber yard	C	X
	Manufacture of goods retailed on premises	C	X

	Meat, fish, and seafood store	P	P
	Medical office	P	P
13.	Millinery	P	P
	Miniature golf	C	X
	Monument works and sales	P	X
	Mortuary	P	C
	Motel	P	P
	Motorboat sales and service	P	X
	Motorcycle and motor scooter sales and service	P	X
	Music store	P	P
	Needlework, embroidery or knitting store	P	P
	Newsstand	P	P
	Notions store	P	P
14.	Novelty store	P	P
	Office supply	P	P
15.	Office machines, sales and service	P	P
	Optometrist, optical or oculist	P	P
	Paint or wallpaper store	P	P
	Parks and playgrounds	P	P
16.	Parking lot or garage for passenger automobiles	P	P
	Pest control and extermination	P	X
	Pet and pet supply store	P	P
	Pharmacy	P	P
	Photographic supplies	P	P
	Photo studio	P	P
	Physician or surgeon	P	P
	Plumbing shop	P	P
	Popcorn or nut shop	P	P
	Post office	P	P

	Printing, lithographing, publishing or reproduction sales and service	P	P
	Professional office	P	P
	Radio and television sales and service	P	P
	Radio, television or FM broadcasting Station	P	P
	Real estate agency	P	P
	Reception center or wedding chapel	P	X
17.	Recreation center	P	P
	Restaurant, drive-in	P	P
	Roofing sales or shop	P	X
	Second-hand store	P	P
	Seed and feed store, retail	P	C
	Service station, automobile with rotating brush car wash as accessory use	P	P
	Sewing machine sales and service	P	P
	Shoe repair or shoe shine shop	P	P
18.	Shoe store	P	P
	Shooting gallery	C	X
	Sign manufacture or sign painting	P	X
	Supermarket	P	P
	Tailor shop	P	P
	Taxi-cab stand	P	X
	Taxidermist	P	X
	Temporary building for uses incidental to construction work. Such shall be removed upon the construction work	P	P
19.	Temporary permits for bazaars and carnivals	C	C
	Theater, indoor	P	P
	Toy store, retail	P	P
	Trailer sales and service	C	X

	Travel agency	P	P
	Travel-trailer courts	C	X
	Used car lot	C	X
	Variety store or stand	P	P
20.	Ventilation equipment, sales and service	P	X
21.	Weather stripping shop	P	X
	Window washing establishment	P	X
22.	Other uses not mentioned above, but ruled by the Planning Commission to be similar to uses permitted above	C	C

No Residential uses shall be allowed in the C or C-1 commercial zones.

02-26-005 SITE DEVELOPMENT STANDARDS

A. C Zone

1. Minimum lot area - one (1) acre
2. Minimum lot width - one hundred (100) feet
3. Minimum yard setbacks
 - a. Front - thirty (30) feet
 - b. Side - none, except ten (10) feet adjoining a residential zone, or where required by the International Building Code
 - c. Side facing street on corner lot - twenty (20) feet
 - d. Rear – none, except thirty (30) feet adjoining a residential zone
 - e. Building height
 - 1) Minimum – One Story
 - 2) Maximum – Fifty-five (55) Feet
4. Lot coverage - the aggregate of all buildings shall not exceed sixty percent (60%) of the entire lot area.
5. The Development Standards for the purpose of this Chapter follows Chapter 02-27 Commercial Guidelines.

B. C-1 Zone

1. Minimum lot area - none
2. Minimum lot width - twenty (20) feet
3. Building setbacks:
 - a. Front – between a minimum of fifteen (15) and a maximum of twenty (20) feet (refer to 02-15 Off-street Parking Requirements for more information)
 - b. Side - none, except a minimum of ten (10) feet when adjoining a residential zone, or where required by the International Building Code
 - c. Side facing street on corner lot - between a minimum of fifteen (15) and a maximum of twenty (20) feet

- d. Rear – a minimum of ten (10) feet, except a minimum of thirty (30) feet adjoining a residential zone
- e. Building height
 - 1) Minimum – One Story
 - 2) Maximum – Fifty-five (55) Feet
- 4. Lot coverage - the aggregate of all buildings shall not exceed sixty percent (60%) of the entire lot area.
- 5. The Development Standards for the purpose of this Chapter follows Chapter 02-27 Commercial Guidelines and the Naples City Downtown Form Based Codes.

02-26-006 PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES

Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided and maintained along the adjoining property line a decorative, sight obscuring fence of not less than six feet in height, a ten (10) foot wide planting strip or any combination of fencing and landscaping which adequately protects the adjoining residential property and is properly maintained.

02-26-007 RESERVED

02-26-008 GENERAL REGULATIONS

A Commercial zone may be established only upon land held in single ownership, or under unified control, or where the Planning Commission determines that commercial development on separate adjoining properties should be coordinated for a physically unified commercial facility, which will be compatible with the surrounding land uses. The location of the Commercial zone shall have an acceptable relationship to and further the purposes of the General Plan for the city, as determined by the Planning Commission

See 02-31 Subdivisions for more information on the development process.