



## **Sec. 2.2.12. (C-1) Commercial professional and general office district.**

**2.2.12.1. Purpose and intent.** The C-1 commercial professional and general office district is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most C-1 commercial, professional and general office districts are contiguous to, or when within a PUD, will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building. Housing may also be a component of this district as provided for through conditional use approval.

**2.2.12.2. Permitted uses.** The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted uses in the C-1 commercial professional and general office district.

### **2.2.12.2.1. Permitted uses.**

1. Accounting, auditing and bookkeeping services (8721).
2. Automobile parking (7521) parking lots only.
3. Barber shops (7241), except barber schools.
4. Beauty shops (7231), except beauty schools.
5. Business services (groups 7311, 7313, 7322--7331, 7338, 7371, 7372, 7374--7376, 7379).
6. Child day care services (8351).
7. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 2.6.26.
8. Offices for engineering, architectural, and surveying services (groups 0781, 8711--8713).
9. Health services (8011--8049).
10. Individual and family social services (8322 activity centers, elderly or handicapped; adult day care centers; and day care centers, adult and handicapped only).
11. Insurance carriers, agents and brokers (groups 6311--6399, 6411).
12. Legal services (8111).
13. Management and public relations services (groups 8741--8743, 8748).
14. Miscellaneous personal services (7291 or 7299, debt counseling only).

15. Nondepository credit institutions (groups 6141--6163).
16. Photographic studios (7221).
17. Physical fitness facilities (7991 permitted only when physically integrated and operated in conjunction with another permitted use in this district - no stand alone facilities shall be permitted).
18. Real estate (groups 6531--6552).
19. Shoe repair shops and shoeshine parlors (7251).
20. Security and commodity brokers, dealer, exchanges and services (groups 6211--6289).
21. Transportation services (4724), travel agencies only.
22. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are purely associated with activities conducted in an office.

**2.2.12.2.2.** *Uses accessory to permitted uses.*

1. Uses and structures that are accessory and incidental to the uses permitted as of right in the C-1, C-1/T district.
2. Caretaker's residence, subject to section 2.6.16.

**2.2.12.3.** *Conditional uses.* The following uses are permissible as conditional uses in the (C-1) commercial professional and general office district, subject to the standards and procedures established in division 2.7.4.

1. Automobile parking (7521), garages-automobile parking, parking structures.
2. Churches and other places of worship.
3. Civic, social and fraternal associations (8641).
4. Depository institutions (groups 6011--6099).
5. Educational services (8211--8231, except regional libraries).
6. Homeless shelters, as defined by this Code.
7. Increased building height to a maximum of 50 feet.
8. Mixed residential and commercial uses subject to the following criteria:
  - a. A site development plan is approved pursuant to division 3.3. that is designed to protect the character of the residential uses and of the neighboring lands;
  - b. The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment;
  - c. The residential uses are designed so that they are compatible with the

commercial uses;

- d. Residential dwelling units are located above principal uses;
  - e. Residential and commercial uses do not occupy the same floor of a building;
  - f. The number of residential dwelling units shall be controlled by the dimensional standards of the C-1 district, together with the specific requirement that in no instance shall the residential uses exceed 50 percent of the gross floor area of the building;
  - g. Building height may not exceed two stories;
  - h. Each residential dwelling unit shall contain the following minimum floor areas: efficiency and one-bedroom, 450 square feet; two-bedroom, 650 square feet; three-bedroom, 900 square feet;
  - i. A minimum of 30 percent of the mixed use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained);
  - j. The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular accessways and parking areas from residential units, to the greatest extent possible.
- 9. Nursing and personal care facilities (8082).
  - 10. Funeral service (7261 except crematories).
  - 11. Religious organizations (8661).
  - 12. Soup kitchens, as defined by this Code.
  - 13. Veterinarian's office (0742), excluding outdoor kenneling.
  - 14. Any other commercial or professional use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district as determined by the board of zoning appeals.

**2.2.12.4. Dimensional standards.** The following dimensional standards shall apply in the C-1, C-1/T district. Where specific development criteria and standards also exist in the Golden Gate Master Plan, Immokalee Master Plan or the future land use element of the Collier County growth management plan, they shall supersede any less stringent requirement or place additional requirements on development.

**2.2.12.4.1. Minimum lot area.** 20,000 square feet.

**2.2.12.4.2. Minimum lot width.** 100 feet.

**2.2.12.4.3. Minimum yard requirements.**

1. *Front yard.* 25 feet.
2. *Side yard.* 15 feet.
3. *Rear yard.* 15 feet.
4. *Minimum yard requirement from any residentially zoned or uses property.* 25 feet.

**2.2.12.4.4.** *Maximum height of structures.* 35 feet.

**2.2.12.4.5.** *Minimum floor area of principal structure.* 1,000 square feet for each building on the ground floor.

**2.2.12.4.6.** *Maximum lot coverage.* (Reserved.)

**2.2.12.4.7.** *Floor area ratio.* (Reserved.)

**2.2.12.4.8.** *Minimum off-street parking and off-street loading.* As required in division 2.3.

**2.2.12.4.9.** *Landscaping.* As required in division 2.4.

**2.2.12.4.10.** *Lighting.* The maximum height of lights shall be 25 feet. Lights shall be located so that no light is aimed directly toward a property designated residential, which is located within 200 feet of the source of the light.

**2.2.12.5.** *Signs.* As required in division 2.5.

**2.2.12.6.** *Architectural and site design standards.* All commercial buildings and projects shall be subject to the provisions of division 2.8.

(Ord. No. 92-73, § 2; Ord. No. 93-89, § 3; Ord. No. 94-27, § 3, 5-18-94; Ord. No. 96-66, § 3.B.; Ord. No. 97-26, § 3.B.; Ord. No. 97-83, § 3.B.; Ord. No. 99-46, § 3.A.; Ord. No. 00-8, § 3.B.; Ord. No. 01-60, § 3.A.; Ord. No. 02-3, § 3.B.; Ord. No. 02-31, § 3.B.; Ord. No. 03-01, § 3.B.)