

**EXHIBIT "A"**

LAND DEVELOPMENT CODE AMENDMENTS

ARTICLE II ZONING AND ARTICLE IV DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

[Note: Underlined text is to be added; striken-through text deleted]

## Article II ZONING

2.01.00. Purpose.

2.02.00. Establishment, designation, and application of districts.

2.03.00. The official zoning map.

2.04.00. Allowable uses within each zoning district.

2.05.00. University city district and regulations.

### **2.01.00. Purpose.**

It is the purpose of this article to establish zoning districts, and to regulate the uses permitted within each district.

To accomplish these objectives, the regulations and districts and accompanying maps have been designed with reasonable consideration, among other things, for the character of the districts and their peculiar suitability for particular uses.

### **2.02.00. Establishment, designation, and application of districts.**

*2.02.01. Establishment of districts.* In order to classify, regulate and restrict the use of land, water, buildings and structures, to regulate and restrict height and bulk of buildings, to regulate the intensity of land use, and to promote the orderly urban growth of the City of Sweetwater, the city is divided into fifteen (15) ~~eight~~ districts as follows:

<u>IU</u>	<u>Interim Use District</u>
RS	Single-Family Residential District
RD	Duplex Residential District
RTW	Twin Homes Residential District
RM-15	Low Density Multifamily Residential District
RM-24	High Density Multifamily Residential District
<u>UC</u>	<u>University City District</u>
<u>C-1</u>	<u>Limited Commercial District</u>
<u>C-2</u>	<u>Special Commercial District</u>
<u>C-3</u>	<u>Liberal Commercial District</u>
T-1	Trailer Park District

SPO	Semi-Professional Office District
I-1	<u>Industrial Light Manufacturing District</u>
I-2	<u>Industrial Heavy Manufacturing District</u>
I-3	<u>Industrial Conditional District</u>

2.02.02. *Designation of district boundaries.* The boundaries of each district are designated and established as shown on the Official Zoning Map of the City of Sweetwater, Florida. The boundaries of the districts shown upon the official zoning map are hereby adopted and approved and the regulations of this code governing the use of land and buildings, the height of buildings, lot areas, setbacks, floor areas, lot coverage, parking and loading requirements are hereby declared to be in effect upon all land included within the boundaries of each and every district shown upon the official zoning map.

2.02.03. *Rules for interpretation of district boundaries.* When uncertainty exists as to the boundaries of districts on the official zoning map, the following rules shall apply;

A. *Location of district boundary lines.*

1. *Centerline.* Boundaries indicated as approximately following the centerline of streets, highways, and alleys shall be construed to follow such lines.
2. *Lot, section, tract lines.* Boundaries indicated as approximately following platted lot lines, section or tract lines shall be construed as following such lot lines.
3. *Political boundaries.* Boundaries indicated as approximately following political boundaries shall be construed as following such boundaries.
4. *Shorelines.* Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
5. *Parallel lines.* Boundaries that are approximately parallel to the centerlines or right-of-way lines of streets, the centerlines or alley lines of alleys, or the centerlines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto at such distance therefrom as indicated on the official zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on the official zoning map.
6. *Bisecting lines.* Boundaries that approximately bisect a block, lot, or tract shall be construed to follow the median lines of such blocks, as indicated by rear property lines or as measured between the centerline of boundary streets in the absence of rear property lines or in the absence of both of the above, by use of the scale appearing on the official zoning map.
7. *Uncertainties.* Where physical or cultural features existing on [the] ground are at variance with those shown on the official zoning map, or in case any other uncertainty exists, the city commission shall interpret the intent of the official zoning map as to the location of district boundaries.
8. *Street abandonments.* Where a public road, street or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverted shall apply to such vacated or abandoned road, street, or alley.

## **2.03.00. The official zoning map.**

### *2.03.01. Map adoption.*

A. The official zoning map is hereby made a part of and incorporated in this code. Originals of the map shall be the official zoning map and shall be retained at the City of Sweetwater city clerk's office.

B. The official zoning map shall be part of the public records of the City of Sweetwater and shall be made available for public inspection and shall be the final authority as to the current zoning status of land areas, buildings, and other structures in the City of Sweetwater.

*2.03.02. Map amendment.* No changes or amendments to the official zoning map shall be made except in compliance and conformity with all procedures set forth in this code. If in accordance with procedures of this code, changes are made in district boundaries, such changes shall be made on the official zoning map promptly after official adoption of the amendment.

## **2.04.00. Allowable uses within each zoning district.**

### **2.04.01. (IU) Interim use district.**

#### **A. Uses permitted:**

a.) Single-family home.

b.) Raising of poultry and fowl provided same are not kept within one hundred (100) feet of a residential building on adjoining property nor within fifty (50) feet of a side or rear property line and provided further that in no case shall the size of a flock of poultry or fowl exceed twenty-five (25) in number (incidental to existing residential use).

c.) It shall be permissible to keep and maintain any combination of horses and cows, not to exceed two (2) in number; provided (1) such use is incidental to an existing residential use, (2) the area used to keep and maintain such animals is part of the residential site, and (3) that such animals are fenced at least fifty (50) feet from property under different ownership. One (1) additional animal may likewise be kept and maintained for each acre in excess of the first acre that is part of the residential site on those estates which are five (5) acres or less in size. On those estates which are between five (5) and nine (9) acres in size, one (1) additional animal may likewise be kept and maintained for each additional two (2) acres that forms part of the residential site larger than five (5) acres. On those estates which are larger than nine (9) acres in size, one (1) additional animal may likewise be kept and maintained for each additional five (5) acres that forms part of the residential site larger than nine (9) acres. The total of all such animals shall not exceed ten (10). In no event shall the property be used for the keeping of such animals owned by others than those residing on the property.

d.) Limited truck gardening, incidental to an existing residential use, and fruit growing, provided no signs are displayed regarding the sale of products so raised. Such use shall be confined to an area no closer than ten (10) feet to an official highway right-of-way line.

e.) Beekeeping not to exceed five (5) hives, provided the same are located no closer than one hundred fifty (150) feet to a highway line nor closer than one hundred fifty (150) feet to a residential structure.

f.) Accessory structures associated with single-family homes and agriculture-related uses listed above.

B. Previously-platted lots: Any platting activity in the IU District occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the Miami-Dade County EU-1 District on that date, shall qualify such lots for those uses permitted in the EU-1 District. Such lots must be indicated on a final plat, tentative plat and waiver of plat approved prior to April 12, 1974.

**2.04.02. 04. (RS) Single-family residential district.**

A. *Purpose.* The purpose of this district is to provide suitable sites for the development of detached single-family dwellings.

B. *Uses permitted.*

- a. Single-family dwellings.
- b. Public parks and playgrounds.
- c. Private recreation areas.
- d. Golf courses.
- e. Accessory structures.
- f. Publicly owned facilities, such as police and fire stations, so long as they are designed in accordance with the nature of the surrounding uses and a landscape buffer is provided along any property boundaries abutting any adjacent residential property, and has an approved site plan in accordance with this code.
- g. Child day care and after-school care facilities upon compliance with the following conditions:
  1. That the total number of children on the premises does not exceed five in number, including in the count the children of the resident family.
  2. That the age of the children, excluding those of the resident family, shall not exceed 11 years.
  3. That prior approval of the building and use is secured in writing from the Miami-Dade County health department, the Miami-Dade County fire department, and the Florida department of health and rehabilitative services.
  4. Where applicable, compliance with the requirements of this code, pertaining to educational and child care facilities.
  5. Upon compliance with all the conditions enumerated above, a certificate of use or occupancy is secured from the City of Sweetwater building department.
- h. Professionals may conduct a home business as provided for in the city's Code of Ordinances. The professional business shall not advertise that the business is being conducted on the premises.
- i. Garage sales permitted as provided for in the city's Code of Ordinances.
- j. No other use is permitted in this a single-family residential district other than those set forth in this section.

(Ord. No. 2981, § 1(2.04.01(B)), 8-12-2002)

**2.04.03. 02. (RD) Duplex residential district.**

A. *Purpose.* The purpose of this district is to provide suitable sites for the development of duplex (two-family) residential dwelling units.

B. *Uses permitted.*

- a. Duplex (two-family) dwellings.
- b. Single-family dwellings.
- c. Public parks and playgrounds.
- d. Churches, synagogues and other similar houses of worship, provided that:
  1. The minimum site area shall be one acre.
  2. No structure shall be located less than 50 feet from any adjacent residential property.
  3. All such uses shall be located on and oriented toward an arterial roadway.
- e. Accessory structures.
- f. Child day care and after-school care facilities upon compliance with the conditions enumerated in section 2.04.01(B)(e).
- g. Adult congregate living facilities (ACL), provided that the adult congregate living facilities obtains the appropriate licenses and permits from the state and county and the city.

(Ord. No. 2981, § 1(2.04.02(B)), 8-12-2002)

**2.04.04. 03. (RTW) Twin homes residential district.**

A. *Purpose.* The purpose of this district is to provide suitable sites for the development of relatively small single-family detached units on reduced-size platted lots by utilizing a common zero lot line setback concept to create a relatively spacious large-lot neighborhood appearance.

B. *Uses permitted.*

- a. Single-family detached homes, developed in pairs on separate lots with a common zero side yard setback.
- b. Any use permitted in the RS and RD districts; the standards of those districts shall be applicable where construction of single-family or duplex structures is to take place.

**2.04.05. 04. (RM-15) Low density multifamily residential district.**

A. *Purpose.* The purpose of this district is to provide suitable sites for the development of low density multifamily residential uses in a landscaped open space setting.

B. *Uses permitted.*

- a. Multifamily dwellings.
- b. Any use permitted in the RS, RD or RTW district; the standards of these district shall be applicable where construction of single-family or duplex structures is to take place.
- c. Private recreation areas.
- d. Golf courses.
- e. Churches, schools, colleges and universities, including dormitories.
- f. ~~e.~~ Accessory structures, which are supportive and compatible with permitted residential structures, including but not limited to recreation buildings, tennis courts, cabanas, swimming pools, garages, and storage facilities; shall be related to and available for the common usage of all project residents.

C. Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

**2.04.06. 05. (RM-24) High density multifamily residential district.**

A. *Purpose.* The purpose of this district is to provide suitable sites for the development of high density multifamily residential uses in a landscaped open space setting.

B. *Uses permitted.*

- a. Multifamily dwellings.
- b. Any use permitted in the RS, RD, ~~or~~ RTW or RM-15 districts; the standards of those districts shall be applicable where construction of single-family or duplex structures is to take place.
- c. Accessory structures which are supportive and compatible with permitted residential uses, including but not limited to recreation buildings, tennis courts, cabanas, swimming pools, garages, and storage facilities; shall be related to and available for the common usage of all project residents.

C. Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

**2.04.07. 05. (C-1) Limited commercial district.**

A. *Purpose.* The purpose of this district is to provide suitable sites for office, retail and/or service oriented commercial uses to serve the community. Any such use shall be conducted within completely enclosed buildings, except for outside cafes which are incidental to a restaurant subject to approval of the building official as to number of tables and appropriate space to ensure the health and safety of the citizenry. During special events as defined and permitted under the city's Code of Ordinances and subject to the approval of the building official, tents may be erected on a temporary basis upon such terms and conditions specified by the building official to protect the health and safety of the citizenry.

B. *Uses permitted.* Those uses with the (cu) prefix shall be permitted only if conditional use is approved by the city commission after a public hearing. The city commission may impose conditions and/or restriction upon those uses.

- (1) Abstract/title.
- (2) Accountants/bookkeeping/auditors.
- (3) Actuaries.
- (4) Adult day care center.
- (5) Advertising (no shops).
- (6) Aerial survey and photography.
- (7) Allied health care clinical college/universities.
- (8) Amusement Center
- (9) Antique shop.
- (10) Apparel stores (retail) selling new and/or used merchandise, provided such establishments offering used merchandise contain not more than 4,000 square feet of gross floor area. The incidental sales of used jewelry, toys and furniture shall be permitted in conjunction with sale of used apparel, provided the floor area devoted to the display of those incidental sales items does not exceed 30% of the gross floor area of the apparel store.
- (11) Appliances and fixture store (retail, rental only).
- (12) Appraisers.
- (13) Architects.
- (14) Aquariums (tropical fish, retail).
- (15) Art gallery/museum (public and private).
- (16) Art goods and bric-a-brac shops.
- (17) Artist studios.
- (18) Attended, non-motorized donation collection vehicles provided such vehicles are placed only on improved property not less than one-half (1/2) acre in size and not located within 2600 feet of another attended, non-motorized donation collection vehicle.
- (19) Attorneys.
- (20) Auditoriums
- (21) Automobiles:
  - Auto tag agency.
  - (cu) Driving school.
  - (cu) Automotive service station.
  - (cu) New parts/equipment and accessory store.
  - (cu) Storage within a building
  - (cu) Washing
  - (cu) Automobile Rentals (office only) (no vehicle storage).
  - Washing (no hand washing)
  - (cu) Washing (hand washing).
- (22) Bait and tackle shops.
- (23) Bakery (retail, baked and sold on premises).
- (24) Banks or financial institutions.
- (25) (cu) Banks (drive-through facilities).
- (26)(cu) Banquet halls.
- (27)(cu) Barbecue restaurants (woodburning).
- (28) Barbershops.
- (29)(cu) Bars, cocktail lounges, liquor stores, and nightclubs, etc.
- (30) Beauty shops, nail care.
- (31) Bicycle stores, retail service, rentals, repairs (nonmotorized).
- (32) Billiard and pool rooms.
- (33) Bookstores (new and used).
- (34) Bootblack stand (shoeshine).
- (35)(cu) Bowling alley (in soundproof, a/c building).
- (36)(cu) Broadcasting studio.
- (37) Business analyst, counselors or brokers.
- (38) Business machines (retail, service, repairs).
- (39) Candy store.
- (40) Carpet and flooring (retail).

- (41) Caterers (takeout food).
- (42) Ceramics (teaching and instruction, maximum of two kilns).
- (43) Check cashing agency.
- (44) Chiroprodists.
- (45) Chiropractors.
- (46) Cigars, cigarette and tobacco products (retail).
- (47) Cleaning, janitorial services (offices only).
- (48) Clinics, medical (outpatient and lab work).
- (49) Confectionary and ice cream stores.
- (50) Coin-operated laundries.
- (51) Convenience stores.
- (52) Coin collector shop.
- (53) Collection agency.
- (54) Computer, video, videogame and DVD stores.
- (55)(cu) Conservatories (see schools).
- (56) Consultants (professional).
- (57) Contractors (office only).
- (58) Convention halls.
- (59) Cosmetics, perfumes and nail products stores.
- (60) Costuming shops.
- (61) Counseling, child guidance and family services.
- (62) Court report, public stenographers.
- (63) Credit reporting.
- (64) Curio stores, souvenirs and gift shop.
- (65) Dairy products stores (drive-through required (cu)).
- (66) (cu) Dance halls or dance academies in air-conditioned buildings, provided no alcoholic beverages are served, no sound or vibration is emitted from the building and building is located no closer than 500 feet from any residential district
- (67)(cu) Day nursery.
- (68) Dentists.
- (69) Department store.
- (70)(cu) Detective, patrol agency, investigating services (background check).
- (71) Dive shop.
- (72) Doctor's office and lab.
- (73)(cu) Dog grooming (in soundproof, a/c building only).
- (74) (cu) Donated goods centers, including drive-through drop-off facilities, for the acceptance and sale only of new or used merchandise, excluding furniture and major appliances, operated by a charitable non-profit organization incorporated under the laws of Florida. Merchandise for sale must be neatly sorted and displayed.
- (75) Drafting and plan services.
- (76) Drapery stores (custom made and retail).
- (77) Drugstores.
- (78)(cu) Dry cleaning, laundry.
- (79) Electrical appliance and fixtures stores including related repair shops.
- (80) Employment agency.
- (81) Engineers, professional.
- (82) Engraver.
- (83) Flower shop and florists.
- (84)(cu) Fortuneteller, astrologist, palmistry (background check).
- (85) Fruit and produce stores.
- (86) Furniture stores (retail, new merchandise only).
- (87) Grocery, delicatessen store. Fruit stores, health food stores, meat and fish markets and other similar food stores, provided such establishment contain not more than 4000 square feet of floor area.
- (88)(cu) Gun shop.
- (89) Gymnasium (aerobics, athletic exercise or gymnastics only).
- (90) Handicrafted-products shop.
- (91) Hardware store.

- (92) Health and exercise clubs, including bath and massage parlors.
- (93) Hobby shop.
- (94) Home improvement centers.
- (95) Ice cream, soda fountain, cold drinks, juices and coffee shops.
- (96) Import and export (office only).
- (97) Information booth, gate house and security station.
- (98) Insurance adjuster (office only).
- (99) Insurance agency (office only).
- (100) Interior decorating and design shops (office and display only).
- (101) Jewelry store (retail, repairs and custom made), including incidental sales of used jewelry.
- (102) Landscaping, lawn and shrubbery maintenance (office only).
- (103) Leather goods, luggage stores (retail sales only).
- (104) Locksmith shops, key shops.
- (105) Mail order office.
- (106) Market research.
- (107) Meat, poultry, seafood market.
- (108) Medical equipment and suppliers (retail sales only).
- (109) Messenger service, courier (office).
- (110) Millinery stores.
- (111) Mortgage broker.
- (112) Mortuaries and funeral homes.
- (113) Motorcycle sales and repair.
- (114) Museum.
- (115) (cu) Music store (retail).
- (116) Natatoriums.
- (117) Newsstand.
- (118) Notions, fabrics.
- (119) Optician, optical stores (calibrate glasses in conjunction with examination and retail [sale] of frames).
- (120) Optometrists.
- (121) Office buildings.
- (122) Office supplies (sales, service and rentals).
- (123) Outdoor dining as an ancillary use in conjunction with restaurants, snack shops and other food service facilities where the primary use is the preparation of food for consumption on premises subject to following restrictions:
  - (a) Outdoor dining area shall be managed, operated and maintained as a integral part of the immediately adjacent food service facility; and
  - (b) Cannot reduce required parking or landscaping for the site; and
  - (c) Required parking must be provided for outdoor dining area; and
  - (d) No outdoor cooking or food preparation; and
  - (e) Cannot obstruct or impede pedestrian traffic; and
  - (f) No outside public address system allowed. Unamplified music may be permitted in the outdoor dining area subject to approval of the Building and Zoning Director; and
  - (g) Blinking and/or flashing type lighting is prohibited.
- (124) Outside walk-up window service (no outside stools, chairs or tables) in connection with establishments where principal use is selling food and drink products, and where a sidewalk of at least 7 feet in width abuts the walk-up window service and pedestrian traffic is not impeded.
- (125) (cu) Package stores in shopping centers.
- (126) Paint and wallpaper stores.
- (127) (cu) Pet shops (in soundproof, a/c buildings only) including sale of birds.
- (128) Pharmaceutical (retail).
- (129) Photography (studio, galleries, developing, service, retail and rentals).
- (130) Picture framing.
- (131) Post office (self-service, branches).
- (132) Pottery shops.
- (133) Private clubs.
- (134)(cu) Printing shops.

(135) Propagating and growing plants for sale. Fertilizers, manure, compost and soil for sale shall be kept on-site in limited quantities for immediate use and located a minimum of 200 feet from any residential buildings.

(136) (cu) Pubs and bars

(137) Public relations.

(138) Public service (example: notary public, immigration, fingerprints).

(139) Radio, TV, VCR (retail and service).

(140) Real estate office (sales, management).

(141) Religious facilities.

(142) Rentals (party supplies/chairs/tables).

(143) Residential uses may be permitted as a combination of permitted commercial uses and residential uses housed in the same building; the residential floor area shall not exceed 50% of the building floor area.

(144) Restaurants, coffee houses and banquet facilities (drive-through requires (cu)).

(145) Restaurants providing an accessory children's outdoor playground facility comprising no more than 35% of the building structure area with non-mechanical equipment designed and intended for children 2 through 12 years of age.

(146) Restaurants with an accessory cocktail lounge-bar use.

(147) (cu) Schools (vocational, grade, arts, music, dance, etc.).

(148) Secretarial services.

(149) Self-service post office designed to provide limited postal services for walk-up trade.

(150) (cu) Self-service storage facility. For parcels at least 2.5 acres in size, truck rental is allowed as an ancillary use provided the truck storage area is enclosed by a decorative wall at least 8 feet in height, comprises no more than 10% of the entire site and a dense landscape buffer is installed between the wall and any abutting roads. No more than 8 trucks may be stored on the premises and no truck can exceed 12,600 pounds in net vehicle weight. No truck repairs or maintenance work may be conducted on-site.

(151) Shoe store (retail and repairs).

(152) Skin care shop.

(153) Skating rinks no closer than 1000 feet from any residential district in a building constructed to prevent emission of sound and vibration.

(154) Social services bureaus.

(155) Sporting goods store.

(156) Stationary, cards store.

(157) Stockbrokers exchanges, investment services.

(158) Tailor, seamstress, dressmaker shop (in conjunction with retail on premises).

(159) Talent agencies.

(160) Tax consultants.

(161) Telegraph, telephone station.

(162) Telephone answering services.

(163) Telephone beepers (retail, service and repairs).

(164) (cu) Theaters, cinemas.

(165) Time clocks (retail, service and repairs).

(166) Tobacco shops.

(167) Travel agencies.

(168) Tuxedo and gown rentals (retail, service and custom making).

(169) (cu) Upholsterer.

(170) Variety stores.

(171) Veterinarian (professional).

(172) Video (retail, rentals and service).

(173) Wallpaper, paneling and paint store (retail).

(174) Zoning consultants.

~~(134) Pet shops may sell birds.~~

### C. Prohibited uses.

Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets or from open stands or vacant lots shall be prohibited. Such business on private or public property shall be conducted only from within approved permanent substantial buildings.

D. Enclosed uses.

All uses shall be conducted within completely enclosed buildings, unless otherwise specifically provided herein. All materials and products shall be stored within the building or within an area completely enclosed with walls which have a life expectancy of twenty (20) years or more from the date of installation of said walls. Storage shall not be made above the height of the walls.

E. Landscaped open space.

The minimum landscaped open space at one (1) story shall be in accordance with the following table:

Size of the Total Lot Area	Percent of the Total Lot Area
Up to one (1) acre	18.0
More than one (1) acre and up to five (5) acres	16.0
More than (5) acres and up to twenty-five (25) acres	14.0
More than twenty-five (25) acres	12.0

The minimum landscaped open space shall be increased by one and one-half (1.5) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped open space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees, and/or shrubbery, water areas therein, and area therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

F. Business property adjacent to residential districts.

Where a business lot abuts a residentially- zoned ~~an AU, GU, RU or EU~~ property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts. Where a dedicated alley separates the two (2) districts, the five-foot decorative masonry wall shall be erected along the business lots adjacent to the alley, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose. Where the business property is a through lot, and the rear of the business lot lies across the street right-of-way from a residentially- zoned ~~AU, GU, RU or EU~~ property, said wall shall be located on the business lot ten (10) feet in from the official right-of-way line at the rear of the lot, and the ten-foot strip shall be substantially landscaped. The Director shall determine which part of the lot is the rear property line. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street. Where the common property line between the two (2) districts is an interior side property line, the required wall shall extend only to a point fifteen (15) feet from the official front property line.

(Ord. No. 2400, § 1, 6-3-1996; § 1(2.04.06(A), (B)), 8-12-2002)

**2.04.08. (C-2) Special Commercial District**

A. Purpose.

The purpose of the C-2, Special Business District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas.

B. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any C-2 District except for one (1) or more of the following uses:

- (1) All uses permitted in the C-1 District except that residential uses are subject to approval at a public hearing.
- (2) Automobile parking lots and garages as a primary use. Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to a residential zoning district or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article.
- (3) Commuter colleges and universities.
- (4) Hospitals (other than animal hospitals), subject to the following conditions:
  - (a) That such uses shall be on sites of at least ten (10) net acres;
  - (b) That the facility shall have capacity for a minimum of one hundred (100) beds.
  - (c) The certificate of use for the hospital shall be annually renewed.
  - (d) That the hospital operates a 24 hour emergency room.
  - (e) That such uses shall be located within sites having frontage on a major access road, including major roadways (three(3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.
- (5) Hotel and motel uses, subject to the following provisions:
  - (a) Minimum lot width shall be 100 feet and minimum lot area shall be 10,000 square feet.
  - (b) Total lot coverage for all buildings shall not exceed 40% of the total lot area.
  - (c) Minimum setbacks:
    - \* Front. 25 feet for structures not exceeding 35 feet in height; for structures over 35 feet in height the setback shall be increased by 40% of the additional height; provided, however, that the required front setback shall not exceed 50 feet.
    - \* Rear. 25 feet for structures not exceeding 35 feet in height; for structures over 35 feet in height the setback shall be increased by 40% of the additional height.
    - \* Interior side and side street. Determined by a 63 degree line projected from the interior side property line(s) or side street property line(s) upward towards the center of the site; provided, however, that no structure shall be permitted to be closer than 25 feet to the interior property line(s) or side street property line(s).
    - \* Between buildings. 20 feet.
  - (d) Maximum floor area ratio. The floor area ratio shall not exceed the following; provided, however, that covered structure parking shall not count as part of the floor area, but shall be counted in computing building height:

<u>Height of Buildings</u>	<u>Floor Area Ratio</u>
<u>1 story</u>	<u>0.40</u>
<u>2 story</u>	<u>0.60</u>
<u>3 story</u>	<u>0.80</u>
<u>4 story</u>	<u>1.00</u>
<u>5 story</u>	<u>1.20</u>
<u>6 story</u>	<u>1.40</u>
<u>7 story</u>	<u>1.60</u>
<u>8 story</u>	<u>1.80</u>
<u>9 story or over</u>	<u>2.00</u>

- (e) Maximum units. Hotels and motels shall not exceed a density of 75 units per net acre.

(f) Subdivision. Subdivision of hotels and motels must adhere to the requirements of Section 33-222.1.1 of the Miami-Dade County Code.

(g) Open space. Minimum of 40% of total lot area. Said open space shall be unencumbered with any structure or off-street parking.

(h) Landscaping. Landscaping and trees shall provided in accordance with Chapter 18A of the Miami-Dade County Code.

(6) Liquor package stores.

(7) Major department stores.

(8) Movie and television studios with indoor sound stages/studios.

(9) Movie and television studios with outdoor lots/backlots after public hearing.

(10) Night clubs located no closer than five hundred (500) feet of any residentially-zoned parcel, if approved at public hearing.

(11) Office parks.

(12) Pubs and bars.

(13) Regional shopping centers.

(14) Vehicle retail showroom, provided that:

\_\_\_\_\_ (1) No on-site vehicle storage/stock beyond the showroom is allowed; and

\_\_\_\_\_ (2) No more than six (6) vehicles on site to be used for test drives purposes; and

\_\_\_\_\_ (3) No test drive shall be conducted on residential local streets (fifty-foot wide right-of-way) and

\_\_\_\_\_ (4) Warehouse, membership

#### C. Prohibited uses.

\_\_\_\_\_ Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets or from open stands or vacant lots shall be prohibited. Such business on private or public property shall be conducted only from within approved permanent substantial buildings.

#### D. Enclosed uses.

\_\_\_\_\_ All uses shall be conducted within completely enclosed buildings, unless otherwise specifically provided herein. All materials and products shall be stored within the building or within an area completely enclosed with walls which have a life expectancy of twenty (20) years or more from the date of installation of said walls. Storage shall not be made above the height of the walls.

#### E. Landscaped open space.

\_\_\_\_\_ Minimum landscaped open space at one (1) story shall be fourteen percent (14%). The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building (s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees, and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees, and/or shrubbery, water areas therein, and areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

#### F. Business property adjacent to residential districts.

Where a business lot abuts an a residentially-zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts. Where a dedicated alley separates the two (2) districts, the five-foot decorative masonry wall shall be erected along the business lots adjacent to the alley, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose. Where the business property is a through lot, and the rear of the business lot lies across the street right-of-way from a residentially-zoned property, said wall shall be located on the business lot ten (10) feet in from the official right-of-way line at the rear of the lot, and the ten-foot strip shall be substantially landscaped. The Director shall determine which part of the lot is the rear property line. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street. Where the common property line between the two (2) districts is an interior side property line, the required wall shall extend only to a point fifteen (15) feet from the official front property line.

#### **2.04.09. (C-3) Liberal Commercial District**

##### **A. Purpose.**

The purpose of the C-3 Liberal Commercial District is to provide for large scale commercial activities.

##### **B. Uses permitted.**

No land, body of water and/or structure in the C-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (1) All uses permitted in the C-1 and C-2 Districts except that residential uses shall not be permitted.
- (2) Airports, airport hangars and airplane repair facilities.
- (3) Automobile and truck services and facilities including:
  - (a) Open lot car and truck sales new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
    1. That a continuous, densely planted greenbelt of not less than fifteen (5) feet in width, penetrated only at points approved by the Directors of the Building and Zoning and Engineering Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 ½) inches at time of planting.
    2. A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
    3. That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
    4. That such uses be conducted on sites consisting of at least one (1) net acre.
    5. That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
    6. That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
    7. That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
    8. That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
    9. All outdoor paging or speaker systems are expressly prohibited.

- (b) Open car lot rental.
- (c) Automobile parts, secondhand from store building only.
- (d) Automobile body and top work and painting.
- All outdoor paging or speaker systems are expressly prohibited.
- (4) Bakeries, retail and wholesale.
- (5) Barbecue stands or barbecue pits.
- (6) Bottling of beverages.
- (7) Cabinet working and carpentry shops.
- (8) Cold storage warehouse and pre-cooling plants.
- (9) Contractor's plants and storage yards.
- (9a) Dog kennels, as an exception to City Code, subject to the following conditions:
  - (a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
  - (b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
  - (c) All kennel buildings shall be soundproofed and air-conditioned.
- (10) Dry cleaning and dyeing establishments.
- (11) Engines, gas, gasoline, steam and oil; sales and service.
- (12) Feed, hay, and other livestock supplies.
- (13) Fertilizer stores.
- (14) Garage or mechanical service, including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of September 10, 1996.
- (15) Glass installation.
- (16) Gun shops.
- (17) Leather goods manufacturing, excluding tanning.
- (18) Locksmith shops, sharpening and grinding shops.
- (19) Lumber yards.
- (20) Pawnbrokers shall be permitted only upon approval after public hearing.
- (21) Poultry markets and commercial chicken hatcheries.
- (22) Railroad motor truck and water freight and passenger stations.
- (23) Secondhand stores for the disposal of furniture, fixtures and tools.
- (23a) Self-service mini-warehouse storage facility. "Self-service mini-warehouse storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No business or business activity, and no wholesale or retail sales are permitted in an individual storage area within a self-service mini-warehouse storage facility.
  - (a) (cu) Ancillary rentals of trucks other than light trucks are permitted in conjunction with a self-service mini-warehouse storage facility, providing such facility is situated on a site containing not less than 2.5 acres gross, subject to compliance with the following requirements:
    - (1) That a decorative masonry wall at least 8 feet in height shall enclose the rental truck storage area; and
    - (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and

- (3) That there be no rental of any truck having a net vehicle weight exceeding 12,600 pounds; and
- (4) That for each 100 self-storage units there shall be no more than two rental trucks stored, e.g., 1-100 units: 2 rental trucks; 101-200 units; 4 rental trucks, etc.; provided however, no more than ten rental trucks may be stored on the premises; and
- (5) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times; and
- (6) That there shall be no repairs or maintenance work on the rental trucks on the premises of the self-service mini-warehouse storage facility.
- (b) (cu) Ancillary storage of recreational vehicles and boats is permitted in conjunction with a self-service mini-warehouse storage facility, subject to compliance with the following requirements:
  - (1) That a decorative masonry wall at least 8 feet in height shall enclose the recreational vehicle and boat storage area; and
  - (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
  - (3) That there shall be no repairs or maintenance work on the recreational vehicles or boats on the premises of the self-service mini-warehouse storage facility.
- (24) Television and broadcasting stations, including studio, transmission station and tower, power plants and other incidental and unusual uses permitted to such a station.
- (25) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
- (26) Upholstery and furniture repairs.
- (27) Wholesale salesroom and storage rooms.
- (28) Other similar uses as approved by the Director.

#### C. Spacing from residential zones.

Garage and mechanical service uses, lumber yards, poultry markets and commercial chicken hatcheries, cannot be located within five hundred (500) feet of any residentially zoned property except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the residential district. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the residential district. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the C-3 District to the residential district. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case dispute, the measurement scaled by the Director of Building and Zoning shall govern.

#### D. Prohibited uses.

Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets or from open stands or vacant lots shall be prohibited. Such business on private or public property shall be conducted only from within approved permanent substantial buildings.

#### E. Enclosed uses.

All uses shall be conducted within completely enclosed buildings unless otherwise specifically provided herein. All materials and products shall be stored within the building or within an area completely enclosed with walls which have a life expectancy of twenty (20) years or more from the date of installation of said walls. Storage shall not be made above the height of the walls.

F. Landscaped open space.

The minimum landscaped open space at one (1) story shall be in accordance with the following table:

Size of the Total Lot Area	Percent of the Total Lot Area
Up to one (1) acre	18.0%
More than one (1) acre and up to five (5) acres	16.0%
More than five (5) acres and up to twenty-five (25) acres	14.0%
More than twenty-five (25) acres	12.0%

The minimum landscaped open space shall be increased by one and one-half ( 1 ½) percent of each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two and one-half (2 ½) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped open space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building (s) of a different height times its floor area divided by the sum of the floor area of all parts of the building (s). Said open space shall be extensively landscaped with grass, trees and shrubbery. Water area may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

G. Business property adjacent to residential districts.

Where a business lot abuts a residentially zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts. Where a dedicated alley separates the two (2) districts, the five-foot decorative masonry wall shall be erected along the business lots adjacent to the alley, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose. Where the business property is a through lot, and the rear of the business lot lies across the street right-of-way from the residentially-zoned property, said wall shall be located on the business lot ten (10) feet in from the official right-of-way line at the rear of the lot, and the ten-foot strip shall be substantially landscaped. The Director shall determine which part of the lot is the rear property line. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street. Where the common property line between the two (2) districts is an interior side property line, the required wall shall extend only to a point fifteen (15) feet from the official front property line.

**2.04.10. 07. (T-1) Trailer park district.**

A. *Purpose.* The purpose of this district is to provide land area under unified control for the development of residential mobile home rental parks. It shall be unlawful to place, store, or use mobile homes in the City of Sweetwater, outside of the T-1 district.

B. *Uses permitted.*

a. Residential mobile homes.

b. Accessory structures, including but not limited to porch and patio covers, cabana rooms, screen enclosures and storage rooms shall be permitted subject to obtaining building permit and subject to such installations conforming to the applicable provisions of the Florida Building Code. Written approval from the property owner must be obtained prior to issuance of building permit.

**2.04.11. 08. (SPO) Semi-professional office district.**

A. *Purpose.* The purpose of this district is provide suitable sites for office use, professional and semi-professional services and for the conversion of existing residential use to one of these uses. No sale of merchandise shall be permitted.

B. *Uses permitted.* Those uses with the (cu) prefix shall be permitted only if conditional use is approved by the city commission after a public hearing. The city commission may impose conditions and/or restrictions upon those uses.

- (1) Abstract title.
- (2) Accountants, bookkeeping.
- (3) Actuaries.
- (4) Advertising (no shops).
- (5) Appraisers (no sale or rental of any type of merchandise or equipment).
- (6) Architects.
- (7) Attorneys.
- (8) Auditors.
- (9) Business analyst, counselors or brokers.
- (10) Chiropodists.
- (11) Chiropractors.
- (12) (cu) Consultants (professional).
- (13) Counseling, child guidance and family services.
- (14) Court reporters, public stenographers.
- (15) Credit reporting.
- (16) Dentists.
- (17) Detective agencies and investigating services (background check).
- (18) Drafting and plan services.
- (19) Engineers, professional.
- (20) Insurance and bonds.
- (21) Market research.
- (22) Medical doctors.
- (23) Talent agencies (no school).
- (24) Mortgage brokers.
- (25) Notary publics.
- (26) Optometrists.
- (27) Public relations.
- (28) Real estate.
- (29) Real estate management.
- (30) Secretarial services.
- (31) Social service bureaus.
- (32) Stockbrokers exchanges, investment services.
- (33) Tax consultants.
- (34) Telephone answering services.
- (35) Travel agencies.
- (36) Zoning consultants.
- (37) Any uses permitted in the RS district for properties located east of S.W. 107th Avenue and RM-24 for properties located west of S.W. 107th Avenue; the standards of these districts shall be applicable.

**2.04.12. (I-1) Light Industrial Manufacturing**

A. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in the I-1 District except the following:

- (1) Adult entertainment uses including massage establishments and sale of adult films and videocassettes, subject to applicable regulations in Chapter 18 of the City Code.
- (2) Adult day care center.
- (3) Agriculture and agronomy.
- (4) Aircraft hangars and repair shops, aircraft assembling and manufacturing.
- (5) Animal hospitals within soundproof, air-conditioned buildings.
- (6) Auditoriums.
- (7) (Auto painting, top and body work.
- (7a) Automobile self service gas stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways.
- (7c) Automobile service stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways.
- (8) Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs, provided that no more than fifteen (15) percent of the total gross building area is devoted to repair/service bays, subject to the following conditions:
  - (a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Department for ingress and egress to the property, shall be provided along all property lines abutting public rights of way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 ½) inches at time of planting.
  - (b) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
  - (c) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
  - (d) That such uses on site of ten (10) acres or more shall be approved only after public hearing.
  - (e) That such uses be conducted on sites consisting of at least two (2) acres.
  - (f) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations, or as approved at public hearing.
  - (g) That outdoor loudspeakers are prohibited.
  - (h) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
  - (i) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (9) Automotive repairs.\*
- (10) Automobile and truck rentals and wholesale distribution.
- (11) Bakeries-wholesale only with incidental retail uses.
- (12) Banks.
- (13) Boat or yacht repairing or overhauling, or boat building.\*
- (14) Bottling plants.
- (15) Brewery.
- (16) Cabinet shops.\*
- (17) Canning factories \*
- (18) Carpet cleaning.
- (19) Caterers.
- (20) Clubs, private.
- (21) Cold storage warehouses and precooling plants.
- (22) Commuter colleges/universities.

- (23) Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.
- (24) Contractors' offices and yards.
- (25) Day nursery, kindergarten, schools and after school care licensed by the State of Florida Department of Health and Rehabilitative Services, however, that schools may only be located on a site consisting of at least five (5) acres and adjacent to a major roadway (three (3) or more lanes).
- (26) Dog kennels subject to the following conditions:
- (a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise run are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
  - (b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
  - (c) All kennel buildings shall be soundproofed and air-conditioned.
- (27) Dry cleaning and dyeing plants.
- (28) Electric substation.
- (29) Engine sales and service, gas, oil, steam, etc.
- (30) Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables (where more than five (5) persons are employed on premises).
- (31) Fruit packing and fruit preserving.
- (32) Furniture manufacturing.\*
- (33) Furniture merchandise mart, as defined in Section 33-1 (46.2) of this Code. Furniture merchandise marts may, but are not required to, include the manufacture or assembly of the products being sold or offered for sale to the public. Furniture merchandise marts shall not be subject to the limitations of retail sales area provided in Section 33-259(69).
- (34) Furniture refinishing.
- (35) Garages-storage mechanical, including trucks, buses, heavy equipment.
- (36) Glass installations.
- (37) Grinding shops.\*
- (38) Hotel and motel use (freestanding); the use shall comply fully with all applicable provisions in the C-2 district.
- (39) Ice manufacturing.
- (40) Laboratories, material and medical testing.
- (41) Leather goods, manufacturing, excluding tanning.
- (42) Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred (300) feet to residentially-zoned parcel.
- (43) Locksmiths.
- (44) Lumberyards.\*
- (45) Machine shops.
- (46) Marine warehouses.
- (47) Mattress manufacturing and renovating.
- (48) Medical manufacturing and distribution
- (49) Metalizing processes.
- (50) Millwork shops.\*
- (51) Movie and television studios with indoor sound stages/studios.
- (52) Movie and television studios with outdoor lots/backlots after public hearing.
- (53) Novelty works.
- (54) Office buildings.
- (55) Ornamental metal workshops.\*

(56) Outdoor dining as an ancillary use in conjunction with restaurants, snack shops and other food service facilities where the primary use is the preparation of food for consumption on premises, shall be permitted subject to the following restrictions:

- (a) The outdoor dining area shall be managed, operated and maintained as an integral part of the immediately adjacent food service facility; and
- (b) The outdoor dining area shall not reduce required parking or landscaping for the site; and
- (c) The outdoor seating area shall be included in the calculations for required parking; and
- (d) There shall be no outdoor cooking or food preparation; and
- (e) No outdoor dining area shall obstruct or impede pedestrian traffic; and
- (f) The outdoor dining area shall comply with handicapped accessibility requirements; and
- (g) No outside public address system shall be permitted. Unamplified music shall be permitted in the outdoor dining area, subject to compliance with Section 21-28 of this Code; and
- (h) Blinking and flashing type lighting shall be prohibited; and
- (i) Alcoholic beverages may be served where such service is strictly incidental to the service of food and is from a service bar only, subject to compliance with the regulations specified in Article X (Alcoholic Beverages) of this chapter; and
- (j) The use shall be subject to plan review and approval through the building permit review process. The plans for such use shall include all restrooms, furniture, umbrellas, lighting, and other related services and functions associated with the proposed use, together with all required and provided parking calculations. Plans shall be subject to all the applicable building and zoning code regulations; and
- (k) The use shall require a Certificate of Use which shall be renewed annually and shall be subject to revocation upon violation of any applicable building and zoning code regulations, or when a continuation of the permit would constitute a hazard or nuisance.

(57) Oxygen storage and filling of cylinders.

(58) Parking lots-commercial and noncommercial.

(59) Passenger and freight-stations and terminals-boats, trucks, buses, and railroads.

(60) Pharmaceutical storage, subject to compliance with the following conditions:

- (a) That the applicant secure a license from State of Florida Department of Health and Rehabilitative Services (HRS) for such pharmaceutical storage.
- (b) That the pharmaceutical storage area shall be air conditioned to continuously control temperature and humidity as required by HRS for pharmaceutical products.
- (c) That the premises be secured with a security system as required by HRS for the storage of pharmaceutical products.
- (d) That a declaration of use be provided permitting a building and zoning enforcement officer to enter the premises to conduct inspection to assure compliance.

(61) Police and fire stations.

(62) Post offices, which shall include self-service post offices, stations and branches, and mail processing centers.

(63) Power or steam laundries.

(64) Printing shops.

(65) Radio and television transmitting stations and studios.

(66) Religious facilities.

(67) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(68) Restaurants.

(69) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with City Code.

(70) Salesrooms and storage show rooms-wholesale.

(71) Salesrooms and showrooms.

(72) School-technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to gymnastics and karate. (All school uses shall be subject to compliance with off-street parking requirements and shall comply with this Code.)

(73) Sign painting shops.

(74) Steel fabrication

(75) Storage warehouse for food, fodder, etc.

(76) Taxidermy. Use will be permitted only within a fully enclosed, air-conditioned building. \*

(77) Telecommunications hubs.\*

(1) At least eighty-five (85) percent of the gross floor area of a telecommunications hub building shall be designated for equipment or machinery; no more than fifteen (15) percent of the gross floor area shall be

designated for employees and support personnel;

(2) A declaration of use in a form meeting with the approval of the Director and specifying compliance with the conditions set forth in subsection (1), above, shall be submitted to the Department prior to the issuance of a building permit. Said declaration of use shall include a floor plan and site plan for the intended use as required by the Department.

(78) Telephone exchanges.

(79) Telephone service unit yards.

(80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to a residential district.

(81) Upholstery shops.

(82) Utility work center-power and telephone, etc.

(83) Vending machine sales and service.

(84) Veterinarians

(85) Warehouses for storage or products in the form sold in a C District

(86) Warehouse, membership, subject to the following minimum standards, unless otherwise approved by public hearing as a non-use variance:

(a) The area of such occupancy shall contain no less than one hundred thousand (100,000) square feet of gross floor area;

(b) The subject use shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one quarter (1/4) mile of that roadway's intersection with another major or minor roadway; and

(c) Subject to compliance with of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance.

(87) Home Improvement Warehouses-the sale of a variety of home improvement products, including hardware, construction supplies, electrical and plumbing fixtures, lumber, tools, and lawn and garden supplies to contractor, developers, and wholesale and retail consumers, subject to the following conditions:

(a) The subject use shall be located on a site having access on a major access road, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways, or on a minor roadway within one-quarter (1/4) mile of that roadway's intersection with a major roadway;

(b) The short term rental of tools, compressors, chainsaws, ladders, post hole diggers, hand trucks and similar equipment and trucks (for the convenience of customers purchasing items) may only be provided as an accessory use;

(c) The subject use is permitted only as a freestanding structure on a site of twenty (20) acres or less and containing no less than 100,000 square feet of gross building floor area;

(d) Setbacks as required for the principal building shall apply to all storage, display, and sales areas;

(e) Parking shall be provided in accordance with this Code;

(88) Welding shops.\*

(89) Welding supplies.

#### B. Spacing from residential zones.

Any permitted uses listed in paragraph A above which are denoted with an asterick cannot be located within five hundred (500) feet of any residential district except after approval after public hearing. Provided that this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of building located on the establishment is not penetrated with any openings directly facing the residential district. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the residential district. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the residential district. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of Building and Zoning shall govern.

#### C. Uses confined to building.

At all manufacturing establishments or rebuilding, storage or repair places permitted in the I-1 District, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls not less than six (6) feet in height.

#### D. Minimum landscaped open space, greenbelts, trees, and maintenance.

(a) Landscaped open space. A minimum of ten (10) percent of the net lot area of the site shall be developed as landscaped open space; provided, however, that an industrial-zoned site that abuts residentially zoned or developed property shall provide fifteen (15) percent of the net lot area as landscaped open space. Said landscaped open space may include entrance features, greenbelts, unpaved passive and active recreation areas, and other similar landscaped open space at ground level. The requirements contained herein do not replace or substitute for any requirements contained within Chapter 18A, Code of Miami-Dade County. Water bodies may be used as part of the required landscaped open space but such water areas shall not be credited for more than twenty (20) percent of the required open space. The specific areas within enclosed or unenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein and areas therein with permanent art display may be used as part of the required landscaped open space, but such areas shall not be credited for more than ten (10) percent of the required landscaped open space. For approved structures exceeding four (4) stories in height, additional landscaped open space shall be provided equivalent to twenty-five (25) percent of the gross floor area of each floor above four (4) stories.

(b) Greenbelts. Continuous, extensively planted greenbelts, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. For parcels up to 3 acres in size, the greenbelt must be a minimum of 8 feet in width. For parcel greater than 3 acres, the minimum width is 10 feet.

(c) Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

(d) Maintenance. All landscaped areas shall be continuously maintained in good, healthy condition, and automatic irrigation systems of sufficient size and coverage shall be installed to serve all landscaped areas.

### **2.04.13 (I-2) Industrial Heavy Manufacturing**

#### A. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in the I-2 District, except the following:

- (1) Every use permitted in the I-1 District except adult entertainment uses, private schools and non-public educational facilities.
- (2) Asphalt drum mixed plants which produce less than 150 tons per hour in self-contained drum mixers.
- (3) Movie and television studios with indoor sound stages/studios and outdoor lots/backlots.
- (4) Cement and clay products, such as concrete blocks, pipe, etc.
- (5) Petroleum products storage tank(s) not exceeding 30,000 gallons in total capacity.
- (6) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet.

B. Additional industrial requirements.

- (a) No industrial use permitted in this district shall be located closer than 500 feet of any residential district, unless the use is confined within a building and an exterior wall or walls of the building located on the parcel is not penetrated with any openings directly facing a residential district.
- (b) At all manufacturing, rebuilding, processing, packaging, storage or repair establishments, all materials and products shall be stored and all facility operations shall be carried in entirely within an enclosed building or completely enclosed within masonry not less than 6 feet in height.
- (c) In no case shall petroleum storage tanks be located closer than 300 feet to a residential building.
- (d) No residential uses are permitted, except a watchman's quarters used in connection with an active industrial use on the premises.

C. Minimum landscaped open space, greenbelts, trees, and maintenance.

(a) Landscaped open space. A minimum of ten (10) percent of the net lot area of the site shall be developed as landscaped open space; provided, however, that an industrial-zoned site that abuts residentially zoned or developed property shall provide fifteen (15) percent of the net lot area as landscaped open space. Said landscaped open space may include entrance features, greenbelts, unpaved passive and active recreation areas, and other similar landscaped open space at ground level. The requirements contained herein do not replace or substitute for any requirements contained within Chapter 18A, Code of Miami-Dade County. Water bodies may be used as part of the required landscaped open space but such water areas shall not be credited for more than twenty (20) percent of the required open space. The specific areas within enclosed or unenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein and areas therein with permanent art display may be used as part of the required landscaped open space, but such areas shall not be credited for more than ten (10) percent of the required landscaped open space. For approved structures exceeding four (4) stories in height, additional landscaped open space shall be provided equivalent to twenty-five (25) percent of the gross floor area of each floor above four (4) stories.

(b) Greenbelts. Continuous, extensively planted greenbelts, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. For parcels up to 3 acres in size, the greenbelt must be a minimum of 8 feet in width. For parcel greater than 3 acres, the minimum width is 10 feet.

(c) Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

(d) Maintenance. All landscaped areas shall be continuously maintained in good, healthy condition, and automatic irrigation systems of sufficient size and coverage shall be installed to serve all landscaped areas.

**2.04.14 (I-3) Industrial Conditional**

A. Intent.

The I-3 District shall be applied only to those lands that appropriately may be used for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the City. However, it is intended that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of the residents or businesses in Sweetwater.

B. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in the I-3 District, except the following:

- (1) Acids and derivatives.
- (2) Alcohol, industrial.
- (3) Aluminum, powder and paint manufacture.
- (4) Blast furnace.
- (5) Bleaching products.
- (6) Blooming mill.
- (7) Boiler manufacture (other than welded).
- (8) Brass and bronze foundries.
- (9) Calcium carbide.
- (10) Casein.
- (11) Caustic soda.
- (12) Celluloid.
- (13) Cellulose products.
- (14) Cement, lime, gypsum or plaster of Paris.
- (15) Cider and vinegar.
- (16) Cleaning and polishing preparation: dressings and blackings.
- (17) Cotton wadding.
- (18) Cottonseed oil, refining.
- (19) Distillery (alcoholic), breweries and alcoholic spirits.
- (20) Dyestuff.
- (21) Excelsior.
- (22) Film, photographic.
- (23) Fish oils, meal and by-products.
- (24) Flour, feed and grain milling.
- (25) Forge plant, pneumatic drop and forging hammering.
- (26) Foundries.
- (27) Gelatin products.
- (28) Glue, gelatin (animal) or glue and size (vegetable).
- (29) Graphite.
- (30) Hair, felt or feathers, washing, curing and dyeing.
- (31) Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.
- (32) Hydrogen and oxygen manufacturing.
- (33) Insecticides, fungicides, disinfectants, or related industrial and household products.
- (34) Ink manufacture from primary raw materials (including colors and pigments).
- (35) Jute, hemp and sisal products.
- (36) Lead oxide.
- (37) Linoleum and other similar hard surface floor coverings (other than wood).
- (38) Locomotive and railroad car building and repair.
- (39) Match manufacture and storage.
- (40) Metal and metal ores, reduction, refining, smelting and alloying.
- (41) Molasses.
- (42) Nitroleng of cotton or other materials.
- (43) Nylon.
- (44) Oil cloth, oil treated products and artificial leather.

- (45) Oils, shortening and fats (edible).
- (46) Ore pumps and elevators.
- (47) Paint manufacture, depending upon materials and quantities used.
- (48) Paper and paperboard (from paper machine only).
- (49) Paper and pulp mills.
- (50) Petroleum, gasoline and lubricating oil—refining and wholesale storage.
- (51) Phenol.
- (52) Pickles, vegetable relish and sauces, sauerkraut.
- (53) Plastic material and synthetic resins.
- (54) Potash.
- (55) Rayon and rayon yarns.
- (56) Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chicle and valata processing.
- (57) Sawmill.
- (58) Scrap metal reduction.
- (59) Soaps (other than from vegetable by-products) or detergents, including fat rendering.
- (60) Solvent extraction.
- (61) Starch manufacture.
- (62) Steel works and rolling (ferrous).
- (63) Storage batteries, wet cell.
- (64) Sugar refining.
- (65) Testing—jet engines and rockets.
- (66) Textiles bleaching.
- (67) Turpentine and resin.
- (68) Wallboard and plaster, building insulation.
- (69) Wire ropes and cable.
- (70) Wool pulling or scouring.
- (71) Yeast.

C. Utility and Residential Uses.

Utility plants and substations such as, but not limited to, sewage, water, power, communications and gas are allowed in the I-3 District. All residential buildings and uses are prohibited, except for caretaker's quarters incidental to a permitted I-3 use.

D. Uses confined to building.

At all manufacturing establishments or rebuilding, storage or repair places permitted in the I-3 District, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls not less than six (6) feet in height.

E. Minimum landscaped open space, greenbelts, trees, and maintenance.

(a) Landscaped open space. A minimum of ten (10) percent of the net lot area of the site shall be developed as landscaped open space; provided, however, that an industrial-zoned site that abuts residentially zoned or developed property shall provide fifteen (15) percent of the net lot area as landscaped open space. Said landscaped open space may include entrance features, greenbelts, unpaved passive and active recreation areas, and other similar landscaped open space at ground level. The requirements contained herein do not replace or substitute for any requirements contained within Chapter 18A, Code of Miami-Dade County. Water bodies may be used as part of the required landscaped open space but such water areas shall not be credited for more than twenty (20) percent of the required open space. The specific areas within enclosed or unenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein and areas therein with permanent art display may be used as part of the required landscaped open space, but such areas shall not be credited for more than ten (10) percent

of the required landscaped open space. For approved structures exceeding four (4) stories in height, additional landscaped open space shall be provided equivalent to twenty-five (25) percent of the gross floor area of each floor above four (4) stories.

(b) Greenbelts. Continuous, extensively planted greenbelts, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. For parcels up to 3 acres in size, the greenbelt must be a minimum of 8 feet in width. For parcel greater than 3 acres, the minimum width is 10 feet.

(c) Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

(d) Maintenance. All landscaped areas shall be continuously maintained in good, healthy condition, and automatic irrigation systems of sufficient size and coverage shall be installed to serve all landscaped areas.

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Height	Minimum Front Setback (feet)	Minimum Rear Setback (feet)	Minimum Side Setback (feet)	Minimum Setback Between Buildings	Minimum Open Space	Maximum FAR
						with wall openings; 0 if no wall openings	Districts; 5 with wall openings; 15 adjacent to residential district.			8.
C-3	5000	50	N/A	N/A	20	20 adjacent to residential; 5 adjacent to business or industrial with wall openings; 0 if no wall openings	15 adjacent to side street; 0 interior side adjacent to C or I Districts; 5 with wall openings; 15 adjacent to residential district.	20	12-18% depending on parcel size	0.40 1 story; 0.11 each additional story up to 8; 0.06 each story over 8.
T-1	3,375	45	10.5 DU/acre	15 feet or 1 story	12.5 <sup>(10)</sup>	7.5 <sup>(10)</sup>	5 <sup>(10)</sup>	N/A	40%	N/A
SPO	7,500 <sup>(1)</sup>	75 <sup>(2)</sup>	N/A	35 feet or 2 stories	25	20	10 <sup>(3)</sup> (4)	N/A	20%	0.40 1 story 0.60 2 stories
I-1	5,000	50	N/A	Width of widest adjacent street.	20	20 adjacent to residential; 5 adjacent to business or industrial with wall openings; 0 if no wall openings	15 adjacent to side street; 0 interior side adjacent to C or I Districts; 5 with wall openings; 15 adjacent to residential district.	20	10%; 15% if adjacent to residential use	N/A
I-2	5,000	50	N/A	Width of widest adjacent street.	20	20 adjacent to residential; 5 adjacent to business or industrial with wall openings; 0 if no wall openings	15 adjacent to side street; 0 interior side adjacent to C or I Districts; 5 with wall openings; 15 adjacent to residential	20	10%; 15% if adjacent to residential use	N/A

## Article 4: Development Design and Improvement Standards

### 4.01.00. Dimensional design criteria.

4.01.00. All developments shall meet the requirements for minimum lot area, minimum lot width, maximum density, maximum height, minimum setbacks, minimum open space and maximum floor area ratios shown on Table 4.1.

TABLE 4.1. DEVELOPMENT DESIGN STANDARDS

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Height	Minimum Front Setback (feet)	Minimum Rear Setback (feet)	Minimum Side Setback (feet)	Minimum Setback Between Buildings	Minimum Open Space	Maximum FAR
IU	217,800	200	1 DU/5 acres	35 feet or 2 stories	50	25	25	N/A	75%	N/A
RS	7,500 <sup>(1)</sup>	75 <sup>(2)</sup>	6 DU/acre	25 feet or 2 stories	25	20	10 <sup>(3) (4)</sup>	N/A	40%	N/A
RD	9,000 <sup>(1)</sup>	75 <sup>(2)</sup>	6 DU/acre	25 feet or 2 stories	25	20	10 <sup>(3) (4)</sup>	N/A	40%	N/A
RTW	3,750	40	13 DU/acre	25 feet or 2 stories	25	15	10 <sup>(3) (8)</sup>	N/A	40%	0.35 1 story 0.70 2 stories
RM-15	10,000	N/A	15 DU/acre	35 feet or 2 stories	20	20	0 <sup>(5)</sup>	20 feet	35%	N/A
RM-24	15,000 <sup>(6)</sup>	70	24 DU/acre	75 45 feet or 6 4 stories	25	20	20	20 feet	40% <sup>(7)</sup>	N/A
UC	N/A	N/A	105 DU/acre; 210 DU for student housing	170 feet or 15 stories	10; 0 with colonade	20	5	N/A	10%	3.8
C-1 C	5,000 6,000	50 N/A	N/A	45 feet or 4 stories 30 feet or 2 stories	20 <5 acres: 40 <sup>(9)</sup> ; >5 acres: 50	20 adjacent to residential; 5 adjacent to business or industrial with wall openings; 0 if no wall openings <5 acres: 15 >5 acres: 20	15 adjacent to side street; 0 interior side adjacent to C or I Districts; 5 with wall openings; 15 adjacent to residential district. <5 acres: 15 <sup>(10)</sup> ; >5 acres: 50	20	12-18% depending on parcel size <5 acres: 10% >5 acres: 50%	0.40 1 story; 0.11 each additional story. N/A
C-2	5000	50	N/A	N/A	20	20 adjacent to residential; 5 adjacent to business or industrial	15 adjacent to side street; 0 interior side adjacent to C or I	20	12-18% depending on parcel size	0.40 1 story; 0.11 each additional story up to 8; 0.06 each story beyond

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Height	Minimum Front Setback (feet)	Minimum Rear Setback (feet)	Minimum Side Setback (feet)	Minimum Setback Between Buildings	Minimum Open Space	Maximum FAR
							district.			
I-3	<u>435,600</u>	<u>330</u>	<u>N/A</u>	<u>Width of widest adjacent street.</u>	<u>25</u>	<u>20 adjacent to residential; 5 adjacent to business or industrial with wall openings; 0 if no wall openings</u>	<u>15 adjacent to side street; 0 interior side adjacent to C or I Districts; 5 with wall openings; 15 adjacent to residential district.</u>	<u>20</u>	<u>10%; 15% if adjacent to residential use</u>	<u>N/A</u>

Notes applicable to Table 4.1:

1. Lots of lesser area which were platted prior to the enactment of Ordinance No. 993 shall be permitted.
2. Lots platted or otherwise created prior to the effective date of Ordinance No. 1031 shall be considered as valid so long as their width is not less than 50 feet.
3. For corner lots, the minimum side setback along the corner lot line shall be 15 feet.
4. For nonconforming lots permitted under the proviso clause of note (2) above the minimum side setback shall be ten percent of the lot width but not less than six feet, unless it is a corner lot in which case the minimum side setback [along] the corner lot line shall be 15 feet.
5. For corner lots, the minimum side setback along the corner lot line shall be 20 feet.
6. For sites between 107th and 109th Avenues, the minimum required site area shall be 8,400 square feet.
7. For sites between 107th and 109th Avenues, the minimum open space coverage shall be 30 percent.
8. For common zero yard side the setback shall [be] zero feet.
9. If site has no off-street parking the minimum front setback shall be ten feet.
10. If commercial site is abutting a residential property, the side setback along the abutting lot line shall be 20 feet.
10. 44- Applies to residential mobile homes.

788, § 42, 8-5-2013)

**EXHIBIT "B"**

OFFICIAL CITY ZONING MAP DATED 10-30-14

(attached)

**EXHIBIT "C"**

Map of Rezoning Area

(attached)

## **EXHIBIT "D"**

### Description of Rezoning Area

Area generally bounded by NW 25<sup>th</sup> Street on the north, NW 107<sup>th</sup> Avenue on the east, West Flagler Street on the south and the Homestead Extension of Florida's Turnpike on the west, City of Sweetwater, Florida.