

# CITY OF HOLLY HILL, FLORIDA

## CITY COMMISSION

AGENDA • MAY 9, 2017

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Large Conference Room

Work Session

6:00 PM

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CITY HALL  
1065 RIDGEWOOD AVENUE  
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448



Large Conference Room  
City Hall  
1065 Ridgewood Avenue  
Holly Hill, FL 32117

### **CITY COMMISSION MEMBERS**

**Mayor**  
John Penny

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**District 1 - Commissioner**  
Arthur J. Byrnes

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**District 3 - Commissioner**  
John C. Danio

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**District 2 - Commissioner**  
Penny Currie

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**District 4 - Commissioner**  
Chris Via

**CITY MANAGER**  
Joseph Forte

**CITY CLERK**  
Valerie Manning

1. **CALL TO ORDER**
2. **BRANDING**
3. **US1 OVERLAY DISTRICT**
  1. US1 Overlay District  
(Requested by Valerie Manning, City Clerk)
4. **OTHER ITEMS FOR DISCUSSION BY CITY COMMISSION**
5. **ADJOURNMENT**

Website Address – [www.hollyhillfl.org](http://www.hollyhillfl.org) (City Clerk)

**NOTICE** – If any person decides to appeal any decision of the City Commission at this meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 248-9441



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Commission proceedings should contact the City Clerk's Office no later than three (3) days prior to the proceedings.

**City Commission**

1065 Ridgewood Ave  
Holly Hill, FL 32117

**SCHEDULED****WORKSHOP DISCUSSION (ID # 1659)**

Meeting: 05/09/17 06:00 PM  
Department: City Clerk  
Category: Workshop Item  
Prepared By: Valerie Manning  
Initiator: Valerie Manning  
Sponsors:  
DOC ID: 1659

**US1 Overlay District**

**ORDINANCE NO. 2721**

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE CONSOLIDATED LAND DEVELOPMENT REGULATIONS, CHAPTER 114. ZONING REGULATIONS, ADDING A DIVISION 15 REDEVELOPMENT DISTRICT OVERLAY REGULATING USES WITHIN THE REDEVELOPMENT DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Holly Hill has an existing Community Redevelopment Area; and

**WHEREAS**, the Land Development Regulations of the City regulate the allowable Zoning Districts; and

**WHEREAS**, the Board of Planning and Appeals, at it's meeting on April 5, 2005, did recommend adoption of the proposed amendment to the Land Development Regulations to create a Redevelopment Overlay District; and

**WHEREAS**, the City Commission believes it is in the best interests of the citizens of the City of Holly Hill to amend its Land Development Regulations as recommended by the Board of Planning and Appeals; and

**WHEREAS**, underlined text are additions to the current adopted regulations and struck-through text are deletions.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AS FOLLOWS:**

**SECTION 1.** That the Land Development Regulations of the City is amended as follows:

**Division 15.**

**Redevelopment District Overlay**

1. Purpose and intent: The purpose and intent of the Redevelopment District Overall is to promote redevelopment of property, provide for parking and stormwater standards, and a compatibility of land uses within the district.

2. Permitted Uses:

All permitted uses within the underlying zoning district unless prohibited or required by Special Exception in accordance with Sections 4., 5. and 6.

3. Accessory uses: As provided by the underlying Zoning District.

4. Special exceptions: As provided by the underlying Zoning District unless Prohibited by Sections 5. and 6., below.

5. Prohibited Uses: The following uses shall be prohibited for any properties adjacent to Ridgewood Avenue or LPGA Boulevard.

Accessory structure sales, except when entirely enclosed

Blood Plasma Center

Truck and Automobile Salvage Yards

Tattoo Parlors

Carwash Facilities

Laboratories

Mini-warehouses

Motor Vehicle, Marine, Boat, Trailer sales and rentals except when entirely enclosed

Self-service Laundromats

Warehousing and distribution

Motor Vehicle and marine/boat services and repair.

6. Prohibited Uses: The following uses shall be prohibited within the Overlay District.

Adult Entertainment Establishments

Asphalt Batching plants

Bulk Storage of Petroleum Products

Concrete Plants

Temporary Labor Hall and similar uses, but not including employment services

7. Off-Street Parking: The City may waive parking requirements dependent upon property design, uses, inclusion of pedestrian ways, and availability of public parking.

8. Shared Stormwater Facilities: Any availability to utilize shared private and/or public stormwater facilities will be considered.

9. Architectural Styles/Design Standards: For all new construction, one of the following architectural styles must be followed in the design of the project; Mediterranean, Spanish, Florida Vernacular, or Contemporary.

**SECTION 2.** That if any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

**SECTION 3.** That all laws or parts of laws in conflict herewith are hereby repealed.

**SECTION 4.** That this Ordinance shall be published as required by law.

**SECTION 5.** That this Ordinance shall become effective immediately.

The within and foregoing Ordinance was introduced and read on first reading before City Commission of the City of Holly Hill, Florida, at its regularly scheduled meeting held in Commission Chambers at City Hall on the 12<sup>th</sup> day of April, 2005.

It was moved by Commissioner Schmitt and seconded by Commissioner Blais that said Ordinance be approved on first reading. A roll call vote of the Commission held on said motion for approval of the Ordinance resulted as follows:

|                            |     |
|----------------------------|-----|
| Mayor William Arthur       | Yes |
| Commissioner Arthur Byrnes | Yes |
| Commissioner Gilles Blais  | Yes |
| Commissioner Lou Schmitt   | Yes |
| Commissioner Roland Via    | Yes |

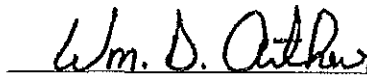
The within and foregoing Ordinance was introduced and read on second reading before City Commission of the City of Holly Hill, Florida, at its regularly scheduled meeting held in Commission Chambers at City Hall on the 26<sup>th</sup> day of April, 2005.

It was moved by Commissioner Schmitt and seconded by Commissioner Via that said Ordinance be adopted. A roll call vote of the Commission held on said motion to adopt the Ordinance resulted as follows:

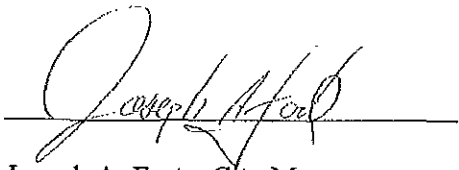
|                            |     |
|----------------------------|-----|
| Mayor William Arthur       | Yes |
| Commissioner Arthur Byrnes | Yes |
| Commissioner Gilles Blais  | Yes |
| Commissioner Lou Schmitt   | Yes |
| Commissioner Roland Via    | Yes |

( ) Whereupon, the Mayor of the City of Holly Hill, Florida, has hereunto set his official signature, duly attested by the City Clerk and has caused the official seal of said City to be affixed all at City Hall of Holly Hill, Florida, this 26<sup>th</sup> day of April, 2005, for the purpose of authenticity as is required by law.

City of Holly Hill, Florida

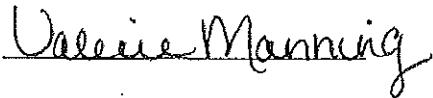


William D. Arthur, Mayor



Joseph A. Forte, City Manager

Attest:



Valerie Manning, City Clerk

**ORDINANCE NO. 2911**

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING SECTION 78-14 TO ADD DEFINITIONS FOR CONGREGATE MEAL FACILITY, FOOD PANTRY AND HOMELESS SERVICE; BY AMENDING SECTIONS 114-635 AND 114-636 OF THE REDEVELOPMENT DISTRICT OVERLAY TO ADD SELECTED USES AS PROHIBITED USES; BY AMENDING SECTION 114-634 OF THE REDEVELOPMENT DISTRICT OVERLAY TO ADD SPECIAL EXCEPTION USES; BY AMENDING ARTICLE III SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2 SPECIAL EXCEPTIONS TO ADD CRITERIA FOR SPECIAL EXCEPTION APPROVALS FOR SELECTED USES IN THE REDEVELOPMENT DISTRICT OVERLAY ZONE; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Holly Hill, Volusia County, Florida, has adopted a comprehensive plan pursuant to, and in compliance with 163.3161 et. Seq., Florida Statutes; and

**WHEREAS**, the City Commission of the City of Holly Hill, Volusia County, Florida has adopted a Community Redevelopment Area Master Plan; and

**WHEREAS**, the City Commission, as authorized by 163.3202, Florida Statutes, has enacted and does enforce the Land Development Regulations, based on, related to, and as a means to implement its adopted comprehensive plan; and

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12/13/2011  
1/10/2012  
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Attachment: Ordinance No. 2911 - Overlay District Limitations (1659 : US1 Overlay District)

WHEREAS, the City Commission has determined that it is necessary to amend its Land Development Regulations as herein provided in order to more effectively implement and is consistent with its adopted comprehensive plan and the redevelopment plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF HOLLY HILL,  
FLORIDA:

**SECTION 1.** Section 78-14 Definitions is hereby amended to add the following definitions:

*Congregate meal facility:* A facility that provides meals on a daily or periodic basis for families and individuals. This term does not include homeless shelters or transitional housing.

*Food pantry:* Any program that acquires food products through donations, canned food drives, food bank programs or purchases and distributes the food to individuals, and does not provide prepared food to clients for consumption on or off site. This term does not include grocery store, convenience store or other retail business that sells food primarily for consumption off site.

*Homeless service:* A service, such as food distribution, vocational training, or counseling provided on site and designed and conducted to assist homeless individuals who lack a regular and adequate nighttime residence or reside in a shelter designed to provide temporary living accommodations. (A regular and adequate nighttime residence is a dwelling, hotel or motel that has a certificate of occupancy and business tax receipt when required.)

**SECTION 2.** Section 114-634 Special Exceptions in the Redevelopment District Overlay is hereby amended to read as follows:

**Sec. 114-634. Special exceptions.**

Automobile and boat sales, except when entirely enclosed, meeting the requirements of Section 114-705

Hotels and motels meeting the requirements of Section 114-706

Outdoor display of merchandise meeting the requirements of Section 114-707

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1/10/2012  
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Attachment: Ordinance No. 2911 - Overlay District Limitations (1659 : US1 Overlay District)

As provided by the underlying zoning district unless prohibited by Sections 114-635 and 114-646 below.

**SECTION 3.** Section 114-635 Prohibited Uses in the Redevelopment District

Overlay is hereby amended to add the following uses to the list of uses prohibited for any properties adjacent to Ridgewood Avenue or LPGA Boulevard:

~~Single family residences~~

~~Pawn shops~~

~~Used clothing sales~~

~~Used furniture sales~~

~~Check cashing services~~

~~Thrift store~~

~~Consignment store~~

~~Multi-family residential development unless the residential units are constructed as part of a mixed use development approved through a planned unit development zoning~~

(For properties fronting on LPGA Boulevard, “adjacent” means the full depth of the property fronting on LPGA or a depth of 250 feet from the center line of LPGA Boulevard, whichever is less.)

**SECTION 4.** Section 114-635 Prohibited Uses in the Redevelopment District

Overlay is hereby amended to delete “Motor vehicle, marine, boat, trailer sales and rentals except when entirely enclosed” from the list of prohibited uses.

**SECTION 5.** Section 114-636 Prohibited Uses in the Redevelopment District

Overlay is hereby amended to add the following use to the list of uses prohibited for all properties within the overlay district:

Outdoor flea markets  
 Community residential homes  
 Congregate meal facilities  
 Food pantries and feeding programs  
 Homeless services  
 Homeless shelters  
 Recovery homes/treatment facilities  
 Internet gambling facilities including any sweepstakes operations that use internet gaming systems for the promotion of a product  
 Sweepstakes centers

**SECTION 6.** The Land Development Regulations are hereby amended to create a

new section 114-705 *Automobile, recreational vehicle and boat sales with outdoor sales and display*

in the Redevelopment District Overlay provided the following conditions are met:

- A 10-foot landscaped buffer is provided along front and side property lines including one shade tree per 25 linear feet of buffer; one understory tree per 30 linear feet of buffer; and 30 shrubs per 100 linear feet of buffer. A cluster of three palm trees shall equal one shade tree.
- Ground signs shall be monument signs meeting the size requirements of the land development regulations with a minimum 10 foot x 10 landscaped area
- Maximum lot coverage shall not exceed 80% of the total lot area.
- Building signage shall meet the requirements of Section 110-8.
- Building colors shall be consistent with the color palette consistent with the architectural styles specified in Section 114-639 in the Redevelopment Overlay District.

**SECTION 7.** The Land Development Regulations are hereby amended to create a

new section 114-706 *Hotels and motels* in the Redevelopment District Overlay provided the

following conditions are met:

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 1/10/2012  
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- The site has a minimum lot area of two (2) acres
- Maximum building coverage will not exceed 35%
- A 10-foot landscaped buffer is provided along front and side property lines including one shade tree per 25 linear feet of buffer; one understory tree per 30 linear feet of buffer; and 30 shrubs per 100 linear feet of buffer. A cluster of three palm trees shall equal one shade tree.

**SECTION 8.** The Land Development Regulations are hereby amended to create a new Section 114-707 *Outdoor display of merchandise* in the Redevelopment District overlay provided the following conditions are met:

- The goods and merchandise is intended for use outdoors (such as lawn equipment, patio furniture, grills, etc.)
- The merchandise is displayed in an area designated for outdoor display that does not impede visibility or access to and within the site.
- The merchandise is only displayed during hours of operation.
- Outside display and sale of merchandise for approved vendors at temporary special events shall be permitted as a function of the temporary event permit.

This special exception is a limitation on the outside display, storage or sale of goods, merchandise or services as permitted by Section 114-901.

**SECTION 9.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

**SECTION 10.** That all ordinances made in conflict with this Ordinance are hereby repealed.

**SECTION 11.** That this Ordinance shall be posted at City Hall as required by law.

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The within and foregoing Ordinance was introduced and read on first reading before the City Commission of the City of Holly Hill, Florida, at its regular meeting held in Commission Chambers at City Hall on the 13<sup>th</sup> day of December, 2011.

It was moved by Commissioner Penny and seconded by Commissioner Moore that said Ordinance be approved on first reading. A roll call vote of the Commission held on said motion for approval of the Ordinance resulted as follows:

|                                 |     |
|---------------------------------|-----|
| Mayor Roy Johnson               | Yes |
| Commissioner John Penny         | Yes |
| Commissioner Rick Glass         | No  |
| Commissioner Donnie Moore       | Yes |
| Commissioner Liz Towsley-Patton | No  |

The within and foregoing Ordinance was introduced and read on the second reading before the City Commission of the City of Holly Hill, Florida, at its regular meeting held in Commission Chambers at City Hall on the 10<sup>th</sup> day of January, 2011.

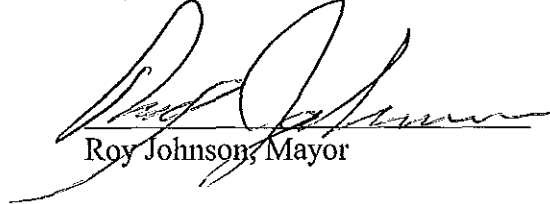
It was moved by Commissioner Penny and seconded by Commissioner Glass that said Ordinance be adopted. A roll call vote of the Commission held on said motion to adopt the Ordinance resulted as follows:

|                                 |     |
|---------------------------------|-----|
| Mayor Roy Johnson               | Yes |
| Commissioner John Penny         | Yes |
| Commissioner Rick Glass         | Yes |
| Commissioner Donnie Moore       | Yes |
| Commissioner Liz Towsley-Patton | Yes |

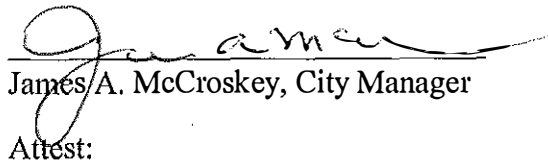
Ord. 2911  
12/13/2011  
1/10/2012  
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Whereupon, the Mayor of the City of Holly Hill, Florida, has hereunto set his official signature, duly attested by the City Clerk, and has caused the official seal of said City to be affixed, all at City Hall in the City of Holly Hill, this 10<sup>th</sup> day of January 2012, for the purpose of authenticity as is required by law.

City of Holly Hill, Florida

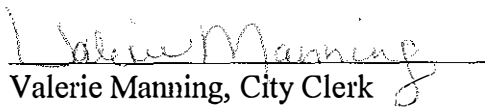


Roy Johnson, Mayor



James A. McCroskey, City Manager

Attest:



Valerie Manning, City Clerk

Ord. 2911  
12/13/2011  
1/10/2012  
7

Attachment: Ordinance No. 2911 - Overlay District Limitations (1659 : US1 Overlay District)

**ORDINANCE NO. 2941**

**AN ORDINANCE OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS, BY AMENDING SECTION 114-637 ALLOWING MODIFICATIONS TO CERTAIN REGULATIONS WITHIN THE REDEVELOPMENT DISTRICT OVERLAY; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Holly Hill, Volusia County, Florida, has adopted a comprehensive plan pursuant to, and in compliance with 163.3161 et. Seq., Florida Statutes; and

**WHEREAS**, the City Commission, as authorized by 163.3202, Florida Statutes, has enacted and does enforce the Land Development Regulations, based on, related to, and as a means to implement its adopted comprehensive plan; and

**WHEREAS**, the City Commission has determined that it is necessary to amend its Land Development Regulations as herein provided in order to more effectively implement the City's redevelopment program; and

**WHEREAS**, the proposed amendment is consistent with the City's adopted comprehensive plan and the City's redevelopment plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:**

**SECTION 1.** The Land Development Regulations are hereby amended to allow staff to reduce required buffers fronting arterial and collector roads with certain limitations as follows:

**Sec. 114-637. Off-street parking. Modifications to Regulations**

- (a) The city may waive parking requirements dependent upon property design, uses, inclusion of pedestrian ways, and availability of public parking.
- (b) The staff may reduce the minimum buffer depth for property lines abutting arterial and collector roads by 5 feet if the applicant can demonstrate that provision of the full buffer area will limit the ability of the site to comply with other required site elements such as parking, vehicular access and pedestrian access. Any reduction in the buffer area shall be the minimum necessary to provide relief to the site. Reduced buffers shall maintain the same volume of plant material as the standard minimum buffer unless the required plant material cannot fit in the reduced buffer.

**SECTION 2.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

**SECTION 3.** That all ordinances made in conflict with this Ordinance are hereby repealed.

**SECTION 4.** That this Ordinance shall be posted at City Hall as required by law.

The within and foregoing Ordinance was introduced and read on first reading before the City Commission of the City of Holly Hill, Florida, at its regular meeting held in Commission Chambers at City Hall on the 23<sup>rd</sup> day of July, 2013.

It was moved by Commissioner Penny and seconded by Commissioner Albert that said Ordinance be approved on first reading. A roll call vote of the Commission held on said motion for approval of the Ordinance resulted as follows:

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7/23/2013  
2

|                               |        |
|-------------------------------|--------|
| Mayor Roy Johnson             | Yes    |
| Commissioner John Penny       | Yes    |
| Commissioner Penny Currie     | Absent |
| Commissioner Donnie Moore     | Yes    |
| Commissioner Elizabeth Albert | Yes    |

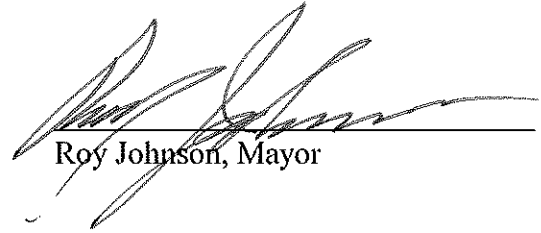
The within and foregoing Ordinance was introduced and read on the second reading before the City Commission of the City of Holly Hill, Florida, at its regular meeting held in Commission Chambers at City Hall on the 13<sup>th</sup> day of August, 2013.

It was moved by Commissioner Penny and seconded by Commissioner Moore that said Ordinance be adopted. A roll call vote of the Commission held on said motion to adopt the Ordinance resulted as follows:

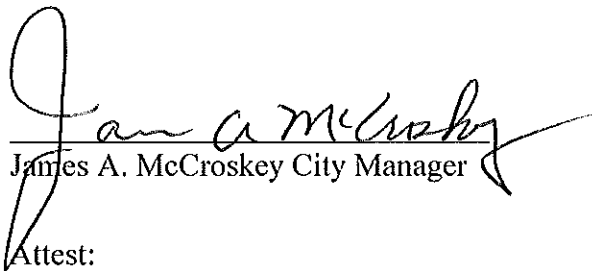
|                               |     |
|-------------------------------|-----|
| Mayor Roy Johnson             | Yes |
| Commissioner John Penny       | Yes |
| Commissioner Penny Currie     | Yes |
| Commissioner Donnie Moore     | Yes |
| Commissioner Elizabeth Albert | Yes |

Whereupon, the Mayor of the City of Holly Hill, Florida, has hereunto set his official signature, duly attested by the City Clerk, and has caused the official seal of said City to be affixed, all at City Hall in the City of Holly Hill, this 13<sup>th</sup> day of August, 2013, for the purpose of authenticity as is required by law.

City of Holly Hill, Florida

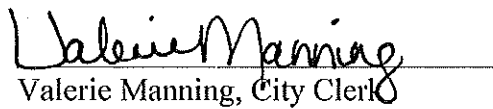


Roy Johnson, Mayor



James A. McCroskey City Manager

Attest:



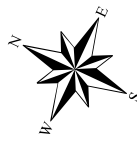
Valerie Manning, City Clerk

Ordinance 2941

7/23/2013

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Attachment: Ordinance No. 2941 - Amending Redevelopment Overlay District - Buffers (1659 : US1 Overlay District)



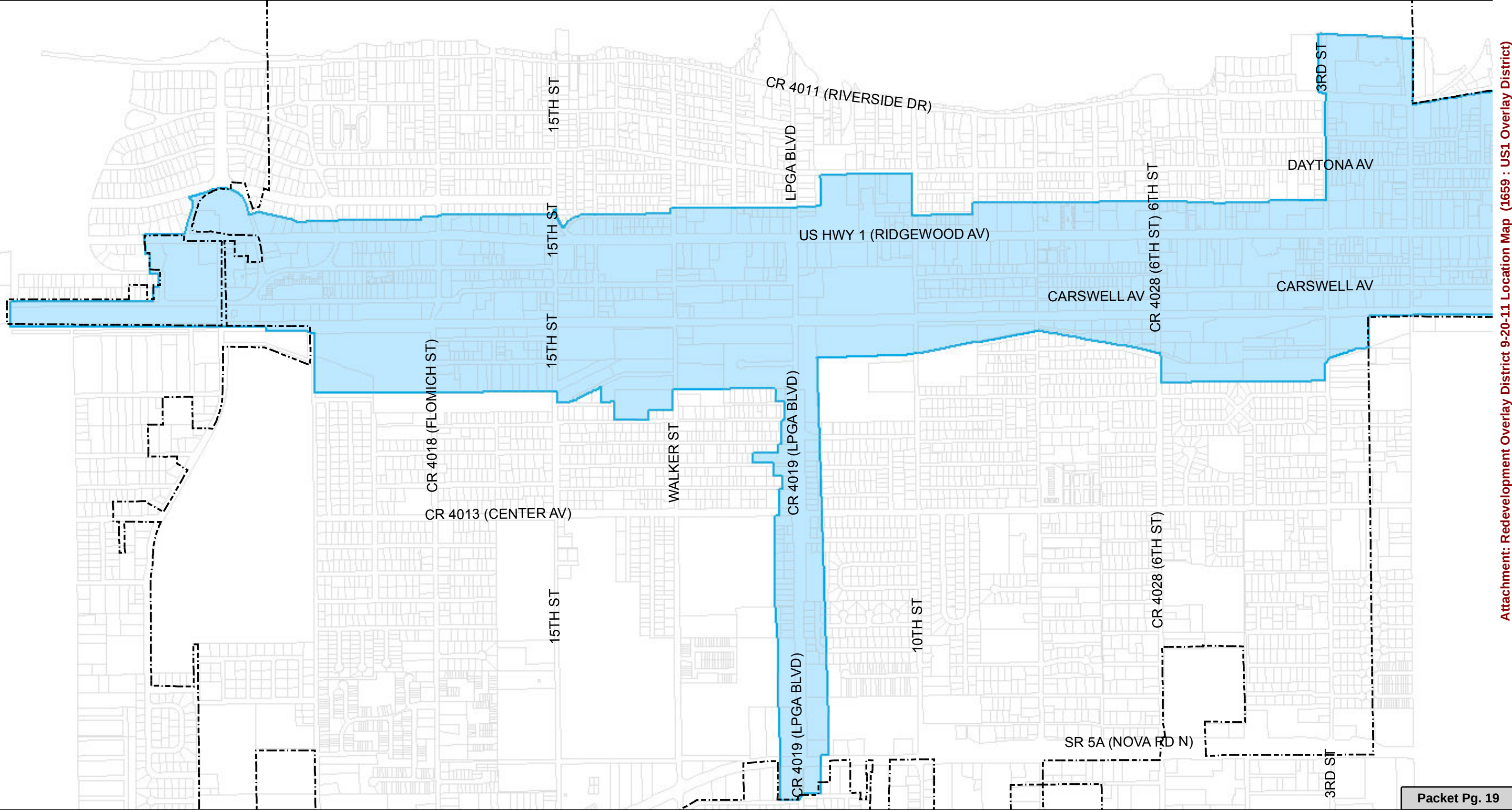
0 250 500 1,000 Feet

# Redevelopment Overlay District

## Legend

- City Limits
- CRA Boundar

Map Created: 9/20/2011



Attachment: Redevelopment Overlay District 9-20-11 Location Map (1659 : US1 Overlay District)

## ZONING

§ 114-593

- (4) Concrete processing and product manufacturing.
  - (5) Motor freight terminals.
  - (6) Wrecker/towing services.
- (Ord. No. 2352, § 2(5.5.20.C), 7-13-93; Ord. No. 2797, § 1, 4-24-07)

**Sec. 114-564. Permitted accessory uses and structures.**

Permitted accessory uses and structures in the I-2 district are as follows:

- (1) Uses customarily associated with, dependent on and incidental to the permitted principal use.
  - (2) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)
- (Ord. No. 2352, § 2(5.5.20.D), 7-13-93)

**Sec. 114-565. Special exceptions.**

Special exceptions in the I-2 district are as follows:

- (1) Blood plasma center. (Refer to section 114-700.)
  - (2) Automobile dismantling and salvage yards. (Refer to section 114-678.)
  - (3) Commercial radio and television transmitting and receiving towers, and associated office and transmitting equipment. (Refer to section 114-687.)
  - (4) Blood banks. (Refer to section 114-695.)
  - (5) Amusement center. (Refer to section 114-701.)
- (Ord. No. 2352, § 2(5.5.20.E), 7-13-93; Ord. No. 2377, § 2, 6-14-94; Ord. No. 2454, § 1, 3-11-97; Ord. No. 2521, § 1, 8-25-98; Ord. No. 2634, § 3, 4-9-02; Ord. No. 2680, § 2, 1-27-04)

**Sec. 114-566. Dimensional requirements.**

No building or structure shall be permitted in the I-2 district except in conformance with the dimensional requirements set forth in section 114-765.

(Ord. No. 2352, § 2(5.5.20.F), 7-13-93)

**Sec. 114-567. Off-street parking and loading.**

Off-street parking and loading facilities shall be provided in the I-2 district as required in chapter 90, article III, division 6.

(Ord. No. 2352, § 2(5.5.20.G), 7-13-93)

**Sec. 114-568. Signs.**

No sign shall be permitted in any I-2 district except in conformance with the requirements set forth in chapter 110.

(Ord. No. 2352, § 2(5.5.20.H), 7-13-93)

**Secs. 114-569—114-590. Reserved.****DIVISION 12. CC-1, COMMERCIAL CORRIDOR DISTRICT****Sec. 114-591. Scope.**

This division shall apply to the CC-1 commercial corridor district.

(Ord. No. 2408, § 1(5.5.21.A), 8-8-95)

**Sec. 114-592. Intent.**

The CC-1 district regulations are intended to promote a relatively intense mix of uses along Ridgewood Avenue, including general retail, wholesale commercial, light industrial and limited residential uses, that are compatible and functionally related so as to enhance the economy of the area; to promote functionally efficient and visually attractive open spaces along the street and between buildings; and to promote the efficient use of Ridgewood Avenue and to minimize the deleterious effects of vehicle turning movements on its traffic-carrying capacity through reasonable access controls.

(Ord. No. 2408, § 1(5.5.21.B), 8-8-95)

**Sec. 114-593. Permitted principal uses and structures.**

Permitted principal uses and structures in the CC-1 district are as follows:

- (1) Administrative offices.

§ 114-593

## HOLLY HILL CODE

- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.
- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

(Ord. No. 2408, § 1(5.5.21.C), 8-8-95; Ord. No. 2416, § 1, 10-10-95; Ord. No. 2817, § 2, 10-9-07)

#### **Sec. 114-594. Prohibited uses.**

The following uses are prohibited in the CC-1 district:

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.

## ZONING

§ 114-595

(7) Tattoo parlors.  
(Ord. No. 2408, § 1(5.5.21.D), 8-8-95; Ord. No. 2460, § 1, 3-25-97)

**Sec. 114-595. Permitted accessory uses and structures.**

Permitted accessory uses and structures in the CC-1 district are as follows:

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)  
(Ord. No. 2408, § 1(5.5.21.E), 8-8-95)

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**Sec. 114-596. Special exceptions.**

Special exceptions in the CC-1 district are as follows:

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.  
(Ord. No. 2408, § 1(5.5.21.F), 8-8-95)

**Sec. 114-597. Dimensional requirements.**

Dimensional requirements in the CC-1 district are as follows:

- (1) *Minimum lot size.*
  - a. Area: 10,000 square feet.
  - b. Depth: 100 feet.
  - c. Width: 100 feet.
- (2) *Minimum yard size.*
  - a. Front (abutting Ridgewood Avenue and LPGA Boulevard): 25 feet; (abutting all other streets: 15 feet)
  - b. Rear: 15 feet, plus three feet for each story over three.
  - c. Side: Ten feet.
- (3) *Maximum building height.*
  - a. Maximum building height is 30 feet, measured from the centerline elevation of Ridgewood Avenue.

- b. Maximum building height shall be increased by ten feet for every 10,000 feet of lot area over 20,000 square feet lot size; provided, however, that under no circumstances shall the building height exceed 70 feet or seven stories.

- (4) *Maximum lot coverage.* None.  
(Ord. No. 2408, § 1(5.5.21.G), 8-8-95; Ord. No. 2435, § 1, 7-23-96; Ord. No. 2466, § 1, 5-27-97)

**Sec. 114-598. Nonconforming lots.**

In the CC-1 zoning districts, any lot existing on or before the effective date of the ordinance from which this division is derived that is smaller than the minimum area, width or depth requirements shall be deemed a nonconforming lot of record. When any such nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except the minimum lot area, width or depth requirements, then the lot may be used as proposed just as if it were conforming. However, no use that requires a greater lot size than the established minimum lot size shall be allowed on a nonconforming lot.  
(Ord. No. 2408, § 1(5.5.21.H), 8-8-95)

**Sec. 114-599. Landscaping and buffers.**

Landscaped buffer areas meeting the requirements of chapter 98 shall be constructed in the CC-1 district. In addition, a minimum of 20 percent of the required front yard area or 100 square feet, whichever is greater, shall be landscaped. This required front yard landscaped area may be divided into more than one area, provided no area measures less than ten feet in any dimension. As a minimum, plant materials shall include one tree and ten shrubs for every 250 square feet of required landscaped area.  
(Ord. No. 2408, § 1(5.5.21.I), 8-8-95)

**Sec. 114-600. Off-street parking and loading.**

Off-street parking and loading facilities shall be provided in the CC-1 district as required in chapter 90, article III, division 6.  
(Ord. No. 2408, § 1(5.5.21.J), 8-8-95)

§ 114-601

## HOLLY HILL CODE

**Sec. 114-601. Signs.**

No sign shall be permitted in any CC-1 district except in conformance with the requirements set forth in chapter 110.

(Ord. No. 2408, § 1(5.5.21.K), 8-8-95)

**Sec. 114-602. Performance and design standards.**

The following performance and design standards shall apply in the CC-1 district:

- (1) *Building service areas.* No loading docks or ramps and no cargo doors, bay doors or other building entries for bulk goods and heavy equipment shall be permitted on the face of any building which is oriented toward Ridgewood Avenue. Where access to such loading docks, ramps or entries can be provided by way of a side or rear street or alley, it shall be so provided. Service and loading areas and trash facilities shall be screened from view from Ridgewood Avenue.
- (2) *Structure design and appearance.* Any building face which is oriented toward Ridgewood Avenue shall be designed to present an interesting visual impression. The placement of windows and use of different textures, complementary colors, shadow lines, detailing and contrasting shapes to create an appealing facade is strongly encouraged. The use of single colors or blank walls is discouraged. All proposed buildings or structures shall be sensitive to the existing community character. This includes the following:
  - a. The existing proportional relationship between buildings, open space and building setbacks shall be maintained.
  - b. The color, height, materials and facade treatment of new development shall not dramatically contrast with the predominant style of adjacent buildings.
  - c. The scale of development shall not overpower neighboring buildings. Through the use of variations in

building height, roofline and grade definition, the perceived height of the building or project can be effectively reduced.

- (3) *Design for security.* The site and architectural design shall provide a sense of security for the users. Customer entrances and exits shall be clearly visible from Ridgewood Avenue and shall be well lighted for security purposes.
- (4) *Integration of residential dwelling.* When residential dwelling units are provided in conjunction with a nonresidential use, such residential dwelling units shall be located above or to the rear of the nonresidential use. Ground-level residential dwelling units shall not be permitted to front on Ridgewood Avenue.
- (5) *General impacts.* No use or activity shall be permitted that would:
  - a. Cause or result in dissemination of dust, smoke, gas or fumes, odor, noise, vibration or excessive light beyond the boundaries of the lot on which the use or activity is conducted; menace by reason of fire, explosion, radiation or other physical hazards; harmful discharge of waste materials; or unusual traffic hazards or congestion due to the number or type of vehicles required by or associated with the use or activity. The performance standards for this subsection shall be those set forth in article III, division 9, of this chapter.
  - b. Be dangerous to the comfort, peace, enjoyment, health or safety of the community or the abutting areas or tend to their disturbance or annoyance.
  - c. Be inconsistent with the appropriate and orderly development of the redevelopment district or the adjacent areas.

(Ord. No. 2408, § 1(5.5.21.L), 8-8-95)

**Secs. 114-603—114-610. Reserved.**