

Indian River County Land Development Regulations

TABLE OF USES - Section 911.10 – Commercial Districts

(4) *Uses.* Uses in the commercial districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings.

Commercial uses and activities shall be contained within an enclosed area unless otherwise specifically allowed herein or unless allowed as an accessory or temporary use approved by the community development director.

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
<i>Agriculture</i>							
Agricultural Production							
Horticultural and landscape plants and specialties	-	-	-	-	P	P	P
Kennels and animal boarding	-	-	-	-	-	A	A
Pet-grooming (no boarding)	-	-	-	-	P	P	P
Agricultural Services							
Landscape services	-	-	-	-	-	P	P
Commercial fishery	-	-	-	-	-	A	P
<i>Commercial</i>							
Construction							
General building contractors/special trade contractors/construction yards ⁴	-	-	-	-	-	-	P
Finance, Insurance, Real Estate, Legal Services							

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Banks and credit institutions	-	P	-	P	P	P	-
Small-scale banks and credit institutions	A	P	-	P	P	P	P
Security and commodity brokers	P	P	-	P	P	P	-
Insurance agents, brokers and service	P	P	-	P	P	P	-
Automatic teller machines	-	P	P	P	P	P	-
Real Estate	P	P	-	P	P	P	-
Holding and other investment offices	P	P	-	P	P	P	-
Legal services	P	P	-	P	P	P	-
Services							
Lodging facilities hotels and motels	-	P	P	-	P	P	-
Boardinghouses	-	A	-	A	A	P	-
Bed and breakfast	P	A	A	A	A	A	-
Membership based hotels	-	-	-	-	-	P	-
Personal Services							
Laundries and laundromats (excluding drycleaners)	-	-	-	P	P	P	-
Garment pressing and drycleaners drop-off/pickup	-	-	-	P	P	P	-
Linen supply	-	-	-	-	-	P	P

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Carpet and upholstery cleaning	-	-	-	-	-	P	P
Drycleaning plants	-	-	-	-	-	-	P
Photographic studios	-	A	-	P	P	P	-
Beauty shops	-	A	-	P	P	P	-
Barber shops	-	A	-	P	P	P	-
Shoe repair	-	A	-	P	P	P	-
Funeral homes	-	-	-	-	-	P	-
Funeral chapels	-	-	-	-	P	P	-
Crematoriums	-	-	-	-	-	P	P
Business Services							
Advertising	P	P	-	-	P	P	P
Credit reporting and collection	P	P	-	-	P	P	P
Mailing, reproduction and stenographic services	-	P	-	-	P	P	P
Equipment rental and leasing	-	-	-	-	P	P	P
Employment agencies	P	P	-	-	P	P	P
Help supply services	-	-	-	-	-	P	P
Computer and data processing	P	P	-	-	P	P	P

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Bail bondsman	-	-	-	-	P	P	P
General and professional office ⁴	P	P	-	P	P	P	-
Auto Repair, Services and Parking							
Automotive rentals	-	-	-	-	-	P	P
Automobile parking and storage	-	-	-	-	-	P	P
Body and paint shops	-	-	-	-	-	-	P
General automotive repair	-	-	-	-	-	P	P
Carwashes	-	-	-	-	P	P	P
Automotive fluid sales and services (other than gasoline)	-	-	-	-	A	P	P
Miscellaneous Repair							
Electrical repair	-	-	-	-	P	P	P
Watch, clock, jewelry	-	-	-	-	P	P	P
Reupholsters and furniture	-	-	-	-	-	-	P
Welding	-	-	-	-	-	-	P
Motion Pictures							
Production and distribution services	-	-	-	-	-	P	P
Motion picture theaters	-	-	-	-	P	P	-

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Drive in theaters (unenclosed commercial amusement)	-	-	-	-	-	-	S
Video tape rentals	-	-	-	P	P	P	-
Amusement and Recreation							
Dance studios, school and halls, gyms	-	-	-	-	P	P	P
Theatrical production including music	-	-	-	-	P	P	-
Enclosed commercial amusements	-	-	-	-	P	P	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-	-	-	-	-	-	S
Health and fitness centers	-	-	-	A	P	P	P
Membership sports and recreation	-	-	-	-	P	P	P
Coin-operated amusements	-	-	-	P	P	P	-
Miniature golf courses	-	-	-	-	-	S	A
Driving ranges	-	-	-	-	-	A	A
Health and Medical Services							
Offices and clinics	P	P	P	P	P	P	-
Total care facilities	-	-	P	-	-	-	-
Hospitals	-	-	P	-	-	-	-
Medical and dental laboratory	-	-	P	-	P	P	-

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Home health care services	-	-	P	-	P	P	-
Specialty outpatient clinics	-	-	P	-	P	P	-
Veterinarian clinic	-	-	-	-	A	A	A
Wholesale Trade							
Durable goods (not including demolition debris site, junkyards, recycling center)	-	-	-	-	-	-	P
Nondurable goods	-	-	-	-	-	-	P
Recycling center (including vegetation debris mulching)	-	-	-	-	-	-	A
Retail Trade							
Convenience stores	-	-	-	P	P	P	P
Building materials and garden supplies	-	-	-	-	-	A	P
Paint, glass and wallpaper stores	-	-	-	-	P	P	P
Hardware stores	-	-	-	-	P	P	P
Retail nurseries and garden supplies	-	-	-	-	P	P	P
Model mobile home display	-	-	-	-	-	A	P
Mobile home trailer sales	-	-	-	-	-	-	A
General Merchandise							
Department stores	-	-	-	-	A	P	-

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Variety stores	-	-	-	-	A	P	-
Flea market	-	-	-	-	-	-	A
Auction facilities, unenclosed	-	-	-	-	-	-	A
Auction facilities, enclosed	-	-	-	-	-	P	P
Used merchandise (including pawn shops)	-	-	-	-	P	P	P
Food Stores							
Grocery stores	-	-	-	P	P	P	-
Meat and fish markets	-	-	-	P	P	P	-
Fruit and vegetable markets	-	-	-	P	P	P	-
Candy, nut and confectionery stores	-	-	P	P	P	P	
Dairy product stores	-	-	-	P	P	P	-
Retail bakeries	-	-	-	P	P	P	-
Automotive Dealers and Services							
New and used cars dealers	-	-	-	-	-	P	P
Used vehicle sales	-	-	-	-	-	S	A
Auto and home supply stores	-	-	-	-	P	P	P
Gasoline service stations	-	-	-	-	A	P	P
Boat sales and rentals	-	-	-	-	-	A	P

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Recreational vehicle sales	-	-	-	-	-	A	A
Motorcycle dealers	-	-	-	-	-	P	P
Automotive fuel sales	-	-	-	A	A	P	P
Commercial marina	-	-	-	-	-	A	P
Marine repair and service	-	-	-	-	-	A	P
Apparel and Accessory Stores	-	-	-	P	P	P	-
Furniture and Home Furnishings							
Furniture and home furnishing stores	-	-	-	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	A	-	-	P	P	P
Household appliance stores	-	-	-	-	A	P	P
Radio, television and computer stores	-	-	-	P	P	P	-
Eating and Drinking Establishments							
Restaurants	-	-	A	P	P	P	P
Carry out restaurants	-	A	A	P	P	P	P
Drive through restaurants	-	-	-	-	-	P	P
Bars and lounges	-	-	-	-	S	P	P
Bottle clubs	-	-	-	-	-	S	A

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Miscellaneous Retail							
Drug stores	-	-	P	A	P	P	-
Liquor stores	-	-	-	P	P	P	-
Miscellaneous shopping goods	-	-	-	-	P	P	-
Florists	-	-	P	P	P	P	-
News stands	-	-	P	P	P	P	-
Sporting goods	-	-	-	-	P	P	-
Optical goods	-	-	P	P	P	P	-
Gift stores	-	-	P	P	P	P	-
Book and card store	-	-	P	P	P	P	-
Catalogue and mail order house	-	-	-	-	-	P	P
Fuel Dealers	-	-	-	-	-	P	P
Food and Kindred Products	-	-	-	-	-	-	P
Fruit and vegetable packing houses	-	-	-	-	-	A	A
Fruit and vegetable juice extraction	-	-	-	-	-	-	A
<i>Community Services</i>							
Educational Services							
Educational centers including primary and	-	A	A	A	A	A	-

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
secondary schools							
Colleges and universities	-	A	A	-	A	A	-
Libraries	A	A	A	A	P	P	-
Vocational, technical and business	-	P	P	P	P	P	-
Institutional							
Individual and family services	-	-	P	-	P	P	-
Job training services	-	-	-	-	P	P	P
Child care and adult care	A	A	P	A	P	P	-
Homes for aged, including nursing homes and rest homes	-	-	A	-	S	S	-
Residential treatment center	-	-	P	-	S	S	S
Place of worship	P	P	-	-	P	P	P
Group homes (residential centers)	-	-	P	-	S	S	S
Adult congregate living facility (21+ residents)	-	-	P	-	S	S	S
Cultural and Civic Facilities	P	P	A	-	P	P	-
Civic and social membership organizations	-	-	A	-	P	P	-
Public Administration							
Government administrative buildings	A	P	A	P	P	P	-

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Courts	-	-	-	-	P	P	-
Emergency services	P	P	P	P	P	P	P
<i>Industrial</i>							
Printing and publishing	-	-	-	-	-	-	P
Machine shops	-	-	-	-	-	-	P
Chemicals and Plastics							
Rubber and plastic footwear	-	-	-	-	-	-	P
Hose, belts, gaskets packing	-	-	-	-	-	-	P
Assembly production (not including manufacturing)	-	-	-	-	-	-	P
<i>Transportation and communication</i>							
Railroad/Bus Transportation Services							
Local and suburban transit	-	-	-	-	-	P	P
Trucking and courier services	-	-	-	-	-	-	P
Commercial warehousing and storage	-	-	-	-	-	-	P
Moving and storage	-	-	-	-	-	-	P
Trucking terminals	-	-	-	-	-	-	P
Self-service storage facilities	-	-	-	-	S	A	P

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Outdoor storage	-	-	-	-	-	-	A
Vehicle storage lot (paved/unpaved) ³	-	-	-	-	-	-	P
Post Office	P	P	P	P	P	P	P
Water transport services	-	-	-	-	-	-	P
Air transport services	-	-	-	-	-	-	P
Pipelines	-	-	-	-	-	-	P
Heliport/helipad	-	-	S	-	-	S	-
Recycling centers	-	-	-	-	-	-	A
Travel and tour agencies	-	P	-	-	P	P	-
Freight transport arrangement	-	P	-	-	-	P	P
Communications							
Telephone and telegraph	-	P	-	-	P	P	P
Radio and television broadcasting	-	P	-	-	P	P	P
Cable and pay T.V.	-	P	-	-	P	P	P
Communications towers (wireless facilities)	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Communications towers (non-wireless facilities) ⁴							
Amateur radio (accessory use)							

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Less than 80 feet	P	P	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S	S	S
Commercial							
Up to 70 feet:							
Camouflaged	P	P	P	P	P	P	P
Non-camouflaged	P	P	P	P	P	P	P
70 feet to 150 feet:							
Camouflaged	A	A	A	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	A	A	A	A
Not camouflaged and not monopole	S	S	S	S	S	S	S
Over 150 feet:							
All tower types (see 971.44(1) for special criteria)	-	-	-	-	-	-	-
Public and private utilities, limited	A	A	A	A	A	A	A
Public and private utilities, heavy	-	-	-	-	-	-	S
<i>Residential Uses</i>							
Single-family dwelling	P	P	-	-	-	-	-
Duplex	P	P	-	-	-	-	-

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Multifamily dwelling	P	P	A	A	A	A	-
Accessory housing (watchman)	-	-	-	-	-	-	P

P = Permitted use

A = Administrative permit use

S = Special exception use

¹ No industrial use shall be permitted in the CH district unless public sewer service is provided to the subject property.

² The requirements of subsection 917.06(11), of the Accessory Uses and Structures Chapter, shall apply to towers less than 70’.

³ Standards for unpaved vehicle storage lots are found in subsection 954.08(6).

⁴ Uses, such as limousine services, construction offices, and contractors trades offices shall be considered general office uses if the following conditions are met:

- All types of vehicles [reference 911.15(3)(a)] kept on site shall be limited to those types of vehicles allowed in residential areas, except that commercial vehicles completely screened from adjacent streets and properties shall be allowed to be kept on site. All commercial vehicles allowed to be kept on site shall be parked in designated paved spaces.
- The number of vehicles used for business purposes and that meet the above condition and that are kept on site shall be limited to twenty-five (25) percent of the number of parking spaces required for the office use.
- Except for vehicle parking, all uses shall be conducted within an office building.

⁵ For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.