

## COMMERCIAL "C-1"

Accessory uses and structures customarily associated with the uses permitted in this District

Administrative offices

Agriculture uses and agricultural accessory uses (limited to existing only and subject to Condition 6)

Animal clinic

Amateur radio antennas and satellite earth stations (in accordance with LDC Section 34-1175)

Antenna-Supporting Structures (in accordance with LDC Section 34-1441 et seq.)

Assisted living facility

ATM (Automatic Teller Machine)

Auto repair and services, Group I - prohibited within 200 feet of the Miramar Lakes southern boundary.

Banks and financial establishments, Groups I and II

Bar or cocktail lounge, with outdoor seating (limited to one for the entire MPD, and subject to Deviations #3 or #30 and Condition #21)

Bed and breakfast

Broadcast studio, commercial radio and television

Business services, Group I (excluding: bail bonding and blood donor, stations) and Group II

Car wash

Caretaker's residence

Cleaning and maintenance services

Clothing stores

Clubs, commercial, fraternal, and private (subject to Conditions 20 and 34, if applicable).

Accessory uses, including but not limited to the following:

- Consumption on premises including outdoor seating (subject to Condition #21)
- Day care center, child
- Food and beverage service
- Restaurants, Groups I, II, and III including outdoor seating subject to Conditions #20 and 21)
- Locker rooms
- Personal services, Groups I and II (limited to ATM's, barbershops or beauty clubs, and massage establishment)
- Specialty retail shops, Groups I and II
- Swimming pools (subject to Condition #34)
- Sports courts, including but not limited to tennis courts, racquetball courts, and basketball courts (subject to Condition #34)

Computer and data processing

Consumption on premises (Subject to Condition #21 and Deviations 3 or 30, where applicable)

Continuing care facility

Convenience food and beverage stores (limited to a total of three (3) within the MPD) - prohibited within 200 feet of the Miramar Lakes southern boundary.

Cultural facilities

Day care center, adult, child

Department store

Drive-through facility for any permitted use

Drug store, pharmacy

Dwelling units:

Single Family

Zero lot line

Duplex

Two-family attached

Townhouse

Multiple-family Building

Entrance gates and gatehouses (subject to Condition #4)

Essential services

Essential service facilities, Group I

Excavation: water retention

Fences, walls

Food stores, Groups I and II

Gasoline dispensing system, special - prohibited within 200 feet of the Miramar Lakes southern boundary.

Gift and souvenir shop

Hardware store

Health care facility, Groups I, II, III and IV

Helistop (subject to Condition #8) - prohibited within 500 feet of the Miramar Lakes southern boundary.

Hobby, toy, game shops

Home occupation (in accordance with LDC Section 34-1772)

Hospice

Hotel, motel (subject to Condition 20, if applicable) and accessory uses, including but not limited to the following:

Consumption on premises

Restaurants, Groups I, II, III and IV (includes outdoor seating, subject to Condition #21)

Specialty retail shops (Groups I and II)

Day care center, child

Personal services (Groups I and II), limited to ATM's barbershops or beauty shops, photo agents, health clubs, and massage establishment

Household and office furnishings, Groups I and II

Insurance companies

Laundry or dry cleaning, Group I (excluding Plant)

Lawn and garden supply store

Library

Medical office

Model homes, model units and model display center (limited to residential uses within the Miramar Lakes project only)

Non-store retailers, all groups

Outdoor display of merchandise

Package store (limited to one for the entire MPD, and subject to Deviations #3 or #30)

Paint, glass and wallpaper

Parcel and express service

Parks, Group I (subject to Condition #34)

Parking lots: accessory, commercial, garage, public, temporary (subject to LOG Section 34--2022)

Personal Services: Groups I and II (excluding massage establishments and massage parlors)

Pet services

Pet shop

Pharmacy

Photo finishing laboratory (in accordance with LDC Section 34-2443)  
Places of worship  
Plant nurseries - subject to Condition 6  
Post office  
Printing and publishing  
Real estate sales office and rental office (for uses within Miramar Lakes only)  
Recreational facilities - personal  
Recreational facilities - private, on-site, off-site (subject to Condition #34)  
Recreation commercial: Groups I, II, III and IV (subject to Condition #34)  
Recreational hall and accessory uses (subject to Condition #34)  
Religious facilities  
Rental and leasing establishments, Groups I, II and III  
Repair shops, Groups I and II  
Research and development laboratories, Groups I, II, and IV (in accordance with LDC Section 34-2443)  
Residential accessory uses and structures, including but not limited to the following:  
    Private boat docks  
    Private garages, carports and parking areas  
    Private swimming pools and enclosures  
    Private tennis courts  
Restaurants, Groups I, II, III and IV (Subject to Condition #20, if applicable)  
    Consumption on premises, including outdoor seating (subject to Condition #21)  
Restaurants, fast food, including outdoor seating (subject to Condition #20)  
Schools, commercial  
Schools, non-commercial  
Self-service fuel pumps - prohibited within 200 feet of the Miramar Lakes southern boundary  
Signs in accordance with Chapter 30  
Social services: Groups I, II and III (in accordance with LDC Section 34-2443)  
Specialty retail shops, Groups I, II, III and IV  
Storage, indoor only  
Studios  
Temporary uses, in accordance with LDC Section 34-3041 et seq., including but not limited to  
    temporary construction trailers and sales offices  
Theater, indoor  
Timeshare unit  
Used merchandise store: Groups I and II  
Variety store  
Wireless communications facilities (in accordance with LDC Section 34-1441 et seq.)  
Wholesale establishment, Group III

Any commercial use or professional service which is comparable in nature with the forgoing uses and which the Director of the Lee County Department of Community Development determines to be compatible in the Miramar Lakes "C-1" district.