

TOWN OF CALLAHAN, FLORIDA  
ORDINANCE NO.: 2020-004

AN ORDINANCE OF THE TOWN OF CALLAHAN TO AMEND CHAPTER 195 OF THE CALLAHAN CODE BY REMOVING OUTDATED PROVISIONS, UPDATING SUPERSEDED LANGUAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 195 of the Code of the Town of Callahan governing land use contains numerous provisions that are outdated due to changes in state law and other regulations, outdated land use patterns, and language that no longer pertains to the Town; and

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CALLAHAN, FLORIDA, AS FOLLOWS:

Section 1. Section 195-81 of the Code of the Town of Callahan is hereby amended as follows:

The Mixed Use Land Use District allows for both residential and commercial land uses on the same parcel of property. Residential uses must be developed consistent with the requirements of the Residential Medium Density Land Use District. Commercial uses must be developed consistent with the permitted uses of the Commercial ~~Town Center~~ General Land Use District.

Section 2. The Title of Article XV of Chapter 195 shall be changed from CTC Commercial Town Center District to CG Commercial General.

Section 3. Section 195-82 of the Code of the Town of Callahan is hereby amended as follows:

The provisions of this district are intended to provide areas for the development of commercial uses which will provide low-intensity commercial needs of Callahan and surrounding areas. ~~The Commercial Town and Commercial Town Center are synonymous.~~

Section 4. Section 195-83 of the Code of the Town of Callahan is hereby amended as follows:

Permitted uses shall be as follows:

A. Retail outlets for the sale of food and pharmaceuticals, alcoholic beverages, wearing apparel, toys, sundries and lotions, books and stationery, leather goods and luggage, jewelry, art supplies, cameras or photographic supplies, sporting goods, musical instruments, televisions and radios (including repairs), delicatessen bakery products, home furnishings and appliances (including repairs), office equipment, hardware and similar uses.

B. Service establishments such as barber and beauty shops, shoe repair shops, restaurants, interior decorators,

photographic studios, dance or music studios, reducing salons or gymnasiums, self-service laundry or dry cleaners, tailors, hobby and gift shops, florist, dry cleaning and laundry package plants, pest control, ~~pawnshops~~, nurseries, newspaper establishments, home equipment rentals ~~and animal kennels~~.

C. Professional and business offices such as architects, lawyers, engineers, real estate, insurance, dentist, physicians, accountants, banks and credit unions. ~~and other financial institutions~~.

~~D. Shopping centers.~~

Section 5. Section 195-85 of the Code of the Town of Callahan is hereby amended as follows:

Conditional uses shall be as follows:

A. Hospitals, sanitariums, nursing homes, pain clinics, drug rehabilitation, elderly and foster homes and similar uses and financial institutions not specified in permitted uses

~~B. Warehousing and storage uses.~~

C. Churches (including temporary revival establishments)

D. Crematoriums and funeral homes, subject to the conditions and requirements that may be applied to conditional uses under Code §§ 195-23 and 195-24.

Section 6. Section 195-86 of the Code of the Town of Callahan is hereby amended as follows:

~~Minimum lot requirements shall be as follows:~~

A. The minimum lot size needed by the various commercial uses will be determined by the space requirements dictated by the purposed use, the required setbacks and the number of parking spaces required by this chapter and drainage requirements.

Section 7. Section 195-88(B) of the Code of the Town of Callahan is hereby amended as follows:

(B) Maximum floor area ration: ~~25%~~ 50%

Section 8. Section 195-92 of the Code of the Town of Callahan is hereby amended as follows:

Permitted uses shall be as follows:

~~A. Auto and truck service establishments which include service stations, truck stops, garages, body shops, vehicle rentals, and carwashes. All permitted uses in the CG~~  
Commercial General District

B. Auto and truck service establishments which include service stations, truck stops, garages, body shops, vehicle rentals and carwashes.

- C. Retail outlets for the sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards), heavy machinery and equipment, dairy supplies, monuments and similar uses.
- D. Museums, theaters (including drive-ins), skating rinks, bowling alleys, billiard parlors and similar commercial recreational uses.
- E. Vocational, trade, and business schools, libraries and community centers.
- F. Funeral homes and Crematoriums.
- G. Hotels and motels.
- H. Express or parcel delivery offices, telephone exchanges, and commercial parking lots.
- I. Shopping centers.
- J. Hospitals, sanitariums, nursing homes, elderly and foster homes and similar uses.
- K. Pawnshops.

Section 9. Section 195-94 of the Code of the Town of Callahan is hereby amended as follows:

Conditional uses shall be as follows:

- ~~A. Hospitals, sanitariums, nursing homes, elderly and foster homes and similar uses.~~
- BA. Light manufacturing, warehousing and storage uses.
- CB. Churches (including temporary revival establishments).
- ~~C. Industrial uses subject to the requirements of Article XVII.~~

Section 10. Section 195-97(A) of the Code of the Town of Callahan is hereby amended as follows:

Building restrictions shall be as follows:

- ~~A. Maximum building height of: 35 feet. Structures exceeding 35 feet in height shall increase the minimum side yard by one foot for every two feet of height exceeding 35 feet, but shall not exceed 45 feet under any circumstances.~~

Section 11. The title of Article XVII of Chapter 195 shall be changed from I-1 Industrial to ICI Intense Commercial/Industrial.

Section 12. Section 195-100 of the Code of the Town of Callahan is hereby amended as follows:

These provisions apply to areas that can be developed for a variety of storage, warehousing, intense commercial and light industrial operations or similar uses, by the provisions of the adopted Callahan Comprehensive Plan and the Town's land development regulations. These regulations will permit the

TOWN OF CALLAHAN, FLORIDA



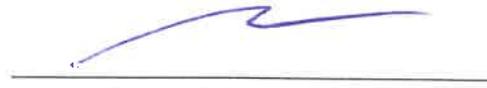
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Ken Bass, Town Council President

ATTEST:

  
Town Clerk

APPROVED:



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Martin Fontes, Mayor

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