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DIVISION 12.5. HISTORIC LIMITED COMMERCIAL DISTRICT (HCL)

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Sec. 122-1001. Intent.

The historic limited commercial district (HCL) is established to implement comprehensive plan policies for areas designated HCL on the comprehensive plan future land use map. The purpose of the HCL district is to provide a management framework for the "market place" adjacent to Bahama Village, south of the extension of Petronia Street. The HCL district shall accommodate limited commercial land uses including shops catering primarily to the following markets:

- (1) Neighborhood residential markets within the immediate vicinity as opposed to city-wide or regional markets;
- (2) Specialized markets with customized market demands; or
- (3) Tourist oriented markets in the immediate vicinity.

In order to manage the impacts of future development on transportation and public facilities, the city shall limit the intensity of development in the HCL district to activities generating no more than 100 trips per 1,000 square feet of gross leasable floor area per day. Areas designated for residential and limited commercial development shall not accommodate large scale retail sales and trade activities generally serving a city-wide or regional market. Such stores usually differ from limited commercial shops since the former generally require a larger floor area, carry a relatively larger inventory, and require a substantially greater off-street parking area.

Uses which are not accommodated within the historic limited commercial area include the following: large scale discount stores or supermarkets; department stores; wholesale and warehousing activities; sales, service or repair of motor vehicles, machine equipment or accessory parts, including tire and battery shops; automotive services centers; and fast food establishment primarily serving in disposable containers and/or providing drive-in or drive-through facilities; nor any commercial use which is affiliated with a regional, state or national concern, or which advertises by common theme of architecture, signage, or operations be allowed. In addition, the HCL designation shall not accommodate transient residential uses, including motels or hotels and conversions from permanent residential use to transient residential use.

(Ord. No. 99-18, § 1 (Exh. A(2-5.5.9(A))), 9-8-1999)

Sec. 122-1002. Uses permitted.

Uses permitted in the historic limited commercial district (HCL) are as follows:

- (1) Business and professional offices.
- (2) Commercial retail low and medium intensity that generate less than or equal to 50 pm peak hour vehicle trips per 1,000 square feet of gross leasable floor area.
- (3) Restaurants, excluding drive-through facilities that generate less than or equal to 50 pm peak hour vehicle trips per 1,000 square feet of gross leasable floor area.
- (4) Open air vending and mobile vending consistent with other city regulations.

(Ord. No. 99-18, § 1 (Exh. A(2-5.5.9(B))), 9-8-1999)

Sec. 122-1003. Conditional uses.

Conditional uses in the historic limited commercial district (HCL) are as follows:

- (1) Single-family and two-family residential dwellings located over commercial.
- (2) Public and private utilities.
- (3) Restaurants, excluding drive-through, that generate between 50 and 100 pm peak hour vehicle trips per 1,000 square feet.

(Ord. No. 99-18, § 1 (Exh. A(2-5.5.9(C))), 9-8-1999)

Sec. 122-1004. Prohibited uses.

In the historic limited commercial district (HCL), all uses not specifically or provisionally provided for in this division are prohibited.

(Ord. No. 99-18, § 1 (Exh. A(2-5.5.9(D))), 9-8-1999)

Sec. 122-1005. Dimensional regulations.

The dimensional regulations in the historic limited commercial district (HCL) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

- (1) Maximum density: 16 dwelling units per acre.
- (2) Maximum FAR: 0.8.
- (3) Maximum height: 35 feet.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 40 percent.

- b. Maximum impervious surface ratio: 60 percent.
- (5) *Minimum lot size:* 5,000 square feet.
 - a. Minimum width: 50 feet.
 - b. Minimum depth: 100 feet.
- (6) *Minimum setbacks:*
 - a. Front: Minimum of 5 feet.
 - b. Side: Minimum of 5 feet.
 - c. Rear: 15 feet.

(Ord. No. 99-18, § 1 (Exh. A(2-5.5.9(E))), 9-8-1999; Ord. No. 10-04, § 19, 1-5-2010)

Secs. 122-1006—122-1015. Reserved.