

TABLE OF LAND USES AND DEVELOPMENT REGULATIONS
 BY GENERAL LAND USE CATEGORIES
 Prepared by the City of Lakeland,
 Community Development Department
 July 21, 2008

LEGEND:
 P: Principal Use
 A: Accessory Use
 p: Permitted by Right
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USES	RESIDENTIAL DISTRICTS										OFFICE DISTRICTS			COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS			PRESERVATION/ CONSERVATION	
	RA-1	RA-2	RA-3	RA-4	RB-1	RB-2	MF-12	MF-16	MF-22	MH	0-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7	I-1	I-2	I-3	LD	
RESIDENTIAL																									
Single-Family, Attached Single-Family, Detached Two-Family	Pp	Pp	Pp	Pc Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pc	Pp Pp Pc	Pp Pp Pc		Pp Pp Pc													**	
Multiple-Family Multiple-Family for the Elderly							Pp Pp	Pp Pp	Pp Pp		Pp Pp								Pp Pp	Pp Pp					
Mobile Home Residential, Upstairs Transient Lodging and Social Services										Pp	Pp Pc	Pp		Pc	Pc					Pp	Pp				
Bed and Breakfast Convents and Monasteries Dormitories Fraternities and Sororities			Pc	Pc	Pc	Pc	Pc Pp Ac Ac	Pc Pp Ac Ac	Pp Pp Ac Ac		Pp		Ap Ap Ap	Pp	Pp					Pp	Pp				
Group-Homes, Level I Group-Homes, Level II Group-Homes, Level III					Pc	Pc	Pc Pc	Pc Pc	Pc Pc Pc		Pc Pc	Pc Pc	Pc Pc Pc	Pp Pp Pp		Pc Pc	Pc Pc Pc			Pp Pp Pp	Pp Pp Pp	Pc Pc Pc		**	
Institutional, Level I Institutional, Level II Institutional, Level III							Pc Pc	Pc Pc	Pc Pc		Pc Pc	Pc Pc	Pc Pc Pc	Pc Pc Pc		Pc Pc	Pc Pc Pc					Pc Pc Pc			
Nursing Homes Residential Clubs Family Day Care Home	Pp	Pp	Pp	Pp	Pp	Pp	Pc Pp	Pc Pp	Pc Pp		Pp	Ap	Pc Pp	Pp		Pc	Pc			Pc Pp	Pc Pp	Pc			
Rooming Houses, Hostels & Similar Uses Level I Level II									Pc Pc					Pp Pp	Pp Pp						Pc	Pc			

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OFFICE																									
Government U.S. Postal Service Facilities & Administrative Offices of City, County, State & Federal Agencies													Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp		
Non-Government Office-Type Research and Development Facilities Travel Agencies													Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp	Pp Pp Pp			
COMMERCIAL																									
Banks, Credit Unions and Savings & Loan Associations Bars, Lounges and Related Entertainment Uses Bars, Lounges and Related Entertainment Uses located within building containing at least 50,000 sq ft of floor area occupied by hotel, restaurant, theater or retail shopping													Pc	Pc	Pp Pc	Pc	Pp Pp	Pp Pp	Pp Pc	Pc Pc	Pp Pc				
Convenience Sales & Personal Service Uses Convenience Stores Day Care Centers Department Stores				Pc	Pc	Pc	Pc	Pc	Pc	Pc			Pc	Pp	Pp	Pp	Pp Pp Pp	Pp Pp Pp	Pp Pc Pp	Pp Pc Pp	Pc Pc Pp				
Food Stores Funeral Homes and Crematoriums													Pp Pp	Pp	Pp	Pp	Pp Pp	Pp Pp	Pp	Pc	Pp Pp				
Hotels Indoor Commercial Recreation Uses Indoor Gun Clubs and Shooting Galleries													Pp	Pp	Pp		Pp Pp Pp	Pp Pp Pp	Pp Pc	Pp Pc	Pp Pp Pp				
Kennels Laundry and Cleaning Establishments, Level I Laundry and Cleaning Establishments, Level II																	Pp Pp Pp	Pp Pp	Pp Pp	Pp Pp	Pc	Pp Pp	Pp	Pp	**

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COMMERCIAL (CONT.)																								
Liquor Stores Mobile Home Sales, Rental and Service Agencies Motels												Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pc	Pc	Pc	Pp	Pp	
Motor Vehicle and Boat Sales and Rental Uses Motor Vehicle Fuel Sales Uses Motor Vehicle Service Uses														Pc	Pp	Pc	Pp	Pp	Pc		Pp			
Motor Vehicle Parts and Accessory Stores Motor Vehicle Repair, Retail Neighborhood Convenience Centers Office Support Retail Uses			Pc	Pc	Pc	Pc	Pc	Pc			Pc	Pc	Pp	Pc	Pp		Pp	Pp	Pc		Pp	Pp	Pp	
Outdoor Commercial Recreation Outdoor Retail Sales of New and Used Merchandise Outdoor Storage of Boats, Motor Homes and Trailers, retail service															Pc		Pc	Pc			Pc	Pc	Pc	**
Recycling Collection Centers Restaurants Serving a Limited Clientele Carry Out Sandwich Shops, Snack Bars Low Turn-Over High Turn-Over Very High Turn-over															Pp		Pp	Pp			Pp	Pp	Pp	
Recreational Vehicle Parks Regulated Uses Retail Marine Sales and Services Retail Building Material Sales, Level II										Pc							Pc	Pc			Pc	Pp	Pp	
Shopping Centers Neighborhood Community Regional																Pp	Pp	Pp	Pc					
Single-Destination Commercial Uses Specialty Comparison Commercial Uses Veterinary Clinics and Hospitals											Pp				Pp	Pp	Pp	Pp	Pc	Pp	Pp	Pp	Pp	**

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INDUSTRIAL																								
Industrial Marine Establishments																							Pp	Pp
Industrial-Type Service Establishments																							Pp	Pp
Level I																							Pp	Pp
Level II																							Pp	Pp
Level III																							Pc	Pc
Industrial Uses																								
Level I																							Pp	Pp
Level II																							Pp	Pp
Level III																							Pc	Pc
Research and Development Facilities																							Pc	Pc
Scrap, Waste and Reclaimed Materials Trade																							Pc	Pc
Airports, Landing Fields and Heliports																							Pc	Pc
Railroad Marshalling Yards																							Pc	Pc
Transit Storage and Maintenance Facilities for Passenger Transportation Operations																								
Transit Terminal Facilities for Passenger Transportation Operations															Pp				Pp	Pc			Pp	Pp
Warehousing and Motor Freight Transportation Uses																								
Level I																							Pp	Pp
Level II																							Pp	Pp
Level III																							Pc	Pc
Wholesale Trade Uses																								
Level I																							Pp	Pp
Level II																							Pp	Pp
Level III																							Pc	Pc
Dwelling Unit for Caretaker within Warehouse or Industrial Facility															Ap								Ap	Ap

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COMMUNITY FACILITIES																									
Public Non-Commercial Principal Uses Quasi-Public Non-Commercial Principal Uses	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp	Pp Pc	Pp Pc	Pp Pp	Pp Pp	Pp Pp	Pp Pp	Pp Pp	Pp Pp			Pp Pp				** **
Public Non-Commercial Principal Uses for Munn Park and Downtown Districts Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown Districts																			Pp Pp	Pp Pp					
Churches, Synagogues and Other Houses of Worship Colleges, Junior Colleges, Universities and Seminaries	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc	Pp	Pp	Pp Pp	Pp	Pp	Pp	Pp Pp	Pp Pp	Pp Pp	Pp Pp	Pp				**
MISCELLANEOUS																									
Communication Towers Communication Towers atop buildings greater than 50 ft in height Communication Studios	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc	Pc Pc		Pp Pp	Pp Pp	Pp Pp		Pp Pp			Pp Pp			Pp Pp	Pp Pp	Pp Pp		** **
Ground-Mounted Personal Wireless Service Facilities	Pc	Pc	Pc	Pc	Pc	Pc	Pc	Pc	Pc	Pc	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp			Pp	Pp	Pp		**
Parking Garages as Principal Uses Parking Lots as Principal Uses on a Parcel when not operated as an accessory to a use or uses located on another parcel													Pp	Pp		Pp	Pp	Pp	Pp	Pc	Pp	Pp	Pp		
Parking Lots as Principal Uses on a Parcel when operated as an accessory to a use or uses located on another parcel	Pc	Pc	Pc	Pc	Pc	Pc	Pc	Pc	Pc		Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp	Pp		
Utility and Essential Service Facilities Level I Level II Level III	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp Pc	Pp	Pp	Pp Pc	Pp Pc	Pp Pc		**

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MISCELLANEOUS (CONT.)																								
Vocational Training for activities permitted in the district where located											Pp	Pp	Pp	Pp	Pp		Pp	Pp	Pp	Pp	Pp	Pp		
Agricultural Production, Crops																								**
Agricultural Production, Livestock																								**
Level I																								**
Level II																								**
Agricultural Services																					Pp	Pp	Pp	**
Mining																								**
Business Mail Address and Business Telephone Service accessory to dwelling units	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap													**
Foster Care Services accessory to single-family dwelling units	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap													**
Home Occupations accessory to single-family detached dwelling units				Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap													**
Secondary Dwelling Unit accessory to single-family detached dwelling units	**	**	**	**	**	**	**	**	**	**	**													**
Day Care Center accessory to Churches																								**
Synagogues and other Houses of Worship	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap		Pc	Pc	**
Airports, landing fields and heliports																								**
Private Concession uses operated on land owned by the City of Lakeland	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	**
Any use typically incidental to a principal use permitted by right when conducted as an accessory to such principal use	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	**
Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	**
Structure-Mounted Personal Wire Service Facilities	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	**
Utility-Pole Mounted Personal Wireless Service Facilities	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	Ap	**