

**ARTICLE 21
COMMERCIAL DISTRICTS
C-1**

21.00.00.00 GENERAL INTENT OF COMMERCIAL DISTRICTS

It is the intent of the City Commission through the regulations of this Article to provide for office and retail developments at a variety of sizes and intensities that are consistent with the existing and desirable future pattern of development in the city.

The use restrictions in this Article provide primarily for office and retail development. However, permitted uses do not include heavy commercial developments which have environmental characteristics that make them more appropriate for industrial areas.

Development regulations in the commercial districts provide for progressively larger lot sizes with setback, height and other standards intended to ensure compatibility with surrounding land uses. The C-6 and C-7 districts contain regulations specifically designed to maintain the urban development patterns unique to properties located downtown and within Munn Park Historic District.

21.01.00.00 C-1 (SMALL LOT GENERAL COMMERCIAL) DISTRICT INTENT

The intent of the C-1 District is to provide for a broad range of office and retail uses. However, permitted uses do not include some sales and service uses which have environmental characteristics that make them more appropriate for industrial areas. Development regulations permit relatively small lots and commensurate setbacks. The district is intended for areas where the existing pattern of parcelization makes larger minimum lot sizes impractical.

Amend.1,9 The C-1 District is intended for mapping in areas designated RH, CC, LCC, NAC, CAC, RAC, BP and IAC by the City of Lakeland Future Land Use Plan.

21.02.00.00 USE RESTRICTIONS

21.02.01.00 PRINCIPAL USES PERMITTED BY RIGHT

- Amend.1
- Art and drafting supply stores
 - Art merchandising studios
 - Barber shops
 - Beauty shops
 - Bed and breakfast
 - Book stores
 - Camera and photographic supply stores
 - Candle shops
 - Candy, nut and confectionery stores
 - Card shops
 - Churches, synagogues and other houses of worship
 - Communication studios
 - Cosmetic stores
 - Day care centers
- Amend.3
- Fabric Stores
 - Flower shops
 - Funeral homes and crematoriums
 - Gift shops

**ARTICLE 21
COMMERCIAL DISTRICTS
C-1**

- Amend.4 Ground-mounted personal wireless service facilities
- Group homes, Levels I, II and III
- Hearing aid stores
- Interior decorator showrooms
- Jewelry sales and repair stores
- Laundry, cleaning and related garment service pick-up stations serving primarily the public
- Leather and luggage stores
- Locksmith establishments
- Medical supply stores
- Motels
- Music and record stores
- Musical instrument stores
- Nursing homes
- Office support retail
- Office uses, government, including U.S. Postal Service facilities and administrative offices of city, county, state and federal government agencies
- Office uses, non-government
- Office-type research and development facilities
- Optician retail stores
- Orthopedic and artificial limb stores
- Parking lots
- Amend.3 Pet grooming establishments, but not kennels
- Photographic studios serving primarily the public
- Amend.3 Picture framing establishments
- Public and quasi-public non-commercial principal uses
- Restaurants, carry out, sandwich shops and snack bars, serving the general public
- Restaurants, low turn-over, serving the general public
- Rooming houses, hostels and similar uses, Levels I and II
- Amend.3 Shoe and leather good repairs
- Amend.3 Small electronic equipment, TV, radio, computer repair
- Souvenir shops
- Amend.6 Specialty food stores
- Amend.3 Tailor and dressmaking shops
- Tax return preparation services
- Travel agencies
- Trophy shops
- Utility and essential service facilities, Level I
- Vocational training for activities permitted in this district
- Amend.3 Watch, clock and jewelry repair

- 21.02.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES

- Amend.1,2 Banks, credit unions, and savings & loan associations
- Amend.6 Consignment shops/thrift stores
- Amend.5,9 Institutional residential, Levels I, II and III
- Motor vehicle fuel sales
- Motor vehicle sales and rental
- Motor vehicle service or repair
- Motor vehicle parts and accessory stores including the installation of parts and accessories
- Restaurants, high turnover, serving the general public

**ARTICLE 21
COMMERCIAL DISTRICTS
C-1**

Amend.6 Transient lodging or social services facilities
Utility and essential service facilities, Level II

21.02.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use

Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.

Day care centers accessory to churches, synagogues and other houses of worship

Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission

Amend.4 Structure-mounted personal wireless service facilities

Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

**21.02.04.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS
CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use

21.02.05.00 PROHIBITED USES

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.02.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

**ARTICLE 21
COMMERCIAL DISTRICTS
C-1**

21.03.00.00 DEVELOPMENT REGULATIONS

21.03.01.00 MINIMUM LOT SIZE REGULATIONS

Minimum lot area	7,500 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Minimum street frontage	50 feet

21.03.02.00 BUILDING BULK REGULATIONS

Amend.2

Minimum front and street side setback:	
from central city local street	20 feet*
from central city collector street	20 feet*
from central city arterial street.....	20 feet*
from urban/suburban local street	30 feet*
from urban/suburban collector street.....	50 feet
from urban/suburban arterial street	65 feet
Minimum interior side setback	5 feet
Minimum rear setback.....	15 feet
Minimum interior side or rear setback from any residential lot line.....	25 feet
Minimum rear setback for residential dwelling unit	
above first story	30 feet
Maximum building height	36 feet
Maximum lot coverage	35 percent

* Unless adjacent to a residential front yard, then as set forth in Section 30.03.02.00.

21.03.03.00 MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and similar ornamental features that are completely supported by a building:

Maximum projection into any required setback.....	3 feet
---	--------

**ARTICLE 21
COMMERCIAL DISTRICTS
C-2**

21.04.00.00 C-2 (HIGHWAY COMMERCIAL) DISTRICT INTENT

Amend.10 The intent of the C-2 District is to provide for a broad range of office and retail uses, including those which serve the motoring public and those for which development on individual lots with exposure to high traffic volumes is particularly important. Some of the uses permitted are not permitted in certain other commercial districts. The C-2 Highway Commercial District is intended for locations along arterial streets. The district is intended for areas where the existing pattern of parcelization makes larger minimum lot sizes impractical. The district is not intended for shopping centers or large retail establishments.

Amend.1,9,10 The C-2 District is intended for mapping in areas designated LCC, BP and IAC by the City of Lakeland Future Land Use Plan. The C-2 District may also be mapped in areas designated RH to provide a conforming zoning classification for existing commercial land uses located within the Central City area.

21.05.00.00 USE RESTRICTIONS

21.05.01.00 PRINCIPAL USES PERMITTED BY RIGHT

- Banks, credit unions and savings and loan associations
- Bars, lounges and related entertainment
- Bed and breakfast
- Amend.3 Catering establishments
- Churches, synagogues and other houses of worship
- Communication studios and towers
- Amend.10 *Convenience sales and personal service
- Amend.2,10 *Convenience stores
- Day care centers
- Amend.10 *Food stores
- Funeral homes and crematoriums
- Amend.4 Ground-mounted personal wireless service facilities
- Hotels and motels
- Indoor commercial recreation
- Indoor gun clubs and shooting galleries
- Kennels and animal shelters, with all facilities in a completely enclosed building
- Laundry and cleaning establishments, Levels I and II
- Amend.10 *Liquor stores
- Mini-warehousing and storage
- Mobile home sales, rental and service
- Motor vehicle and boat sales and rental
- Motor vehicle fuel sales
- Motor vehicle service
- Motor vehicle parts and accessory stores including the installation of parts and accessories
- Motor vehicle repair, retail
- Office support retail
- Office-type research and development facilities
- Office uses, government, including U.S. Postal Service facilities and administrative offices of city, county, state and federal government agencies
- Office uses, non-government
- Amend.10 *Outdoor retail sales of new and used merchandise

**ARTICLE 21
COMMERCIAL DISTRICTS
C-2**

- Amend.10 *Outdoor storage of boats, motor homes and trailers, retail service
Parking lots and garages
- Amend.5 Pest control and exterminating services
Public and quasi-public non-commercial principal uses
Recycling collection centers
Restaurants, carry out, sandwich shops and snack bars, serving the general public
Restaurants, low, high and very high turn-over, serving the general public
Retail marine sales and service
Rooming houses, hostels and similar uses, Levels I and II
- Amend.10 *Single-destination commercial uses
- Amend.10 *Specialty comparison commercial uses
- Amend.10 Tool and small equipment rental establishments, but not including the rental of heavy equipment
Transit terminal facilities for passenger transportation operations
Travel agencies
Utility and essential service facilities, Level I
Veterinary clinics and hospitals, with all facilities in a completely enclosed building
Vocational training for activities permitted in this district
- Amend.10 * These retail uses shall be limited to a maximum of 40,000 square feet of gross floor area on the entire site, either alone or in combination with any other such retail uses.

21.05.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES

- Amend.7 Adult game arcades
- Amend.2 Outdoor commercial recreation
- Amend.10 Retail uses greater than 40,000 square feet of gross floor area on the entire site, either alone or in combination with any other such retail uses.
- Amend.6 Transient lodging or social services facilities
Utility and essential service facilities, Level II

21.05.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT

- Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use
- Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.
- Day care center accessory to churches, synagogues and other houses of worship
- Amend.2 Dwelling unit wholly within a principal building for watchman/caretaker in warehouse or industrial facility
Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission
- Amend.4 Structure-mounted personal wireless service facilities
- Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

21.05.04.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS CONDITIONAL USES

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use.

**ARTICLE 21
COMMERCIAL DISTRICTS
C-2**

21.05.05.00 **PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.05.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

21.06.00.00 DEVELOPMENT REGULATIONS

21.06.01.00 **MINIMUM LOT SIZE REGULATIONS**

Minimum lot area 10,000 square feet
 Minimum lot width 60 feet
 Minimum lot depth 100 feet
 Minimum street frontage 60 feet

21.06.02.00 **BUILDING BULK REGULATIONS**

Amend.2

Minimum front and street side setback:
 from central city local street 5 feet*
 from central city collector street 5 feet*
 from central city arterial street 5 feet*
 from urban/suburban local street 30 feet*
 from urban/suburban collector street 50 feet
 from urban/suburban arterial street 65 feet
 Minimum interior side setback 5 feet
 Minimum rear setback 20 feet
 Minimum interior side or rear setback from any
 residential lot line 25 feet
 Maximum building height 36 feet
 Maximum lot coverage 35 percent

* Unless adjacent to residential front yard, then as set forth in Section 30.03.02.00

21.06.03.00 **MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS**

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and similar ornamental features that are completely supported by a building:

Maximum projection into any required setback 5 feet

21.07.00.00 C-3 (NEIGHBORHOOD CENTER COMMERCIAL) DISTRICT INTENT

The intent of the C-3 District is to provide primarily for convenience commercial uses which serve the everyday shopping needs of business and residential populations. These uses are relatively high traffic generators and thus have significant impact on surrounding uses and on the traffic-carrying capacity of access thoroughfares. Certain complementary office, financial and retail uses are permitted in order to provide flexibility in the use of property zoned in this district. The C-3 District is intended for sites which are located at the intersection of two collector streets or at the intersection of a collector street and an arterial street.

Mapping of the C-3 District in any one location is intended to extend over an area of about two acres. Larger C-3 areas are not envisioned because such areas would not serve the neighborhood intent of the district.

The Neighborhood Center Commercial District is part of a hierarchy of three shopping center-type commercial districts. The other two shopping center districts are the Community Center Commercial District and the Regional Center Commercial District. It is the intent of this land development code that most new commercial developments occur either in the Downtown or Munn Park Commercial Districts or in shopping centers which have a distinct neighborhood, community or regional character.

Amend.1,9 The C-3 District is intended for mapping in areas designated CC, LCC, NAC, CAC, RAC and IAC by the City of Lakeland Future Land Use Plan.

21.08.00.00 USE RESTRICTIONS

21.08.01.00 PRINCIPAL USES PERMITTED BY RIGHT

- Churches, synagogues and other houses of worship
- Communication studios
- Convenience sales and personal service
- Amend.2 Convenience stores
- Day care centers
- Amend.4 Ground-mounted personal wireless service facilities
- Laundry and cleaning establishments, Levels I and II
- Liquor stores
- Office uses, government, including U.S. Postal Service facilities and administrative offices of city, county, state and federal government agencies
- Office uses, non-government
- Office-type research and development facilities
- Parking lots
- Public and quasi-public non-commercial principal uses
- Restaurants, carry out, sandwich shops and snack bars, serving the general public
- Restaurants, low and high turn-over, serving the general public
- Shopping centers, neighborhood
- Specialty comparison commercial uses
- Travel agencies
- Utility and essential service facilities, Level I
- Veterinary clinics and hospitals, with all facilities in a completely enclosed building

**ARTICLE 21
COMMERCIAL DISTRICTS
C-3**

21.08.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES

Banks, credit unions and savings and loan associations
Group homes, Levels I and II
Institutional residential, Levels I and II
Motor vehicle fuel sales
Motor vehicle service
Nursing homes
Utility and essential service facilities, Level II

21.08.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use
Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.
Day care center accessory to churches, synagogues and other houses of worship
Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission
Structure-mounted personal wireless service facilities
Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

Amend.4
Amend.4

21.08.04.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS CONDITIONAL USES

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use

21.08.05.00 PROHIBITED USES

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.08.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

21.09.00.00 DEVELOPMENT REGULATIONS

21.09.01.00 MINIMUM LOT SIZE REGULATIONS

Minimum lot area2 acres
Minimum lot width200 feet
Minimum lot depth300 feet
Minimum street frontage200 feet

**ARTICLE 21
COMMERCIAL DISTRICTS
C-3**

21.09.02.00 BUILDING BULK REGULATIONS

Minimum front and street side setback.....	75 feet
Minimum interior side setback	30 feet
Minimum rear setback.....	50 feet
Minimum interior side or rear setback from any residential lot line.....	75 feet
Maximum building height	36 feet
Maximum lot coverage.....	35 percent

21.09.03.00 MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and similar ornamental features that are completely supported by a building:

Maximum projection into any required setback.....	5 feet
---	--------

21.10.00.00 C-4 (COMMUNITY CENTER COMMERCIAL) DISTRICT INTENT

The intent of the C-4 District is to provide for a broad range of office and retail uses. However, permitted uses do not include some sales and service uses which have environmental characteristics that make them more appropriate for industrial areas. The development regulations of this district permit large scale development. This district is most appropriate for sites which are located along thoroughfares which have rights-of-way sufficiently wide to permit separate turning and acceleration/deceleration lanes.

The C-4 District is intended for sites which are located at the intersection of a collector street and an arterial street, or at the intersection of two arterial streets.

The Community Center Commercial District is part of a hierarchy of three shopping center-type commercial districts. The other two shopping center districts are the Neighborhood Center Commercial District and the Regional Center Commercial District. It is the intent of this land development code that most new commercial development occur either in the Downtown or Munn Park Commercial Districts or in shopping centers which have a distinct neighborhood, community or regional character.

Amend.1,9,10 This C-4 District is intended for mapping in areas designated LCC, NAC, CAC, RAC and IAC by the City of Lakeland Future Land Use Plan.

21.11.00.00 USE RESTRICTIONS

21.11.01.00 PRINCIPAL USES PERMITTED BY RIGHT

Banks, credit unions and savings and loan associations
Bars, lounges and related entertainment
Churches, synagogues and other houses of worship
Colleges, junior colleges, universities and seminaries
Communication studios
Convenience sales and personal service

Amend.2 Convenience stores
Day care centers
Department stores
Food stores

Amend.4 Funeral homes and crematoriums
Ground-mounted personal wireless service facilities
Hotels and motels
Indoor commercial recreation
Indoor gun clubs and shooting galleries
Laundry and cleaning establishments, Levels I and II
Liquor stores
Motor vehicle fuel sales
Motor vehicle service
Motor vehicle parts and accessory stores including the installation of parts and accessories
Office support retail

**ARTICLE 21
COMMERCIAL DISTRICTS
C-4**

Office-type research and development facilities
Office uses, government, including U.S. Postal Service facilities and administrative offices of city, county, state and federal government agencies
Office uses, non-government
Parking lots and garages
Public and quasi-public non-commercial principal uses
Recycling collection centers
Restaurants, carry out, sandwich shops and snack bars, serving the general public
Restaurants, low, high and very high turn-over, serving the general public
Shopping centers, neighborhood and community
Single-destination commercial uses
Specialty comparison commercial uses
Travel agencies
Utility and essential service facilities, Level I
Veterinary clinics and hospitals, kennels and animal shelters, with all facilities in a completely enclosed building
Vocational training for activities permitted in this district

21.11.02.00 **PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Amend.7 Adult game arcades
Amend.2 Group homes, Levels I, II and III
 Institutional residential, Levels I, II and III
 Nursing homes
 Outdoor commercial recreation
 Regulated uses
 Utility and essential service facilities, Level II

21.11.03.00 **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT**

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use
Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.
Day care center accessory to churches, synagogues and other houses of worship
Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission
Amend.4 Structure-mounted personal wireless service facilities
Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

21.11.04.00 **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS
CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use

**ARTICLE 21
COMMERCIAL DISTRICTS
C-4**

21.11.05.00 **PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.11.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

21.12.00.00 DEVELOPMENT REGULATIONS

21.12.01.00 **MINIMUM UNIFIED DEVELOPMENT AND OUT-PARCEL SIZE REGULATIONS**

21.12.01.01 **Minimum Unified Development Size Regulations**

- Minimum lot area 5 acres
- Minimum lot width 325 feet
- Minimum lot depth 475 feet
- Minimum street frontage 325 feet

21.12.01.02 **Minimum Out-Parcel Size Regulations**

- Minimum out-parcel area 20,000 square feet
- Minimum out-parcel width 100 feet
- Minimum out-parcel depth 100 feet
- Minimum out-parcel street frontage 100 feet

21.12.02.00 **MINIMUM UNIFIED DEVELOPMENT AND OUT-PARCEL BUILDING BULK REGULATIONS**

21.12.02.01 **Minimum Unified Development Building Bulk Regulations**

- Minimum front and street side setback 100 feet
- Minimum interior side setback 50 feet
- Minimum rear setback 70 feet
- Minimum interior side or rear setback from any residential lot line 100 feet
- Maximum building height 44 feet
- Maximum lot coverage 35 percent

21.12.02.02 **Minimum Out-Parcel Building Bulk Regulations**

Building bulk regulations for out-parcels shall be as set forth in Section 21.06.02.00, except that there shall be no minimum setbacks from property lines which are not boundaries of the unified community center of which the out-parcel is a part.

21.12.02.03 Out-Parcel Access And Traffic Circulation

- a. The primary access to an out-parcel shall be from the parent tract.
- b. Internal parcels may have one right-in/right-out driveway from the main roadway which must be shared if located adjacent to another out-parcel and must be spaced at least 75 feet from the main project entrance.
- c. Corner out-parcel lots may have a driveway to the secondary street if it is located at least 75 feet from the intersection and no closer than 125 feet from the parent tract driveway on the secondary street.
- d. A driveway to an out-parcel from a main project entrance shall be at least 75 feet from the public road right-of-way.
- e. Each out-parcel must have access to the parent tract and wherever possible should share driveways.
- f. All joint accesses must be specified in a written easement agreement, a copy of which must be submitted to the city prior to site plan approval.

21.12.03.00 MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and similar ornamental features that are completely supported by a building:

Maximum projection into any required setback.....5 feet

**ARTICLE 21
COMMERCIAL DISTRICTS
C-5**

21.13.00.00 C-5 (REGIONAL CENTER COMMERCIAL) DISTRICT INTENT

The intent of the C-5 District is to provide for a broad range of office and retail uses. However, permitted uses do not include some sales and service uses which have environmental characteristics that make them more appropriate for industrial areas. The development regulations of this district require large scale shopping center-type development. This district is most appropriate for sites which are separated from single-family residential development by natural features or other less intensive land uses. The C-5 District is intended for sites which are located at the intersection of two arterial streets.

The Regional Center Commercial District is part of a hierarchy of three shopping center-type commercial districts. The other two shopping center districts are the Neighborhood Center Commercial District and the Community Center Commercial District. It is the intent of this land development code that most new commercial development occur either in the Downtown or Munn Park Commercial Districts or in shopping centers which have a distinct neighborhood, community or regional character.

Amend.9 The C-5 District is intended for mapping in areas designated CAC, RAC and IAC by the City of Lakeland Future Land Use Plan.

21.14.00.00 USE RESTRICTIONS

21.14.01.00 PRINCIPAL USES PERMITTED BY RIGHT

Banks, credit unions and savings and loan associations
Bars, lounges and related entertainment
Churches, synagogues and other houses of worship
Colleges, junior colleges, universities and seminaries
Communication studios and towers
Convenience sales and personal service

Amend.2 Convenience stores
Day care centers
Department stores
Food stores

Amend.4 Funeral homes and crematoriums
Ground-mounted personal wireless service facilities
Hotels and motels
Indoor commercial recreation
Indoor gun clubs and shooting galleries
Liquor stores
Laundry and cleaning establishments, Levels I and II
Mobile home sales, rental and service agencies
Motor vehicle and boat sales and rental
Motor vehicle fuel sales
Motor vehicle service
Motor vehicle parts and accessory stores including the installation of parts and accessories
Office support retail

**ARTICLE 21
COMMERCIAL DISTRICTS
C-5**

Office-type research and development facilities
Office uses, government, including U.S. Postal Service facilities and administrative offices including offices of the city, county, state and federal government agencies
Office uses, non-government
Parking lots and garages
Public and quasi-public non-commercial principal uses
Recycling collection centers
Restaurants, carry out, sandwich shops and snack bars, serving the general public
Restaurants, low, high and very high turn-over, serving the general public
Retail marine sales and service
Shopping centers, neighborhood, community and regional
Single-destination commercial uses
Specialty comparison commercial uses
Transit terminal facilities for passenger transportation operations
Travel agencies
Utility and essential service facilities, Level I
Veterinary clinics and hospitals, with all facilities in a completely enclosed building
Vocational training for activities permitted in this district

21.14.02.00 **PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Amend.7 Adult game arcades
Outdoor commercial recreation
Regulated uses
Utility and essential service facilities, Level II

21.14.03.00 **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT**

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use
Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.
Day care center accessory to churches, synagogues and other houses of worship
Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission
Structure-mounted personal wireless service facilities
Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

Amend.4
Amend.4

21.14.04.00 **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS
CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use

**ARTICLE 21
COMMERCIAL DISTRICTS
C-5**

21.14.05.00 **PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.14.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

21.15.00.00 DEVELOPMENT REGULATIONS

21.15.01.00 **MINIMUM UNIFIED DEVELOPMENT AND OUT-PARCEL SIZE REGULATIONS**

21.15.01.01 **Minimum Unified Development Size Regulations**

- Minimum unified development area.....25 acres
- Minimum unified development width450 feet
- Minimum unified development depth.....675 feet
- Minimum street frontage450 feet

21.15.01.02 **Minimum Out-Parcel Size Regulations**

- Minimum out-parcel area 20,000 square feet
- Minimum out-parcel width100 feet
- Minimum out-parcel depth100 feet
- Minimum out-parcel street frontage.....100 feet

21.15.02.00 **MINIMUM UNIFIED DEVELOPMENT AND OUT-PARCEL BUILDING BULK REGULATIONS**

21.15.02.01 **Minimum Unified Development Building Bulk Regulations**

- Minimum front and street side setback.....125 feet
- Minimum interior side setback75 feet
- Minimum rear setback.....100 feet
- Minimum interior side or rear setback from any residential lot line.....125 feet
- Maximum building height44 feet
- Maximum lot coverage35 percent

21.15.02.02 **Minimum Out-Parcel Building Bulk Regulations**

Building bulk regulations for out-parcels shall be as set forth in Section 21.06.02.00, except that there shall be no minimum setbacks from property lines which are not boundaries of the unified regional center of which the out-parcel is a part.

21.15.02.03 Out-Parcel Access And Traffic Circulation

- a. The primary access to an out-parcel shall be from the parent tract.
- b. Internal parcels may have one right-in/right-out driveway from the main roadway which must be shared if located adjacent to another out-parcel and must be spaced at least 75 feet from the main project entrance.
- c. Corner out-parcel lots may have a driveway to the secondary street if it is located at least 75 feet from the intersection and no closer than 125 feet from the parent tract driveway on the secondary street.
- d. A driveway to an out-parcel from a main project entrance shall be at least 75 feet from the public road right-of-way.
- e. Each out-parcel must have access to the parent tract and wherever possible should share driveways.
- f. All joint accesses must be specified in a written easement agreement, a copy of which must be submitted to the city prior to site plan approval.

21.15.03.00 MAXIMUM PERMITTED PROJECTIONS INTO REQUIRED SETBACKS

Awnings, cornices, eaves, lintels, planter boxes, roof overhangs, gutters, belt courses and similar ornamental features that are completely supported by a building:

Maximum projection into any required setback.....5 feet

21.16.00.00 C-6 (DOWNTOWN COMMERCIAL) DISTRICT INTENT

The intent of the C-6 District is to provide for a broad range of office, retail and residential uses pursuant to the development concept set forth in the Downtown Lakeland Strategic Development Initiative. Special site plan review requirements specify that development be compatible with the Strategic Development Initiative concept.

The plan guides the development of a traditional downtown environment that emphasizes the pedestrian over the automobile within the core of the downtown. To the west of Florida Avenue, more contemporary commercial development is allowed. Because of the emphasis on a quality environment for people, building height is limited, site development standards follow traditional downtown patterns rather than suburban ones and architectural review is required. Parking requirements are waived in the core area and reduced from suburban standards outside the core. In addition to review by the city, all new construction and additions must be reviewed by the Downtown Development Authority.

C-6 District regulations permit intensive development by right. Even more intensive development can be approved through planned unit development zoning which implements the Strategic Development Initiative.

Amend.9 The C-6 District is intended for mapping in areas designated RAC by the City of Lakeland Future Land Use Plan and located within the Lakeland Downtown Development Authority District.

21.17.00.00 USE RESTRICTIONS

21.17.01.00 PRINCIPAL USES PERMITTED BY RIGHT

- Amend.10 Banks, credit unions and savings and loan associations
- Amend.6 Bars, lounges and related entertainment uses when located within a building containing at least 50,000 square feet of floor area occupied by a hotel, theater, retail shopping and/or office facilities.
- Amend.3 Bed and breakfast
- Amend.9 Catering establishments
- Churches, synagogues and other houses of worship
- Colleges, junior colleges, universities and seminaries
- Communication studios
- Communication towers located atop buildings greater than 50 feet in height
- Amend.10 Convenience sales and personal service, but not including coin-operated laundry and dry cleaning establishments and tattoo parlors
- Day care centers
- Department stores
- Food stores
- Amend.5 Group homes, Levels I, II and III
- Hotels and motels
- Office-type research and development facilities
- Office support retail
- Office uses, government, including U.S. Postal Service facilities and administrative offices including offices of city, county, state and federal government agencies

**ARTICLE 21
COMMERCIAL DISTRICTS
C-6**

Amend.10 Office uses, non-government, but not including bail bonding services, escort service, labor pools, and manpower pools
 Parking lots and garages
 Public and quasi-public non-commercial principal uses, for Downtown and Munn Park Districts
 Residential clubs
 Residential, multiple-family, all types
 Residential, one or more dwelling units located above the first floor of a building which contains another permitted principal use on the first floor
 Restaurants serving a limited clientele
 Restaurants, carry out, sandwich shops and snack bars, serving the general public
 Restaurants, low, high and very high turn-over, serving the general public
 Specialty comparison commercial uses
 Travel agencies
 Utility and essential service facilities, Level I
 Vocational training for activities permitted in this district

21.17.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES

Amend.10 Adult game arcades
 Amend.7 Bars, lounges and related entertainment uses when NOT located in a building containing at least 50,000 square feet of floor area occupied by hotel or retail shopping facilities.
 Amend.3 Convenience stores
 Amend.2 Indoor commercial recreation
 Amend.10 Liquor stores
 Motor vehicle fuel sales
 Motor vehicle service
 Motor vehicle parts and accessory stores including the installation of parts and accessories
 Amend.10 Nursing homes
 Amend.10 Pet day care
 Rooming houses, hostels and similar uses, Level I
 Shopping centers, neighborhood
 Amend.10 Single-destination commercial uses, but not including greenhouses and monument sales establishments
 Transit terminal facilities for passenger transportation operations

21.17.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT

Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use
 Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.
 Day care center accessory to churches, synagogues and other houses of worship
 Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission
 Amend.4 Structure-mounted personal wireless service facilities
 Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

**ARTICLE 21
COMMERCIAL DISTRICTS
C-6**

21.17.04.00 **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS
CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use

21.17.05.00 **PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.17.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

21.18.00.00 DEVELOPMENT REGULATIONS

21.18.01.00 **MINIMUM LOT SIZE REGULATIONS**

- Minimum lot area 5,000 square feet
- Minimum lot width 40 feet
- Minimum lot depth 100 feet
- Minimum street frontage 40 feet

21.18.02.00 **BUILDING BULK REGULATIONS**

- Minimum front and street side setback 0 feet
- Maximum front and street side setback 20 feet
- Minimum interior side setback 0 feet
- Minimum rear setback 0 feet
- Minimum interior side or rear setback from any residential lot line at district boundary 25 feet
- Minimum building height to top of facade at street elevation 25 feet
- Maximum building height 90 feet
- Minimum lot coverage outside parking exempt area 50 percent
- Minimum lot coverage within parking exempt area 75 percent
- Maximum lot coverage 100 percent
- Minimum building width:
 - Buildings in existence on the date of adoption of these regulations which are less than forty (40) feet in width are declared conforming as to building width and may be continued provided such buildings are in compliance with City of Lakeland construction and minimum maintenance codes. Such buildings may be structurally altered, restored or reconstructed 40 feet
 - Minimum setback from face of curb for projections over public right-of-way:
 - Canopies, awnings, planter boxes roof overhangs, and similar ornamental features that are completely supported by a building 8 feet

21.18.03.00 DESIGN REVIEW REQUIREMENT

Proposed site plan, including parking and landscape/streetscape improvements, building elevations and first floor building plans shall be submitted to the Board of Directors of the Downtown Development Authority for review and approval prior to issuance of a building permit for new construction, additions and exterior demolition or alterations. Building elevations shall illustrate building materials, textures and color, as well as entrances, storefronts and other features.

**ARTICLE 21
COMMERCIAL DISTRICTS
C-7**

21.19.00.00 C-7 (MUNN PARK HISTORIC) DISTRICT INTENT

The intent of the C-7 District is to permit use and development of properties in ways which are: 1) consistent with the economic role that the Munn Park area can play in the continuing revitalization of Lakeland's downtown, and 2) consistent with the overall historic preservation framework set forth in Chapter 8 of the city code. Use regulations permit a broad range of office, commercial and residential activities, but are somewhat more restrictive than the use regulations applicable to the C-6 Downtown Commercial District. In particular, vehicle-intensive uses are prohibited or restricted. Banks, very high turn-over restaurants, parking garages and parking lots are subject to special use review, primarily to control vehicular impacts on pedestrian circulation. Motor vehicle sales and service uses are not permitted. Development regulations require review of all development proposals by the City of Lakeland Historic Preservation Board according to the procedures set forth in Chapter 8 of the city code along with the design review guidelines contained therein and as may be approved by the Board for the Munn Park historic area.

Amend.9 The C-7 District is intended for mapping in areas designated RAC by the City of Lakeland Future Land Use Plan and located within the area designated Munn Park Historic District.

21.20.00.00 USE RESTRICTIONS

Within the core of the downtown, retail and/or service uses are required at the street level to occupy at least sixty (60) percent of the building street frontage. This pertains to all properties zoned C-7 on Kentucky and Tennessee Avenues and those segments of Lemon, Main and Pine Streets between Florida Avenue and Massachusetts Avenue.

* Denotes uses which qualify as retail or service for purposes of complying with core area ground floor use requirements.

21.20.01.00 PRINCIPAL USES PERMITTED BY RIGHT

Amend.10

Amend.3

* Bars, lounges and related entertainment uses when located within a building containing at least 50,000 square feet of floor area occupied by hotel, theater, retail shopping and/or office facilities.

Amend.10

* Convenience sales and personal service uses, but not including coin-operated laundry and dry cleaning establishments, and tattoo parlors

* Department stores

* Office support retail

* Restaurants, serving a limited clientele

* Restaurants, carry out, sandwich shops and snack bars, serving the general public

* Restaurants, low and high turn-over, serving the general public

* Specialty comparison commercial uses

Bed and breakfast

Amend.9

Catering establishments

Churches, synagogues and other houses of worship

**ARTICLE 21
COMMERCIAL DISTRICTS
C-7**

- Amend.5 Colleges, junior colleges, universities and seminaries
Communication studios
Group homes, Levels I, II and III
Hotels and motels
- Amend.10 Office uses, government, including U.S. Postal Service facilities and administrative offices including offices of city, county, state and federal government agencies
Office uses, non-government, but not including bail bonding services, escort service, labor pools and manpower pools
Office-type research and development facilities
Public and quasi-public non-commercial principal uses, for Downtown and Munn Park Districts
Residential clubs
Residential, multiple-family, all types
Residential, one or more dwelling units located above the first floor of a building which contains another permitted use on the first floor
Travel agencies
Utility and essential service facilities, Level I
Vocational training for activities permitted in this district

21.20.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES

- Amend.7 * Adult game arcades
- Amend.3 * Banks, credit unions and savings and loan associations
- * Bars, lounges and related entertainment uses when NOT located in a building containing at least 50,000 square feet of floor area occupied by hotel, theater, retail shopping and/or office facilities
- Amend.2 * Convenience stores
- * Day care centers
- Amend.10 * Food stores
- * Indoor commercial recreation
- * Laundry and cleaning establishments, Level I
- Amend.10 * Liquor stores
- Nursing homes
- * Restaurants, very high turn-over, serving the general public
- Amend.10 Parking lots and garages
- Pet day care
- Rooming houses, hostels and similar uses, Level I

21.20.03.00 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED BY RIGHT

- Any use typically incidental to a principal use permitted by right when conducted as an accessory to such a principal use
- Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.
- Day care center accessory to churches, synagogues and other houses of worship
- Private concession uses operated on land owned by the City of Lakeland in furtherance of public policy with the contractual approval of the City Commission
- Amend.4 Structure-mounted personal wireless service facilities
- Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

**ARTICLE 21
COMMERCIAL DISTRICTS
C-7**

21.20.04.00 **ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED AS
CONDITIONAL USES**

Any use typically incidental to a principal use permitted as a conditional use when conducted as an accessory to such a principal use

21.20.05.00 **PROHIBITED USES**

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 21.20.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

21.21.00.00 DEVELOPMENT REGULATIONS

21.21.01.00 **MINIMUM LOT SIZE REGULATIONS**

- Minimum lot area 5,000 square feet
- Minimum lot width 40 feet
- Minimum lot depth 100 feet
- Minimum street frontage 40 feet

21.21.02.00 **BUILDING BULK REGULATIONS**

- Minimum front and street side setback 0 feet
- Maximum front and street side setback 0 feet
- Minimum interior side setback 0 feet
- Maximum interior side setback 0 feet
- Minimum rear setback 0 feet
- Minimum interior side or rear setback from any residential lot line at district boundary 25 feet
- Minimum building height 25 feet
- Maximum building height 40 feet
- Minimum lot coverage 75 percent
- Maximum lot coverage 100 percent
- Minimum building width:
 - Buildings in existence on the date of adoption of these regulations which are less than forty (40) feet in width are declared conforming as to building width and may be continued provided such buildings are in compliance with City of Lakeland construction and minimum maintenance codes. Such buildings may be structurally altered, restored or reconstructed 40 feet
 - Minimum setback from face of curb for projections over public right-of-way:
 - Canopies, awnings, planter boxes roof overhangs, and similar ornamental features that are completely supported by a building 8 feet

21.21.03.00 DESIGN REVIEW REQUIREMENT

Proposed site plan, including parking and landscape/streetscape improvements, building elevations and first floor building plans shall be submitted to the City of Lakeland Historic Preservation Board for review and approval prior to issuance of a building permit for new construction, additions and exterior demolition or alterations. Building elevations shall illustrate building materials, textures and color, as well as entrances, storefronts and other features.