

**20.00.00.00 GENERAL INTENT OF OFFICE DISTRICTS**

It is the intent of the City Commission through the regulations of this Article to provide for office 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 development. At the same time, provision is made for a limited number of appropriate retail uses which support major office complexes.

Development regulations in the office districts provide for progressively larger lot sizes with setback, height and other standards intended to ensure compatibility with surrounding land uses.

**20.01.00.00 O-1 (SMALL LOT OFFICE) DISTRICT INTENT**

The intent of the O-1 District is to permit those office uses which meet the needs of local resident and business populations and which have the least impact on neighbors and thoroughfares. The uses permitted typically have site and operating characteristics which make them compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volumes per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic-carrying functions should be kept to a minimum. Development regulations permit relatively small lots and commensurate setbacks. The O-1 District is intended for areas where the existing pattern of parcelization makes larger minimum lot sizes impractical.

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

**20.02.00.00 USE RESTRICTIONS**

**20.02.01.00 PRINCIPAL USES PERMITTED BY RIGHT**

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

Bed and breakfast

Churches, synagogues and other houses of worship

Communication studios and towers

Funeral homes and crematoriums

Amend.4 Ground-mounted personal wireless service facilities

Amend.1 Hotels and motels

Multiple-family residential in accordance with MF-22 district development regulations

Amend.6 Parking lots

Public non-commercial principal uses

Amend.1 Residential, one or more dwelling units located above the first floor of a structure which contains another permitted principal use on the first floor

Single-family attached residential buildings

Single-family detached residential in accordance with single-family district development regulations

Travel agencies

Utility and essential service facilities, Level I

Amend.6      Veterinary clinics  
Vocational training for activities permitted in this district

**20.02.02.00      PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Amend.10      Banks, credit unions and savings and loan associations  
Amend.10      Barber shops  
Amend.10      Beauty shops  
Amend.10      Day care centers  
Amend.10      Day spas  
Amend.10      Facial and scalp treatment service  
Amend.10      Group homes, Levels I and II  
Amend.10      Institutional residential, Levels I and II  
Amend.1      Neighborhood Convenience Centers  
Amend.1      Nursing homes  
Amend.6      Quasi-public non-commercial principal uses  
Amend.6      Transient lodging or social services facilities  
Amend.6      Two-Family residential in accordance with RB-1 district development regulations  
Amend.6      Utility and essential service facilities, Level II

**20.02.03.00      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  
Business mail address and business telephone service accessory to dwelling units  
Certain accessory buildings and structures shall be permitted in accordance with the provisions of Sections 30.02.02.00 and 30.02.04.00.  
Family day care home  
Foster care services accessory to single-family dwelling units  
Home occupation accessory to single-family detached dwelling units  
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

**20.02.04.00      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  
Day care center accessory to churches, synagogues and other houses of worship

**20.02.05.00      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 20.02.00.00. 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.

**20.03.00.00 DEVELOPMENT REGULATIONS**

**20.03.01.00 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

**20.03.02.00 BUILDING BULK REGULATIONS**

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 .....	20 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

**20.03.03.00 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
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**20.04.00.00 O-2 (MID-SIZE LOT OFFICE) DISTRICT INTENT**

The intent of the O-2 District is to permit those office uses which meet the needs of local resident and business populations and which have the least impact on neighbors and thoroughfares. The uses permitted typically have site and operating characteristics which make them compatible with adjacent residential development. Because most of the permitted uses typically generate low traffic volumes per unit of floor area, this district is appropriate for locations along thoroughfares where conflicts between site access and traffic-carrying functions should be kept to a minimum. The district is intended for areas where the existing pattern of parcelization makes larger minimum lot sizes impractical.

Amend.1,9 The O-2 District is intended for mapping in areas designated PI, RH, CC, LCC, NAC, CAC, RAC, BP and IAC by the City of Lakeland Future Land Use Plan.

**20.05.00.00 USE RESTRICTIONS**

**20.05.01.00 PRINCIPAL USES PERMITTED BY RIGHT**

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  
Office support retail uses  
Churches, synagogues and other houses of worship  
Communication studios and towers  
Day care centers  
Funeral homes and crematoriums  
Ground-mounted personal wireless service facilities  
Hotels and motels  
Parking lots  
Public non-commercial principal uses  
Residential, one or more dwelling units located above the first floor of a structure which contains another permitted principal use on the first floor  
Restaurants, carry out, sandwich shops and snack bars, serving the general public  
Travel agencies  
Utility and essential service facilities, Level I  
Vocational training for activities permitted in this district

Amend.4  
Amend.1

Amend.1

**20.05.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Banks, credit unions and savings and loan associations  
Barber shops  
Beauty shops  
Day spas  
Facial and scalp treatment service  
Group homes, Levels I and II  
Institutional residential, Levels I and II  
Neighborhood Convenience Centers  
Nursing homes  
Quasi-public non-commercial principal uses  
Utility and essential service facilities, Level II

Amend.10  
Amend.10  
Amend.10  
Amend.10

Amend.1

**20.05.03.00      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  
 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  
 Amend.4

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

**20.05.04.00      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

**20.05.05.00      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 20.05.00.00. 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.

**20.06.00.00      DEVELOPMENT REGULATIONS**

**20.06.01.00      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

**20.06.02.00      BUILDING BULK REGULATIONS**

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 ..... 10 feet  
 Minimum rear setback ..... 20 feet  
 Minimum interior side or rear setback from any  
     residential lot line ..... 25 feet

**ARTICLE 20  
OFFICE DISTRICTS  
O-2**

Minimum rear setback for residential dwelling unit  
above first story .....35 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

20.06.03.00 **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

**20.07.00.00 O-3 (LARGE LOT OFFICE) DISTRICT INTENT**

The intent of the O-3 District is to permit those office uses which meet regional needs for headquarters and other office space. The uses permitted generate relatively low traffic volumes per unit of floor area; however, they are developed at intensities which make them substantial traffic generators. This district is most appropriate for sites which: 1) are located along thoroughfares which have rights-of-way sufficiently wide to permit separate turning and acceleration/deceleration lanes; and 2) are separated from single-family residential development by natural features or other less intensive land uses. Development regulations require large lots and commensurate setbacks. The district is intended for areas where the existing pattern of parcelization makes one acre or larger lot sizes practical.

Amend.1,9 The O-3 District is intended for mapping in areas designated CAC, RAC, BP and IAC by the City of Lakeland Future Land Use Element.

**20.08.00.00 USE RESTRICTIONS**

**20.08.01.00 PRINCIPAL USES PERMITTED BY RIGHT**

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

Office support retail uses

Banks, credit unions and savings and loan associations

Churches, synagogues and other houses of worship

Colleges, junior colleges, universities and seminaries

Communication studios and towers

Day care centers

Funeral homes and crematoriums

Amend.4 Ground-mounted personal wireless service facilities

Hotels and motels

Parking lots and garages

Public and quasi-public non-commercial principal uses

Residential clubs

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

Travel agencies

Utility and essential service facilities, Level I

Vocational training for activities permitted in this district

**20.08.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES**

Amend.3 Bars, lounges, and related entertainment uses

Amend.10 Barber shops

Amend.10 Beauty shops

Amend.10 Day spas

Amend.10 Facial and scalp treatment service

Group homes, Levels I, II and III

Amend.5 Institutional residential, Levels I, II and III

Nursing homes

Utility and essential service facilities, Level II

**20.08.03.00      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  
 Convents and monasteries  
 Day care center accessory to churches, synagogues and other houses of worship  
 Dormitories  
 Fraternities and Sororities  
 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

**20.08.04.00      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

**20.08.05.00      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 20.08.00.00. 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.

**20.09.00.00      DEVELOPMENT REGULATIONS**

**20.09.01.00      MINIMUM LOT SIZE REGULATIONS**

Minimum lot area ..... 1 acre  
 Minimum lot width ..... 100 feet  
 Minimum lot depth ..... 150 feet  
 Minimum street frontage ..... 60 feet

**20.09.02.00      BUILDING BULK REGULATIONS**

Minimum front and street side setback ..... 65 feet  
 Minimum interior side setback ..... 15 feet  
 Minimum rear setback ..... 25 feet  
 Minimum interior side or rear setback from any residential lot line ..... 50 feet  
 Maximum building height ..... 60 feet  
 Maximum lot coverage ..... 35 percent

20.09.03.00      **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