

ORDINANCE NO. _____

PROPOSED ORDINANCE NO. 19-034

AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 2 OF THE LAND DEVELOPMENT CODE TO REVISE AND CONSOLIDATE THE MASTER USE LIST AND PERMITTED USES TABLE, ADD DEFINITIONS AND LOCATIONAL STANDARDS FOR CERTAIN HIGH IMPACT COMMERCIAL USES, DEFINE MICRO-BREWERIES, MICRO-WINERIES AND MICRO-DISTILLERIES, ALLOW FOR SMALL SCALE, CRAFT/ARTISAN MANUFACTURING WITHIN COMMERCIAL ZONING DISTRICTS, ALLOW OFFICE SUPPORT AND ACCESSORY RETAIL USES WITHIN THE I-2 (MEDIUM INDUSTRIAL) ZONING DISTRICT, AND ALLOW THE INDOOR CULTIVATION AND PRODUCTION OF NON-FOOD CROPS WITHIN I-1 (LIGHT INDUSTRIAL – LIMITED COMMERCIAL) AND I-2 (MEDIUM INDUSTRIAL) ZONING DISTRICTS; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Ordinance 5425, adopted on December 16, 2013, the City Commission of the City of Lakeland, Florida adopted the Land Development Code for the City of Lakeland; and

WHEREAS, it has been determined that amendments are necessary to update the regulations contained within the Land Development Code; and

WHEREAS, the City Commission, upon recommendation by the Planning and Zoning Board, wishes to adopt the amendments to the Land Development Code set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The amendments to the Land Development Code set forth in Attachments “A” and “B,” attached hereto and made a part hereof, are hereby adopted.

SECTION 3. The City Commission does hereby expressly find that the provisions of this ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5188, and that all procedures for the enactment of this ordinance have been complied with.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. If any word, sentence, clause, phrase, or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected thereby.

SECTION 6. This ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 18th day of November, A.D. 2019.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
INTERIM CITY ATTORNEY

	RA-1	RA-2	RA-3	RA-4	RB	MF-12	MF-16	MF-22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ¹	I-1	I-2	I-3	
Mobile Home, Boat, Recreational Vehicle Sales, Rental & Service																							
Motor Vehicle Fuel Sales, Minor																							
Motor Vehicle Fuel Sales, Major																							
Motor Vehicle Parts & Accessory Stores																							
Motor Vehicle Rental																							
Motor Vehicle Sales, New																							
Motor Vehicle Sales, Used																							
Motor Vehicle Service & Repair, Minor																							
Motor Vehicle Service & Repair, Major																							
Off-Street Parking, Surface																							
Off-Street Parking, Structure																							
Recreational Vehicle Parks																							
Personal Services Uses																							
Barber Shops, Hair Salons & Day Spas																							
Banks, Credit Unions and Savings & Loan Associations																							
Exercises, Fitness & Martial Arts Studios																							
Funeral Homes & Crematoriums																							
Kennels																							
Laundry & Cleaning Establishments, Retail																							
Music & Dance Studios																							
Payday Loan, Title Loan & Check Cashing Services																							
Pet Grooming & Pet Day Care																							
Repair-Oriented Services																							
Tax Preparation Services, Retail																							
Tattoo Parlors & Body Art Establishments																							
Veterinary Clinics & Animal Hospitals																							
All Other Personal Services Uses, Not Specified, Indoors																							
Retail Sales Uses																							
Accessory Retail to a Permitted Principal Use within I-2 Zoning Districts																							
Adult Entertainment Uses																							
Adult Entertainment Uses																							
Artisan Shops & Consignment Boutiques																							
Artisan-Oriented Retail																							
Big Box Retail																							
Building Materials Sales, Retail, Level I																							
Building Materials Sales, Retail, Level II																							
Consignments Shops/Units, Storage																							
Convenience Sales & Personal Services Uses (A4)																							
Beauty Shops																							
Beauty Shops																							
Convenience and Entertainment Uses																							

	RA -1	RA- 2	RA- 3	RA- 4	RB	MF- 12	MF- 16	MF- 22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C7 ²	I-1	I-2	I-3	
-Grocery Stores																							
-Dry Clean										A	A	A	A										
-Exercise & Martial Arts Studios										A	A	A	A										
-Retail Stores										A	A	A	A										
-Retail and Salon Treatment Services										A	A	A	A										
-Flower Shops										A	A	A	A										
-Music and Dance Studios										A	A	A	A										
Convenience Stores										A	A	A	A										
Day-Care Centers										A	A	A	A										
Department Stores										A	A	A	A										
Dollar Stores & Variety Stores										A	A	A	A										
Drug Stores & Pharmacies										A	A	A	A										
Firearms Sales & Indoor Gun Ranges										A	A	A	A										
Food Stores										A	A	A	A										
Furniture Stores and Carpets/Carpeting										A	A	A	A										
General Home and Construction										A	A	A	A										
Grocery Stores										A	A	A	A										
Hotels										A	A	A	A										
Indoor Commercial Recreation Uses										A	A	A	A										
Indoor Gun Clubs and Shooting Galleries										A	A	A	A										
Kennels										A	A	A	A										
Laundry and Cleaning Establishments, Laundromats and Coin-Operated Laundries										A	A	A	A										
Laundry, Cleaning and related garment service pickup stations serving primarily the public										A	A	A	A										
Liquor Stores										A	A	A	A										
Mechanics										A	A	A	A										
Micro-Breweries, Micro-Wineries & Micro-Distilleries										A	A	A	A										
Medical Marijuana Dispensing Facilities										P ³	P ³	P ³	P ³										
Medical Home Sales, Rental & Service Agencies										A	A	A	A										
Motels										A	A	A	A										
Motor Vehicle & Boat Uses										A	A	A	A										
-Sales, Rental Uses										A	A	A	A										
-Fuel Sales Uses										A	A	A	A										
-Service Uses										A	A	A	A										
-Parts & Accessory Stores										A	A	A	A										
-Repair, Retail										A	A	A	A										
Neighborhood Convenience Centers										A	A	A	A										
Office Support Retail & Services Uses										A	A	A	A										
Outdoor Commercial Recreation										A	A	A	A										
Outdoor Retail—Sales/Show/Used										A	A	A	A										
Outdoor Sales, New & Used, as a Principal Use										A	A	A	A										

	RA -1	RA- 2	RA- 3	RA- 4	RB	MF- 12	MF- 16	MF- 22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C7?	I-1	I-2	I-3	
Outlets-Storage-of-Beer, Alken-Home-and Retailer-Retail-Services																							
PAVIL SHOPS																							
Past Control Services & Entertainment																							
Party-Game																							
Plant Nurseries & Greenhouses																							
Recycling Collection Centers																							
Rent-T-Own Stores																							
Retailers																							
-Carry-Out																							
-Conveyor-Shops-Snack-Bars																							
-Low-Turn-Over																							
-High-Turn-Over																							
-Very-High-Turn-Over																							
Recreation-Vehicle-Rent																							
Shopping Centers																							
Shopping Centers, Neighborhood																							
Shopping Centers, Community																							
Shopping Centers, Regional																							
Single-Destination-Commercial-Uses-(All)																							
-Leisure-&Entertainment																							
-Medical-Supply-Stores																							
-Pharmacies-&Chemical-Dispensing-Establishments																							
-Copy-Shops																							
-Specialty-Comparison-Commercial-Uses-(All)																							
-Art-and-Drafting-Supply-Stores																							
-Art-Merchandising-Studios																							
-Book-Stores																							
-Camera-and-Photographic-Supply-Stores																							
-Card-Stores																							
-Gift-Shops																							
-Hosiery-Adult-Stores																							
-Interior-Decorative-Showrooms																							
-Jewelry-Sale-and-Repair-Stores																							
-Leather-and-uggage-Stores																							
-Music-and-Record-Stores																							
-Music-Instrument-Stores																							
-Optical-Retail-Stores																							
-Orthopedic-and-Artificial-Limb-Stores																							
-Sewant-Shop																							
Third & Secondhand Stores																							
Tobacco & Vape Shops																							
All Other Retail Sales Uses, Not Specified, Indoors																							

	RA -1	RA- 2	RA- 3	RA- 4	RB	MF- 12	MF- 16	MF- 22	MH	O-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
Recreation & Entertainment Uses																						
Adult (Regulated) Uses																						
Adult Game Arcades																						
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, theater, retail shopping, and/or office facilities																						
Bars, Lounges and Related Entertainment Uses NOT located within building containing at least 50,000 sq. ft. of floor area occupied by hotel, theater, retail shopping, and/or office facilities																						
Commercial Recreation, Indoors																						
Commercial Recreation, Outdoors																						
Marine Uses																						
Restaurant Uses																						
Carry Out/Delivery																						
Food Trucks																						
Food Truck Courts																						
Restaurants, Low Turn-Over																						
Restaurants, High Turn-Over																						
Restaurants, Very High Turn-Over																						
INDUSTRIAL/Industrial																						
Industrial-Type Service Uses																						
Catering Establishments																						
Industrial-Type Service Establishments																						
Industrial-Type Service Establishments, Level I																						
Industrial-Type Service Establishments, Level II																						
Industrial-Type Service Establishments, Level III																						
Outdoor Storage of Boats, Motor Home and Trailers, Retail Service																						
Pest Control Services																						
Recycling Collection Centers																						
Industrial Uses																						
Industrial Uses, Level I																						
Industrial Uses, Level II																						
Industrial Uses, Level III																						
Research & Development Facilities of an Industrial Nature																						
Scrap, Waste and Reclaimed Materials Trade																						
Scrap, Waste and Reclaimed Materials Trade, Level I																						
Accessory Landscaping Fields and Heliports																						
Railroad Marshaling Yards																						
Tractor Storage and Maintenance Facilities																						
Tractor Tractorial Facilities																						

Scrap, Waste and Reclaimed Materials Trade, Level II	RA -1	RA- 2	RA- 3	RA- 4	RB	MF- 12	MF- 16	MF- 22	MH	O-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
Warehousing & Wholesale Trade Uses																						
Mini-Warehousing & Storage																				P		
Warehousing and Motor-Freight Transportation Uses																						
Warehousing & Motor Freight Transportation Uses, Level I																				P	P	P
Warehousing & Motor Freight Transportation Uses, Level II																				C	P	P
Warehousing & Motor Freight Transportation Uses, Level III																						C
Wholesale Trade Uses																						
Wholesale Trade Uses, Level I																					P	P
Wholesale Trade Uses, Level II																					C	P
Wholesale Trade Uses, Level III																						C
Community Facilities																						
Churches, Synagogues and Other Houses of Worship	C'	P'																				
Colleges, Junior Colleges, Universities & Seminars	C	C	C	C	C	C	C	C														
Community Centers	P ¹	P ³	P ¹	P ³	P ³	P ¹	P ³	P ³	P ³	P ¹	P ³	P ³	P ¹	P ³								
Day Care Center Accessory to a House of Worship	C	C	C	C	C	C	C	C														
Day Care Centers/Adult									C	C	C	C	C	C	C	C	C	C	C	C		
Day Care Centers/Child									C	C	C	C	C	C	C	C	C	C	C	C		
Enclosed Storage for Use by Residents	P	P	P	P	P	P	P	P														
Family/Day Care Home									C	C	C	C	C	C	C	C	C	C	C	C		
Outdoor Storage for Use by Residents									C	C	C	C	C	C	C	C	C	C	C	C		
Public & Quasi Public Non-Commercial Principal Uses for Munn Park and Downtown Districts																						
Level II	P	P	P	P	P	P	P	P														
Level I	C	C	C	C	C	C	C	C														
Vocational Training for Activities Permitted in the District Where Located										P	P	P	P	P	P	P	P	P	P	P		
Level II																						
Level I																						
Healthcare & Social Services																						
Blood Banks & Plasma Collection Facilities																						
Group Homes, Level I						C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Group Homes, Level II																						
Group Homes, Level III																						
Hospitals & Emergency Rooms																						
Institutional Residential, Level I										C	C	C	C	C	C	C	C	C	C	C		
Institutional Residential, Level II										C	C	C	C	C	C	C	C	C	C	C		

~~11 In accordance with MF-22 standards for applicable context sub-districts, shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning & Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety, and the general welfare of the community.~~

~~12 By right, single-family detached residential buildings on lots which were platted and of public record on or before March 1, 1993, in accordance with single-family district development regulations. By conditional use, subdivisions for single-family detached residential, platted and placed on public record after March 1, 1993, designed for development in accordance with single-family district development standards.~~

~~13 In accordance with RA-3/BA-4 standards for applicable context sub-district.~~

~~14 In accordance with MF-22 standards for applicable context sub-district.~~

~~15 For 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, the retail and/or service uses shall occupy at least 60 percent of the building street frontage at the street level.~~

~~16 Denotes uses which qualify as retail or service for purposes of complying with core ground floor use requirements specified in footnote no. 4.~~

~~17 All facilities in completely enclosed buildings.~~

~~18 Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.~~

~~19 In accordance with the development standards specified by Section 5.8.~~

~~20 Shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning & Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety and the general welfare of the community.~~

~~21 Up to 10% of the floor area may be used for retail sales accessory to the principal use. Such sales must be directly related to manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.~~

~~22 Minimum separation of distance of 1/4th of a mile (1,320 ft.) from another such use.~~

~~23 If greater than 40,000 sq. ft. of floor area, conditional use required.~~

~~24 Subject to specific locational standards and a minimum setback of 200 feet from any residential zoning districts.~~

ATTACHMENT "B"

2.6 MASTER USE LIST

2.6.1 INTENT

It is the intent of this article to provide a master list of all uses addressed by this land development code and definitions for the uses that require such definitions. Some uses are further defined in [Article 5](#) (Regulation of Specific Uses) and elsewhere in this code.

2.6.2 SIGNIFICANCE OF STANDARD INDUSTRIAL CLASSIFICATION NUMBERS

Some industrial, warehouse, wholesale and transportation uses in the Master Use List are described or defined by reference to a U.S. Government Standard Industrial Classification (SIC) code number or numbers. (The Standard Industrial Classification system is available on several U.S. Government agency web sites.) When the use is identified by the phrase "as listed in SIC group" followed by a number, the identification has no regulatory significance; it is provided for information only. When the use is identified by the phrase "including all uses listed in SIC group" followed by a number, the identification has regulatory significance; it means the use identified includes all the uses listed in the specified SIC group and that all those uses are permitted wherever the named use is permitted. When the use is identified by the phrase "including the following uses listed in SIC group" followed by a number and a list of uses, the identification has regulatory significance in that the list of uses that follow the SIC group number are included in the previously named use and that all those uses are permitted wherever the named use is permitted. However, no other uses, from the indicated SIC, group are permitted.

2.6.3 PRINCIPAL USES LISTED AND DEFINED

2.6.3.1 Principal Residential Uses

Convents and Monasteries

Dormitories: Including buildings used as group living quarters as an accessory use for a college, university, boarding school, orphanage, or other similar institutional use.

Farm Employee Housing: Single or multiple family dwellings or dormitories provided for the exclusive use of farm employees and their families.

Fraternities and Sororities

Residential, Single-Family Attached: Single-family attached residential uses consist of single-family attached dwellings as defined in [Article 2](#).

Residential, Single-Family Detached: Single-family detached residential uses consist of single-family detached dwellings as defined in [Article 2](#).

Residential, Two-Family: Two-family residential uses consist of two-family dwellings as defined in [Article 2](#).

Residential, Multi-Family: Multi-family residential uses consist of multi-family dwellings as defined in [Article 2](#).

Residential, Multi-Family for the Elderly: Multi-family residential uses which are restricted to occupancy by the elderly. For the purposes of this section, the elderly shall be all persons who are 62 years of age or older plus all persons in a household the head of which is 62 years of age or older plus persons in a household at least half of whose members are 62 years of age or older. Units are considered to be restricted to occupancy by the elderly if they are restricted by any long term, binding public or private covenant. Covenants shall be considered to be long term if they will be in effect for a period of at least 15 years from the date of initial building occupancy. Covenants shall be considered to be binding if they are judged by the City Attorney to incorporate all reasonable and feasible language to render them binding.

Residential, Mobile Home

Residential, One or More Dwelling Units Located Above the First Floor of a Building Which Contains Another Permitted Principal Use on the First Floor

Residential, One or More Dwelling Units Located Above the First Floor of a Building Fronting on a Transit Oriented Corridor and Which Contains Another Permitted Principal Use on the First Floor

~~**Child Care Facility:** A facility for the care, protection, and supervision of a child, for a period of less than 24 hours a day on a regular basis, which supplements parental care, enrichment, and health supervision for the child, in accordance with his/her individual needs, and for which a payment, fee, or grant is made for care. (See Day Care Center/Child.)~~

~~**Convents and Monasteries**~~

~~**Dormitories:** Including buildings used as group living quarters as an accessory use for a college, university, boarding school, orphanage, or other similar institutional use.~~

~~**Farm Employee Housing:** Single or multiple family dwellings or dormitories provided for the exclusive use of farm employees and their families.~~

~~**Fraternities and Sororities**~~

~~**Group Homes, Level I:** Level I Group Homes are group homes which do not house more than eight clients at any one time. A group home is a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities, assisted living facilities, foster care facilities, community residential homes are included in this definition. The following residential social service facilities are NOT group homes pursuant to this definition: halfway houses, delinquent detention centers; residential rehabilitation intermediate care facilities for the mentally retarded and residential treatment facilities. Also excluded from this definition of group homes are rooming houses, hostels and similar uses; residential clubs; fraternities and sororities; monasteries and convents; hotels; nursing homes and emergency shelters.~~

~~**Group Homes, Level II:** Level II Group Homes are group homes which house between eight and 20 clients at any one time.~~

~~**Group Homes, Level III:** Level III Group Homes are group homes which house more than 20 clients at any one time.~~

Institutional Residential, Level I: Level I institutional residential facilities do not house more than eight clients at any one time. Institutional residential facilities include the following state-licensed facilities: ~~Delinquent detention centers—Emergency shelters—Halfway houses—Intermediate care facilities and—Residential rehabilitation facilities for the mentally retarded—Residential treatment facilities~~

Institutional Residential, Level II: Level II institutional residential facilities house between eight and 20 clients at any one time and include ~~all Level I institutional residential facilities.~~

Institutional Residential, Level III: Level III institutional residential facilities house more than 20 clients at any one time and include ~~all Level I and II institutional residential facilities.~~

Nursing Homes: ~~Including extended or intermediate care facilities licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, except persons suffering from mental ailments and persons so ill as to require regular hospitalization.—~~

Rooming Houses, Hostels and Similar Uses, Level I: Level I rooming houses and similar uses are uses which are: 1) owner-occupied, and 2) occupied by not more than eight guests at any one time, and 3) occupied only by guests whose visits are pre-arranged, and 4) occupied only by guests whose visits are for a period of not less than seven days, and 5) contain kitchen facilities. Rooming houses, hostels and similar uses by definition shall not include rescue missions or any similar use in which meals and/or lodgings are provided to the indigent at no cost or at a subsidized cost.

Rooming Houses, Hostels and Similar Uses, Level II: Level II rooming houses and similar uses are rooming houses and similar uses which are not Level I rooming houses and similar uses.

Transient Lodging or Social Services Facility: ~~A facility owned and operated by a private organization or by a public agency which offers counseling services or meals or temporary shelter to primarily transient or indigent persons. Such facilities may also provide counseling and temporary custodial care to nonviolent prerelease inmates from federal or state correctional institutions and may provide supervision for persons convicted of misdemeanors in local courts. Such facilities are not designed to provide medical or psychiatric care and treatment.~~

2.6.3.2 Principal Office Uses

Office Uses, Government: ~~Including U.S. Postal Service facilities and administrative offices of city, county, state and federal agencies.—~~

Office Uses, Medical: Establishments primarily engaged in providing healthcare services to individuals. Examples include the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, diagnostic centers, outpatient care facilities, blood/plasma collection facilities, medical day spas and other miscellaneous types of medical services. This general category does not include establishments which offer long-term inpatient care such as hospitals and residential treatment facilities.

Office Uses, Non-Government: ~~Business administrative offices, including establishments primarily engaged in management and general administrative functions such as executive, personnel, finance, and sales activities performed centrally for other establishments of the same company.~~
Commercial art, graphics and photography services

Computer and data processing services
Consumer credit reporting agencies, mercantile reporting agencies and adjustment and collection agencies
Correspondence schools
Detective agencies and protective service offices
Direct mail advertising services
Employment agencies primarily engaged in helping potential employees find employers and potential employers find employees
Financial institutions
Financial planners
Medical and health care offices, including medical laboratories
Holding and other investment offices
Insurance agent, broker and service offices, including auto insurance claims centers
Legal offices
Management consulting and public relations services
Medical photography and art services
Membership organization offices
Miscellaneous office type business services including the following:
 Appraisers
 Automobile recovery services
 Bail bonding services
 Business brokers
 Charge account services
 Contractors disbursement control services
 Credit card collection services
 Drafting services, except temporary help
 Fire protection services, other than forestry or public
 Fund raising services
 Hotel reservation services
 Interior design and decorator consulting services, but not painters or paperhangers
 Inventory computing services
 Mail box and postal address services
 Map drafting services
 Messenger services, except telegraph and radio
 Microfilm recording and developing service
 Notary publics
 Parcel packaging services
 Personal investigation services
 Photogrammetric mapping services
 Photographic library services
 Press clipping services
 Process serving services
 Radio broadcasting music checkers
 Radio transcription services
 Recording studios
 Repossession services
 Speakers bureaus
 Styling of fashions, apparel, furniture, textiles, and similar products
 Telegraph service, florist
 Telephone message services
 Telephone solicitation services
 Yacht broker offices

- Motion picture production and distribution service offices
- News syndicate offices
- Office-type personnel services including the following:
 - Babysitting bureau not providing babysitting on the premises
 - Birth certificate agencies
 - Dating service
 - Debt counseling or adjustment service to individuals
 - Escort service
 - Genealogical investigation service
 - Radio, television and publishers advertising representative offices
- Radio and television broadcasting studios and facilities
- Real estate office
- Social service counseling offices including the following:
 - Adoption services
 - Child guidance agencies
 - Counseling centers
 - Family and marriage counseling services
 - Family location services
 - Referral services for personal and social problems
- Personnel supply firms primarily engaged in providing temporary or continuing help that does not report to the office from which the help is provided on a daily or other frequent basis. Such uses may include:
 - Employee leasing services
 - Fashion show model supply services
 - Help supply services
 - Labor pools
 - Manpower pools
 - Modeling services
 - Office help supply services
 - Temporary help services
- Social service organization offices
- Sports and entertainment service offices
- Stenographic services
- Theatrical production and related service offices

Office Uses, Non-Medical: Establishments which primarily focus on activities conducted in an office setting such as administrative offices for businesses and government agencies, professional offices and financial services. Examples include professional services such as lawyers, accountants, architects and engineers, financial businesses such as lenders, brokerage houses, insurance agencies, real estate agencies and financial planners, data processing and software development, sales offices and call centers, travel agencies, public utility offices, counseling services, personnel services and recording/broadcast studios. This general category does not include building, electrical, plumbing, heating and air-conditioning contractors with shops or storage yards, or commercial testing laboratories where any office uses are incidental to the principal use of the property as an industrial-type service establishment.

Office-Type Research and Development Facilities: Research and development activities not involving processes or activities of an industrial nature. Such uses shall include establishments performing research and development on a contract basis as well as facilities of manufacturing or other activities performing proprietary research and development.

Travel Agencies

2.6.3.3 Principal Commercial Uses

a. Commercial Lodging Uses

Bed & Breakfasts: An establishment in a single-family detached dwelling, not a hotel or motel, with five rooms or less which offers short-term lodging accommodations and may offer meals to registered guests as part of the accommodation.

Hotels: Establishments containing six or more guest rooms or suites which offer short-term lodging accommodations for the general public intended or designed for temporary occupancy in which all or most rooms are accessed using an interior hallway. Such facilities may include, as an accessory use, uses such as restaurants, bars, meeting rooms, indoor and outdoor recreational facilities, gift shops, barber shops, beauty salons and day spas.

Motels: Establishments containing six or more guest rooms or suites which offer short-term lodging accommodations for the general public intended or designed for temporary occupancy in which all or most rooms are accessed directly from the exterior of the building. While those accessory uses commonly associated with hotels are permitted, motels generally offer less services and amenities than full-service hotels.

b. Motor Vehicle Oriented Uses

Commercial Vehicles, Construction Equipment & Trailers, Sales, Rental & Service: Businesses specializing in the sales, rental and service of commercial vehicles, construction equipment and trailers as defined in Sub-Section 5.17.2.

Drive-Through/Drive-In Facilities: Facilities which allow for the delivery of products or services to customers while they remain in their motor vehicles, as either a principal or accessory use. Examples include drive-through windows for bank tellers and dry cleaners, coffee shops, pharmacies, fast food restaurants and ice cream shops with drive-through facilities

Mobile Home, Boat and Recreational Vehicle Sales, Rental & Service: Businesses specializing in the sales, rental or service of mobile homes, boats, and recreational vehicles. Recreation Vehicles are vehicles designed, intended and used for the purpose of an off-site temporary housing or for recreational activities and traveling. Such vehicles include, but are not limited to, travel trailers, hard-sided truck campers, camping trailers, self-propelled motor homes and bus campers.

Motor Vehicle Fuel Sales, Minor: Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have no more than six pumps/twelve fueling positions.

Motor Vehicle Fuel Sales, Major: Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have more than six pumps/twelve fueling positions. Where allowed as a conditional use, such uses shall be only located on an arterial street, at an intersection with another arterial or collector street or an interchange with any limited access highway, subject to a minimum separation distance of 300 feet from any residential zoning districts.

Motor Vehicle Parts & Accessory Stores: Stores specializing in the retail sales of motor vehicle parts and accessories, typically without dedicated service bays, where any installation of the products sold is incidental to the principal retail use.

Motor Vehicle Rental: Rental agencies specializing in the short-term rental of automobiles, light trucks, motorcycles and similar vehicles. Sales of used motor vehicles are prohibited, except when incidental motor vehicle rentals. This category does not include rentals and leasing of heavy trucks, tools or equipment which are classified as an Industrial Type Service Establishment, Level II.

Motor Vehicle Sales, New: Businesses specializing in the sales of new automobiles, light trucks, motorcycles and similar vehicles. Sales of used motor vehicles are prohibited except when incidental to new vehicle sales.

Motor Vehicle Sales, Used: Businesses specializing in the sales of used or pre-owned automobiles, light trucks, motorcycles and similar vehicles.

Motor Vehicle Service & Repair, Minor

Electric vehicle charging and battery exchange facilities, as a principal use

Motor vehicle cleaning, polishing and detailing

Motor vehicle service centers and service stations, including stores specializing in the sales and installation of tires, batteries and other minor parts and accessories.

Motor vehicle repair, not including body work and paint shops

Motor vehicle washing facilities, automated or self-service

Small engine repair

Motor Vehicle Repair, Major

Body Shops & Collision Centers

Paint Shops

Off-Street Parking, Surface: Surface parking lots, as either a principal or accessory use, intended for the short-term parking of motor vehicles by the general public in support of another adjacent or nearby use in accordance with the development standards specified by Section 5.16. This use does not include lots intended for the temporary storage of impounded or repossessed vehicles and lots intended for the wholesale storage of equipment and vehicles which are classified as either an industrial-type service or wholesale trade and transportation use.

Off-Street Parking, Structured: Parking garages, as either a principal or accessory use, intended for the short-term parking of motor vehicles by the general public in support of another adjacent or nearby use. This use is subject to the same restrictions as surface parking lots.

c. Personal Services Uses

Barber Shops, Hair Salons & Day Spas: Establishments licensed by the State of Florida which provide personal grooming services and/or non-medical therapeutic treatments for the purposes of improving health, beauty and relaxation. Examples include hair cutting and styling, nail, skin, and body treatments, massages, and other similar services.

Banks, Credit Unions and Savings & Loan Associations: Establishments which are chartered by the Federal government or the State of Florida and offer banking services such as

deposits and withdrawals, commercial and consumer loans, mortgages, checking and savings accounts, and debit cards.

Exercise, Fitness & Martial Arts Studios: Commercial establishments which provide indoor exercise equipment and recreational facilities and/or regularly scheduled classes in fitness and wellness activities including martial arts training.

Funeral Homes and Crematoriums: Establishments which receive and prepare the bodies of the deceased for final disposition, in accordance with state law and local ordinances, and offer services such as burial or cremation.

Kennels: Establishments which confine or house domesticated animals for the purposes of sale, rental, boarding, breeding or other commercial venture and are subject to the development standards specified by Section 5.7 of the Land Development Code. A kennel shall not include pet shops or animal shelters or animal boarding when offered as an accessory use to another permitted principal use such as a veterinary clinic or animal hospital.

Laundry and Cleaning Establishments, Retail: Establishments which provide service directly to the public and service to the public or through pick up stations located off the premises, but not including industrial facilities that serve primarily institutional customers or facilities that serve other retail laundry and cleaning establishments. This category includes self-service, coin-operated laundry establishments.

Music & Dance Studios: Establishments which offer instruction and practice or rehearsal space for musicians and dancers where all activities occur inside an enclosed building.

Payday Loan, Title Loan & Check Cashing Services: Commercial establishments which, as a principal use, offer consumer financial services such as short term, high interest loans in exchange for a pay stub and post-dated check against future earnings or secured against a title on a motor vehicle, or services in which checks and money orders are cashed for a fee. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another payday loan, title loan & check cashing service use.

Pet Grooming & Pet Day Care: Establishments which offer grooming services for domesticated animals and short-term care, supervision and protection of such animals for a period of less than 16 hours per day, with no provisions for overnight boarding.

Repair-Oriented Services: Commercial establishments oriented towards the general public which offer repair or alteration services for consumer electronics, appliances, tools, jewelry, sports equipment, apparel and other durable consumer goods in which all activities occur inside an enclosed building where the business is located. This category of uses does not include industrial-type services such as plumbing repair, electrical repair, HVAC repair, and other miscellaneous services offered by special trade contractors in which all work is performed off-site.

Tax Preparation Services, Retail: Seasonal tax preparation services marketed and oriented towards the general public in a retail context, where tax returns are not prepared by a

certified professional accountant and in which high interest, short-term loans, secured by a taxpayer's anticipated refund, may be offered.

Tattoo Parlors & Body Art Establishments: Establishments, which through the use of needles or other instruments designed to contact, penetrate or puncture the skin, offer services such as tattooing or body piercing. This use does not include tattooing performed by a licensed medical professional for medical or dental purposes, or the application of permanent cosmetic makeup as an accessory use to another personal services use such as a hair salon or day spa.

Veterinary Clinics and Animal Hospitals: Establishments which offer primarily veterinary services in accordance with the standards specified by Section 5.23. Such establishments may allow overnight boarding of animals as an accessory use.

d. Recreation & Entertainment Uses

Adult (Regulated) Uses: Regulated Use shall mean adult arcade, adult book store, adult dancing establishment, adult entertainment, adult theater or massage establishment. For purposes of this code these terms are further defined in [Section 5.3](#) (Adult (Regulated) Uses).

Adult Arcade Games: As defined in Section 5.2

Bars, Lounges and Related Entertainment Uses

Ballrooms

Banquet halls

Bars

Cabarets and cabaret theaters

~~Dance Halls~~

Dinner theaters

~~Discotheques~~

Night clubs, including restaurants, dining rooms or other similar establishments where dancing, floor shows or other form of lawful entertainment is provided for guests after eleven o'clock, P.M.

Commercial Recreation, Indoors

Auditoriums and meeting halls

Billiards, pool halls

Bowling alleys

Game arcades

Gymnasiums

Skating rinks, indoor

Swimming pools, indoor

Tennis, hard ball and racquetball facilities, indoor

Theaters, indoor

Commercial Recreation, Outdoors

Amphitheaters

Amusement parks, including outdoor facilities, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.

Drive-in theaters
Go-cart and other recreation vehicle tracks
Golf driving ranges
Miniature golf establishments
Sports and recreation camps
Sports parks including batting cages, trampolines and similar sports facilities
Stadiums and sports arenas
Swimming pools, including water-filled enclosures, permanently constructed or portable, have a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.
Tennis, hand ball and racquet ball courts
Water slides

Marine Uses

Boat and yacht clubs, membership
Boat excursions and sightseeing docks
Marinas including facilities for storing, servicing, fueling, berthing and securing of pleasure boats.

Outdoor Gun Ranges: Outdoor shooting facilities, either public or private, where as specified in Table 2.3-3.

e. Restaurant Uses

Carry Out/Delivery: Restaurants, which through the design of physical facilities, service or packaging procedures, specialize in the sales of ready-to-eat, prepared foods primarily intended for off-site consumption. This category includes restaurants with limited traffic such as snack bars and sandwich shops.

Food Trucks: A mobile food unit, mobile food vendor or any other food service/vending vehicle or cart that has been inspected and licensed as such by the appropriate state agency.

Food Truck Courts: A commercial site intended to host two or more food trucks on a semi-permanent basis as either a principal or accessory use.

Restaurants, Low Turn-Over: Eating establishments with low turnover rates usually of at least one hour or longer. Generally high quality, destination restaurants which do not rely on drive-by traffic with the majority of sales occurring during evening dinner hours.

Restaurants, High Turn-Over: Eating establishments with high turnover rates generally of less than one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve breakfast, lunch and dinner, and are sometimes open 24 hours per day, with the majority of sales coming from eat-in customers. This category includes “fast casual” type restaurants with or without drive-through facilities.

Restaurants, Very High Turn-Over: Fast food “quick service” type eating establishments with or without drive-through facilities. This type of restaurant is characterized by a high volume of drive-through or carry out sales; long hours of service, often 24 hours per day, and very high turnover rates for eat-in customers, generally less than 30 minutes.

f. Retail Sales Uses: Retail sales primarily oriented towards the general public

Accessory Retail to a Permitted Principal Use in I-2 Zoning Districts: Up to 10% of the floor area may be used for retail sales accessory to a permitted principal use within I-2 zoning district. Such sales must be directly related to a manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.

Antique Shops & Consignment Boutiques: Retail establishments specializing in the sale of furniture, artwork and decorative objects, generally produced at least 30 years ago or older, and those which sell used items of moderate to high value (typically clothing, accessories or furniture) on behalf of the original owner who receives a percentage of the sales price. This category does not include thrift or secondhand stores.

Artisan-Oriented Retail: Small-scale manufacturing establishments, less than 10,000 sq. ft. in floor area, which primarily produce and offer for retail sale items such as jewelry, furniture, pottery, leathercraft, textiles, painting and sculpture and in which all activities occur indoors within an enclosed building.

Big Box Retail: Retail establishments containing 40,000 square feet of gross floor area or greater which offer a broad range of convenience and consumer goods, and fresh, processed or prepared foods, or specialize in a single consumer product category such as office supplies, home furnishings, electronics, appliances, or sporting goods.

Building Materials Sales, Retail, Level I

Awnings
Cabinets
Doors
Electrical supply
Fencing dealers
Flooring
Hot tubs and whirl pools
Insulation material
Lumber
Plumbing supply
Prefabricated buildings
Roofing materials, but not hot tar or aggregate
Swimming pools
Tile dealers
Wallboard
Window and screen

Building Materials Sales, Retail, Level II

Building material dealers, including the following uses listed in SIC group 5211:
Brick dealers, retail
Cement dealers, retail
Concrete and cinder block dealers, retail
Lime and plaster dealers, retail
Roofing material dealers including hot tar and aggregate dealers
Sand and gravel dealers, retail

Structural clay products, retail

Convenience Sales and Personal Service Uses

Convenience sales uses:

- Card shops
- Cosmetics stores
- Drug stores and pharmacies
- Dry goods and notions stores
- Fabric stores
- Flowers shops
- Hardware stores
- Key shops
- Lawn and garden supply stores
- Newspaper and magazine stores
- Paint, glass and wallpaper stores

Special service and product food stores including:

- Candy, nut and confectionery stores
- Dairy stores
- Delicatessens, and produce markets
- Meat and fish markets
- Retail bakeries
- Specialty food stores
- Sundry shops
- Ticket agencies
- Tobacco shops
- Variety stores

Personal service uses:

- Barber shops
- Beauty shops
- Clothing rental
- Coin-operated laundry and dry cleaning establishments
- Day spas
- Exercise studios
- Facial and scalp treatment service
- Gunsmith shops
- Laundry, cleaning and related garment service pick-up stations serving primarily the public
- Locksmith establishments
- Martial arts studios
- Motor vehicle title and tag service
- Music and dance studios
- Musical instrument tuning and repair
- Pet grooming establishments, but not kennels
- Photographic studios serving primarily the public
- Picture framing establishments
- Taxidermists

Repair establishments for the public as follows:

- Camera repair
- Hearing aid repair
- Optical goods repair
- Shoe and leather goods repair
- Small electronic equipment, television, radio and computer repair

Small household appliance repair
Watch, clock and jewelry repair
Tailor and dressmaker shops
Tax return preparation services
Video tape and equipment rental establishments

Convenience Store: A retail store usually 4,000 square feet or less which primarily sells convenience goods. A retail store typically 4,000 square feet or less, generally open 24 hours a day or into the late evening, which primarily sells convenience foods and goods such as candy, snacks, drinks, processed and prepared foods, tobacco products and package sales of alcoholic beverages for off-site consumption. The sale of motor vehicle fuel shall be permitted accessory to a convenience store only where motor vehicle fuel sales uses are permitted by right or as a conditional use.

Day Care Center/Adult: Any building or premises used for the care, protection and supervision of more than five adults, 18 years of age or older, for a period of less than 18 hours per day. Such care shall not include the provision of overnight sleeping accommodations.

Day Care Center/Child: Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. The following are not included:

- A. Public schools and nonpublic schools and their integral programs, except as provided in Florida Statute 402.3025;
 - B. Summer camps having children in full-time residence;
 - C. Summer day camps; and
 - D. Bible schools normally conducted during vacation periods.
- (See Child Care Facility)

Department Stores: Retail establishments containing 80,000 square feet of gross floor area or greater which carry several lines of merchandise, such as women's ready-to-wear and accessories, men's and boys' clothing, piece goods, small wares, and home furnishings, all of which are organized into separate departments.

Dollar Stores & Variety Stores: Retail establishments, usually 12,000 square feet in floor area or less, which maintain regular daytime and early evening store hours and offer for sale a combination of convenience foods and consumer goods for off-site consumption with a majority of items available for sale for ten (10) dollars or less.

Drug Stores & Pharmacies: Retail establishments which primarily sell prescription drugs, over the counter medicines and other items intended for health and wellness, but which may also sell small quantities of consumer goods such as convenience foods, personal care products, toys, gifts and sundries.

Firearms Sales and Indoor Gun Ranges: Retail stores which primarily sell firearms and accessories and/or offer indoor facilities which involve the use of firearms such as private gun clubs and shooting ranges. This category does not include general retail sales uses such as stores which specialize in sales of sporting goods or outdoor recreation merchandise and in which any sales of firearms are incidental.

Food Stores

Funeral Homes and Crematoriums

Game Arcades

Grocery Stores: Retail establishments generally containing 20,000 square feet of gross floor area or greater which primarily sell a wide variety of foods such as fresh meats, fish and poultry, fresh fruits and vegetables, dairy products, canned, packaged, frozen and prepared foods, that are intended for preparation or consumption at home or off-site.

Hotel: Facilities containing six or more guest rooms offering transient lodging accommodations to the general public intended or designed to be used or rented for temporary occupancy, with no provision for cooking in any room and providing additional services such as restaurants, meeting rooms, and recreation facilities and other accessory service facilities such as newsstands for its occupants and the public.

Indoor Commercial Recreation Uses

Auditoriums and meeting halls

Billiards, pool halls

Bowling alleys

Game arcades

Gymnasiums

Skating rinks, indoor

Swimming pools, indoor

Tennis, hard ball and racquetball facilities, indoor

Theaters, indoor

Indoor Gun Clubs and Shooting Galleries

Kennels: A place designed to confine household animals where any number of such animals are kept for the purpose of sale, rental, boarding, breeding or other commercial venture. A kennel shall not include pet shops or animal shelters.

Laundry and Cleaning Establishments, Level I: Including those providing service directly to the public, but not those providing service for pick-up stations located off the premises.

Laundry and Cleaning Establishments, Level II: Including those providing service directly to the public and those providing service to the public through pick-up stations located off the premises, but not including facilities that serve primarily institutional customers or facilities that serve other laundry and cleaning establishments serving the public.

Liquor Stores: A retail store selling beverages containing more than 14 percent of alcohol by weight for off-premise consumption.

Marine Uses

Boat and yacht clubs, membership

Boat excursions and sightseeing docks

Marinas including facilities for storing, servicing, fueling, berthing and securing of pleasure boats.

Micro-Breweries, Micro-Wineries & Micro-Distilleries: Establishments which produce beer, wine or distilled spirits in relatively small quantities in conjunction with a restaurant, tasting room or retail sales operation. A micro-brewery is defined as an establishment which is duly-licensed to produce beer and/or cider in quantities not to exceed 15,000 barrels per year (465,000 U.S. gallons). A micro-winery is defined as an establishment which is duly-licensed to produce wine and/or mead in quantities not to exceed 100,000 U.S. gallons per year. A micro-distillery is defined as an establishment which is duly-licensed to produce distilled spirits in quantities not to exceed 15,000 U.S. gallons per year. Where permitted only through a conditional use, the maximum production capacity may be further limited to minimize impacts on adjacent uses.

Medical Marijuana Dispensing Facility: As defined in Section 1.6, establishments authorized to sell and dispense medical marijuana and related supplies.

Mobile Home Sales, Rental and Service Agencies: Mobile home sales, rental and service agencies by definition shall NOT include the occupancy of mobile homes for permanent or transient residential purposes.

Motels: Including establishments providing transient accommodations containing six or more rooms with at least 25 percent of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Motor Vehicle and Boat Sales and Rental Uses

Automobile and light truck rental agency storage and maintenance yards

Automobile and light truck sales and service agencies, including the use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks or vans, or recreation vehicles and including any warranty repair work and other repair service conducted as an accessory use.

Boat and boat accessory sales establishments, but not marinas

Boat storage establishments, indoor, but not marinas

Large recreation vehicle sales and service establishments

Lawn mower and other small engine sales and service establishments

Motorcycle sales and service establishments

Trailer sales and rental establishments

Used car lots, including any area of land, and structures thereon, that is used or designated to be used for the buying and selling at retail and the open storage and display incidental thereto of used or second hand motor vehicles.

Motor Vehicle Fuel Sales Uses: Automobile filling stations, including buildings, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories.

Motor Vehicle Service Uses

Automobile cleaning, polishing and detailing

Automobile service stations, including buildings, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories.

Automobile washing establishments, attended

Automobile washing establishments, self-service
Electric vehicle charging facilities
Electric vehicle battery exchange facilities

~~Motor Vehicle Parts and Accessory Stores~~

~~Including the installation of parts and accessories.~~

~~Battery sales and installation
Brake lining sales and installation
Glass replacement
Muffler and exhaust system sales and installation
Tire sales and wheel alignment~~

~~Motor Vehicle Repair, Retail:~~ Including buildings, premises and land in which or upon which a business, service or industry involving the maintenance, servicing or repair of motor vehicles is conducted or rendered.

~~Carburetor and fuel system repairs
Engine repair
Motor vehicle body repair and paint shops
Transmission repair~~

Neighborhood Convenience Centers: Small scale, neighborhood oriented commercial uses which may be allowed in certain residential and office zoning districts as a conditional use, as specified by Section 5.13.

Office Support Retail & Service Uses

Blueprinting
Barber shops, hair salons and day spas
Business machine sales
Business equipment and computer stores
Business service centers, including pack and ship stores
Delivery Services
Drug stores and pharmacies
Exercise & martial arts studios
Laundry, cleaning and related garment service pick-up stations primarily serving the public
Office furniture and supply stores
Photocopying, offset printing and similar reproduction services
Phototypesetting
Sandwich shops and snack bars
Sundry shops

Outdoor Commercial Recreation

Amphitheaters
Amusement parks, including outdoor facilities, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.
Drive-in theaters
Go-cart and other recreation vehicle tracks
Golf driving ranges
Miniature golf establishments
Sports and recreation camps

Sports parks including batting cages, trampolines and similar sports facilities

Stadiums and sports arenas

Swimming pools, including water-filled enclosures, permanently constructed or portable, have a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Tennis, hand ball and racquet ball courts

Water slides

Outdoor Gun Ranges

Outdoor Retail Sales of New and Used Merchandise

Outdoor Sales, New and Used, as a Principal Use: Establishments in which products and merchandise for sale are displayed outdoors and primarily intended for outdoor use. Examples include retail establishments which specialize in the sale of outdoor goods such as outdoor furnishings, monuments and landscaping materials such as mulch or sod. This use does not include equipment rental and leasing services, which are classified as a Level II Industrial-type Service Use, or establishments which primarily sell building materials such as crushed stone, gravel, or sand and are classified as Building Materials Sales, Retail, Level II.

Outdoor Storage of Boats, Motor Homes and Trailers, Retail Service

Pawn Shops: Establishments which provide short-term loans in exchange for personal goods or other items as collateral and resell those same items as a secondary retail service. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another pawn shop.

Plant Nurseries & Greenhouses: Retail establishments specializing in the sale of plants, trees and shrubs in which the majority of inventory sold is grown and cultivated off the premises.

Rent-To-Own Stores: Retail establishments which primarily lease consumer goods such as furniture, electronics and appliances where the customer may take ownership after making a specified number of payments. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another rent-to-own-store.

Recycling Collection Centers: A retail business used solely for the purpose of collecting and temporarily storing recyclable materials having no objectionable odors, dust, or visibility from off the site.

Restaurants, Carry Out: Restaurants serving the general public, including establishments which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises, and where the consumption of food in motor vehicles on the premises is not permitted or not encouraged.

Restaurants, Low Turn-Over Restaurants Serving the General Public: Eating establishments of high quality and with turnover rates usually of at least one hour or longer. Generally, quality restaurants do not serve breakfast; some do not serve lunch; all serve dinner.

Restaurants, High Turn-Over Restaurants Serving the General Public: Eating establishments with turnover rates generally of less than one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve breakfast, lunch and dinner, and are sometimes open 24 hours per day.

Restaurants, Very High Turn-Over Restaurants Serving the General Public: Fast food eating establishments with or without drive-through windows. This type of restaurant is characterized by a large carry-out clientele; long hours of service and high turnover rates for eat-in customers.

Restaurants, Sandwich Shops, Snack Bars Serving the General Public

Restaurants Serving a Limited Clientele

Shopping Centers, Neighborhood: A shopping center usually selling goods necessary to meet daily needs, occupying up to 10 acres and having up to 100,000 square feet of gross leasable area. It generally draws its clientele from a radius of approximately a five-minute drive from the center.

Shopping Centers, Community: A shopping center usually featuring a junior department store, having approximately 150,000 square feet of gross leasable area, and a site area of 10 to 25 acres. It generally draws its clientele from a radius of approximately a 10-minute drive from the center.

Shopping Centers, Regional: A shopping center usually containing a wide range of retail and service establishments, occupying 50 to 100 acres of land, having at least one or more anchor stores, and containing over 400,000 square feet of gross leasable space. It draws its clientele from as much as a 45-minute drive away.

Single-Destination Commercial Uses

Cosmetic stores

Custom upholstery, cloth and canvas products fabrication, including the fabrication of slipcovers, awnings and similar products

Food storage lockers

Furniture and domestic equipment rental establishments

Furniture reupholstering and repair, but not furniture stripping

Greenhouses

Locker rental establishments

Locksmith establishments

Medical supply stores

Monument sales establishments

Nurseries, retail, for the sale of plant materials grown off the premises

Orthopedic and artificial limb stores

Pawn shops

Professional equipment and supplies sale

Repair shops providing repair primarily for household goods and dealing directly with the public

Small recreation vehicle sales and rental

Taxidermists

Tent stores

Trade schools not involving industrial, motor vehicles or other heavy equipment

Trophy shops

Payday Loans and check Cashing Establishments
Pet food stores

Specialty Comparison Commercial Uses

Antique stores
Apparel and accessory stores
Art and drafting supply stores
Art merchandising studios
Auction rooms
Bathroom and kitchen contractor showrooms
Bicycle shops
Book and stationery stores
Business machine sales
Camera and photographic supply stores
Candle shops
Carpet and other flooring stores
Coin and philatelic stores
Craft shops
Electrical and electronic product stores
Fine rug dealers
Frame stores and custom frame stores
Furniture stores
Gem stones
Gift shops
Hearing aid stores
Hobby, toy and game stores
Household appliance stores
Household goods and accessory stores
Interior decorator showrooms
Jewelry stores
Leather and luggage stores
Lighting fixture show rooms
Mail order and catalogue stores
Mirror and glass stores
Music and record stores
Musical instrument sales
Novelty shops
Office supply, furniture and equipment stores
Optician retail sales
Orthopedic and artificial limb stores
Pet stores
Radio and television stores
Security equipment stores, but not the installation of equipment on motor vehicles
Souvenir shops
Sporting goods

Thrift & Secondhand Stores: Retail stores specializing in the sale of secondhand clothes and other household goods that are heavily discounted or donated for resale, typically for the benefit a charitable organization.

Tobacco & Vape Shops: Retail establishments specializing in the sale of tobacco, cigars, cigarettes and other derivative tobacco products, smoking and vaping accessories.

~~Veterinary Clinics and Hospitals with All Facilities in a Completely Enclosed~~ Building

2.6.3.4 Principal Industrial and Industrial-Service Uses

Industrial-type Service Establishments, Level I: Level I industrial-type service establishments are those which generally have a moderate impact on their neighbors. They include the following:

Armature rewinding, including all uses listed in SIC group 7694.

Automatic merchandising machine operators and services, including all uses listed in SIC group 5962.

Automobile towing services as listed in SIC group 7549

Carpet and upholstery cleaning, including the following uses listed in SIC group 7217:

Carpet cleaning on customers' premises

Furniture cleaning on customers' premises

Upholstery cleaning on customers' premises

Catering establishments as listed in SIC group 5812.

Cleaning and maintenance services, including all uses listed in SIC group 7349.

Coin operated service machine operators, including scales, shoe shine machines and lockers as listed in SIC group 7299.

Commercial testing laboratories, including all uses listed in SIC group 8734.

Decoration services for special events

Direct selling establishments, including all uses listed in SIC group 5963.

Distribution of advertising materials, including circulars, coupons, handbills, samples and shopping news publications as listed in SIC group 7319.

Distribution of telephone and other directories as listed in SIC group 7389.

Drive away automobile service as listed in SIC group 7389.

Freezer and locker meat provisioners as listed in SIC group 5421.

Ice dealers, retail, as listed in SIC group 5999.

Locker rental, off premises, as listed in SIC group 7299.

Mail order houses, including all uses listed in SIC group 5961.

Machine shops

Miscellaneous advertising services, including the following uses listed in SIC group 7319:

Bus card advertising

Display advertising services, except outdoor

Poster advertising services

Transit advertising services

Miscellaneous industrial-type business services for the trade, including the following uses listed in SIC group 7389:

Apparel pressing services,

Batik work and other hand painting on textiles

Cloth cutting, bolting, or winding

Exhibit construction services

Float construction and decoration

Fire extinguishers, service of

Inspection of commodities

Laminating photographs

Liquidators of merchandise, contract

Outdoor storage facilities for families and small businesses

Packaging and labeling services

Parcel packing services, contract

Produce weighing services

Rug binding

- Sampling of commodities
- Textile folding and packing services
- Weighing foods and other commodities
- Welcome wagon services

Outdoor advertising services, including all uses listed in SIC group 7312.

Radio and television repair, including all uses listed in SIC group 7622.

Refrigeration and air conditioning service and repair, including all uses listed in SIC group 7623.

Repair shops and related services to the trade, including the following uses listed in SIC groups 7629 and 7699:

- Aircraft flight instrument repair, electrical and other
- Antique repair and restoration, except furniture
- Appliance repair
- Awning repair
- Business machine repair
- Caliper, gauge, and other machinists precision instrument repair
- Coppersmithing repair work (other than construction)
- Electric and electronic equipment repair, including all uses listed in SIC group 762 and 7622
- Furnace cleaning and repair
- Gas appliance repair service
- Instrument repair, mechanical and electrical
- Leather goods repair
- Machinery cleaning
- Mattress renovating and repair shops
- Office equipment repair
- Optical goods repair
- Organ and piano repair and tuning
- Photographic equipment repair
- Reneedling work
- Repair of photographic equipment
- Rug repair shops, not combined with cleaning
- Scale repair service
- Sharpening and repairing knives, saws, and tools
- Stove repair shops
- Taxidermists
- Telephone repair
- Tinsmithing, repair work only; other than construction
- Washing machine repair

Shops (but not work or storage yards) for lawn and garden service contractors, including the following uses listed in SIC group 078:

- Garden planting and maintenance contractors
- Lawn care contractors
- Lawn mowing services
- Sprigging service contractors

Shops (but not work or storage yards) of building construction contractors, including all uses listed in SIC major group 15.

Shops (but not work or storage yards) of gas system conversion contractors as listed in SIC group 7399.

Shops (but not work or storage yards) of special trade contractors, including all uses listed in SIC major group 17.

Swimming pool cleaning and maintenance service contractors as listed in SIC group 7399.

Water softener services as listed in SIC group 7399.

Window cleaning services as listed in SIC group 7341.
Window trimming services as listed in SIC group 7399.

Industrial-type Service Establishments, Level II: Level II industrial-type service establishments are those which generally have a significant impact on their neighbors. They include the following:

- Engine repair as listed in SIC group 7699.
- Equipment rental and leasing services, including all uses listed in SIC group 7359.
- Farm machinery repair as listed in SIC group 7699.
- Furniture stripping and re-finishing
- Labeling of bottles, cans, and other containers for the trade
- Laundry cleaning and garment services, including the following uses listed in SIC group 721:
 - Carpet and upholstery cleaning and dyeing establishments
 - Cleaning and dyeing plants providing service to the public through pick-up stations located off the premises
 - Cleaning room apparel supply
 - Diaper service
 - Industrial launderers
 - Industrial uniform supply
 - Laundered mat and rug supply
 - Linen supply services serving the public or businesses with deliveries
 - Power laundries providing service to the public through pick-up stations located off the premises
 - Press shops providing service to the public through pick-up stations located off the premises
 - Safety glove supply
 - Towel supply
 - Treated mats, rugs, mops, dust tool covers and cloth supply
 - Work clothing supply

Miscellaneous industrial type business services, including the following uses listed in SIC group 7399:

- Metal slitting and shearing
- Salvaging of damaged merchandise
- Rebabbitting as listed in SIC group 7699.
- Service station equipment repair
- Sign painting and lettering shops as listed in SIC group 7399, but not including sign manufacturing as listed in SIC group 3993.
- Shops, and work and storage yards for boiler and tank cleaning and repair contractors, as listed in SIC group 7699.
- Shops, and work and storage yards for building construction contractors, including all uses listed in SIC major group 15.
- Shops, and work and storage yards for construction contractors other than building construction contractors, including all uses listed in SIC major group 16.
- Shops, and work storage yards for gas system conversion contractors, as listed in SIC group 7399.
- Shops, and work and storage yards for lawn and garden service contractors, including the following uses listed in SIC group 0782:
 - Garden planting and maintenance contractors
 - Lawn care contractors
 - Lawn fertilizing services
 - Lawn mowing services
 - Lawn spraying services
 - Sprigging service contractors

Shops, and work and storage yards for oil and gas producers and contractors serving oil and gas producers, including all uses classified in SIC major group 13.

Shops, and work and storage yards of special trade contractors, including all uses listed in SIC major group 17.

Tire retreading and repair shops including all uses listed in SIC group 7534.

Truck (heavy) and tractor repair as listed in SIC group 7699.

Welding repair services, including all uses listed in SIC group 7692.

Industrial-type Service Establishments, Level III: Level III industrial-type service establishments are those which generally have a very significant impact on their neighbors. They include the following:

Brick cleaning as listed in SIC group 7699.

Cesspool cleaning service as listed in SIC group 7699.

Fuel dealers, including all uses listed in SIC group 598.

Gas system conversion contractors' shops, work and storage yards as listed in SIC group 7399.

Refuse system operation, including the following uses listed in SIC group 4953:

Acid waste collection and disposal

Ash collection and disposal

Garbage collection and disposal

Hazardous waste material disposal sites

Incineration operations

Radioactive waste disposal

Refuse system operation

Rubbish collection and disposal

Sanitary landfill operation

Sludge disposal sites

Street refuse systems

Septic tank cleaning service as listed in SIC group 7699.

Sewer cleaning and rodding as listed in SIC group 7699.

Solvents recovery service as listed in SIC group 7399.

Industrial Uses, Level I: Level I industrial uses are those manufacturing, processing, assembly and related uses which generally have a moderate impact on their neighbors. They include the following:

Apparel and other finished products manufacturing from fabric and similar material which does not involve dyeing and/or coating with pyroxylin plastic or similar material, including all such uses listed in SIC major group 23.

Communication equipment manufacturing, including all uses listed in major SIC group 366.

Computers and related equipment manufacturing, including all uses listed in SIC group 357

Costume jewelry, costume novelties, buttons, and miscellaneous notions manufacturing, including all uses listed in major SIC group 396.

Electric lighting and wiring equipment manufacturing, including all uses listed in SIC group 364.

Electronic components and accessories manufacturing, including all uses listed in SIC group 367.

Games, toys, and children vehicle manufacturing, except dolls and bicycles, including all uses listed in SIC group 3944.

Glass products from purchased glass manufacturing, including all uses listed in SIC group 323.

Ice manufacturing, but not dry ice manufacturing, including all uses listed in SIC group 2097.

Jeweler's findings and materials and lapidary work manufacturing, including all uses listed in SIC group 3915.

Jewelry and precious metal products manufacturing, including all uses listed in SIC group 3911.

Leather and related products manufacturing including all uses listed in SIC group 313, 314, 315, 316, 317 and 319

Leather luggage and related products manufacturing, including all uses listed in SIC group 316.

Measuring, analyzing and controlling instrument manufacturing; photographic, medical and optical goods manufacturing; and watch and clock manufacturing, including all uses listed in SIC group 38.

Miscellaneous manufacturing, including all uses listed in SIC group 3999, except dressing of furs.

Motion picture and television filming studios, including all uses listed in SIC groups 7813 and 7814.

Music instruments manufacturing, including all uses listed in SIC group 3931.

Paper bag and related manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2673 and 2674.

Paper envelope, stationery, tablets and related products manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2677 and 2678.

Paper sanitary and related products manufacturing, including all uses listed in SIC group 2676.

Paperboard container and box manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC group 265.

Paints and allied products manufacturing, including all uses listed in SIC group 285, provided all are water-base.

Printing and related manufacturing, including bookbinding, typesetting, platemaking and related uses as listed in SIC group 27.

Radio and television receiving equipment manufacturing, including all uses listed in SIC group 365.

Signs and advertising displays manufacturing, including all uses listed in SIC group 3993.

Industrial Uses, Level II: Level II industrial uses are those manufacturing, processing, assembly and related uses which generally have a significant impact on their neighbors. They include the following:

Aircraft and aircraft parts manufacturing, including all uses listed in SIC group 372.

Apparel and other fabric and similar-material finished products manufacturing, including dyeing, finishing and coating of textile products

Bakery products manufacturing, including all uses listed in SIC group 205.

Beverage manufacturing, including all uses listed in SIC group 208.

Boat building and repairing, including all uses listed in SIC group 373.

Burial casket manufacturing, including all uses listed in SIC group 3995.

Canned, frozen, preserved and prepared food specialties manufacturing, including all uses listed in SIC groups 203, 2091, 2092, 2095, 2096, 2098 and 2099.

Confectionery and sugar products manufacturing, including uses listed in SIC groups 2061, 2062, 2063, 2064, 2066, 2067 and 2068.

Construction, mining and materials handling machinery and equipment manufacturing, including all uses listed in SIC group 353.

Cutlery, hand tools, and general hardware manufacturing, including all uses listed in SIC group 342.

Dairy product manufacturing, including all uses listed in SIC group 202.

Electrical industrial apparatus manufacturing, including all uses listed in SIC group 362.

Electrical transmission and distribution equipment manufacturing, including all uses listed in SIC group 361.

Engine and turbine manufacturing, including all uses listed in SIC group 351.

Fabricated structural metal products manufacturing, including all uses listed in SIC group 344.

Farm and garden machinery and equipment manufacturing, including all uses listed in SIC group 352.

Furniture and fixture manufacturing, including all uses listed in SIC major group 25.

General industrial machinery and equipment manufacturing, including all uses listed in SIC group 356.

Grain mill products manufacturing, including all uses listed in SIC group 204, but not including the slaughtering of animals for animal food as listed in SIC group 2048.

Heating equipment, except electric and warm air, and metal plumbing fixtures manufacturing, including all uses listed in SIC group 343.

Household appliance manufacturing, including all uses listed in SIC group 363.

Metal cans and shipping containers manufacturing, including all uses listed in SIC group 341.

Metalworking machinery and equipment manufacturing, including all uses listed in SIC group 354.

Miscellaneous electrical machinery, equipment and supplies manufacturing, including all uses listed in SIC group 369.

Miscellaneous fabricated metal products manufacturing, including all uses listed in SIC group 349.

Miscellaneous machinery, except electrical, manufacturing, including all uses listed in SIC group 359.

Miscellaneous transportation equipment manufacturing, including all uses listed in SIC group 3799.

Motor vehicle parts and accessory manufacturing, including all uses listed in SIC group 3714.

Motorcycle, bicycle and parts manufacturing, including all uses listed in SIC group 375.

Ordnance and accessories manufacturing, including small arms and all uses listed in SIC group 348, but excluding all ammunition manufacturing and all such uses listed in SIC groups 3482 and 3483.

Paper coating and laminating and related products manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2671 and 2672.

Paper die-cutting and related products manufacturing, including all uses listed in SIC group 2675.

Pottery, vitreous earth, porcelain and related products manufacturing, including all uses listed in SIC group 326.

Refrigeration and service industry machinery manufacturing, including all uses listed in SIC group 358.

Sausages and other prepared meat products manufacturing, including all uses listed in SIC group 2013.

Screw machine products; and bolt, nut, screw, rivet and washer manufacturing, including all uses listed in SIC group 345.

Silverware, plated ware, and stainless steel ware manufacturing, including all uses listed in SIC group 3914.

Special industry machinery and equipment, except metal working machinery and equipment, manufacturing, including all uses listed in SIC group 355.

Sporting and athletic miscellaneous goods manufacturing, including all uses listed in SIC group 3949.

Textile mill products manufacturing which does not involve dyeing and which does not involve coating with pyroxylin plastic or similar material, including all uses listed in SIC major group 22.

Travel trailer and camper manufacturing, including all uses listed in SIC group 3792.
Vegetable fat and oil mills, including all uses listed in SIC groups 2074, 2075, 2076 and 2099, except not including any animal and marine fat and oil manufacturing.
Wood buildings and mobile homes manufacturing, including all uses listed in SIC group 245.
Wood containers manufacturing, including all uses listed in SIC group 244.
Wood kitchen cabinets manufacturing, including all uses listed in SIC group 2434.
Wood milling, including all uses listed in SIC group 2431, but not uses listed in 242.
Wood products miscellaneous manufacturing, including all uses listed in SIC group 2499.
Wood structural members manufacturing, including all uses listed in SIC group 2439.
Wood veneer and plywood manufacturing, including all uses listed in SIC groups 2435 and 2436.

Industrial Uses, Level III: Level III industrial uses are those manufacturing, processing, assembly and related uses which generally have a very significant impact on their neighbors. They include the following:

Ammunition manufacturing, including all such uses listed in SIC groups 3482 and 3483.
Animal rendering for fats and oil, including all uses listed in SIC group 2077.
Animal slaughtering, meat packing and meat processing, including all uses listed in SIC groups 2011, 2013 and 2015.
Animal slaughtering for animal food manufacturing as listed in SIC group 2048.
Apparel and other finished products manufacturing from fabric and similar material which involves dyeing and/or coating with pyroxylin or similar material, including all such uses listed in SIC group 23.
Brick, structural clay tile and other structural clay products manufacturing, including all uses listed in SIC groups 3251 and 3259.
Cement, hydraulic, manufacturing, including all uses listed in SIC group 324.
Ceramic wall and floor tile manufacturing, including all uses listed in SIC group 3253.
Chemical and allied products manufacturing, including all uses listed in SIC group 28.
Clay refractories, including all uses listed in SIC group 3255.
Concrete, gypsum and plaster products manufacturing, including all uses listed in SIC group 327.
Glass and glass products manufacturing, including all uses listed in SIC groups 321 and 322.
Leather tanning and finishing, including all such uses listed in SIC group 311.
Metal coating, engraving and allied services, including all uses listed in SIC group 347.
Nonmetallic mineral and earth grinding and treating, including all such uses listed in SIC groups 3295 and 3297.
Nonmetallic mineral products manufacturing, including all uses listed in SIC groups 3296 and 3299.
Paper and other pulp mills, including all such uses listed in SIC groups 261, 262 and 263.
Petroleum-based asphalt felt and coating manufacturing, including all uses listed in SIC group 2952.
Petroleum-based asphalt paving mixture and brick manufacturing, including all uses listed in SIC group 2951.
Petroleum-based linoleum, and other hard surface floor coverings manufacturing, as listed in SIC group 3996.
Petroleum-based lubricating oil and grease blending, compounding, re-refining and related manufacturing, including all uses listed in SIC group 2992.
Petroleum refining and other petroleum related manufacturing, including all uses listed in SIC groups 2911 and 2999.
Primary metal industries such as blast furnaces; iron foundries; steel foundries; steel works; primary and secondary smelting and refining of nonferrous metals; and rolling, drawing,

extruding and finishing mills, including all uses listed in SIC groups 331, 332, 333, 334, 335, 336 and 339.

Railroad equipment manufacturing, including all uses listed in SIC group 374.

Rubber and miscellaneous plastic products manufacturing, including all uses listed in SIC group 30.

Stone cutting and related stone products manufacturing, including all uses listed in SIC group 328.

Textile mill products manufacturing which involves dyeing and /or coating with pyroxylin plastic or similar material, including all such uses listed in SIC group 22.

Wood preserving, including all uses listed in SIC group 2491.

Wood reconstituted products manufacturing, including all uses listed in SIC group 2493.

Wood sawmilling and planing, including all uses listed in SIC group 242.

Outdoor Storage of Boats, Motors & Trailers, Retail Service

Pest Control Services and Exterminators

(Ord. No. 5455, 07-21-14)

Research and Development Facilities of an Industrial Nature: Research and development activities involving processes or activities of an industrial nature. Such uses shall include establishments performing research and development on a contract basis as listed in SIC group 7391 as well as facilities of manufacturing or other activities performing proprietary research and development.

Recycling Collection Centers: A retail business used solely for the purpose of collecting and temporarily storing recyclable materials having no objectionable odors, dust, or visibility from off the site.

Scrap, Waste and Reclaimed Materials Trade, Level I

Limited to the following uses and provided that the handling or processing of such materials occurs within an enclosed building:

Building materials, second hand, retail, as listed in SIC group 5931.

Motor vehicle parts, used, as listed in SIC group 5015. This group includes establishments primarily engaged in dismantling motor vehicles for the purpose of selling parts at retail.

Scrap and waste material wholesale trade, including the following uses listed in SIC group 5093:

Iron and steel scrap, wholesale

Metal waste and scrap, wholesale

Nonferrous metal scrap, wholesale

Plastic scrap, wholesale

Rubber scrap, wholesale

Scrap, Waste and Reclaimed Materials Trade, Level II

Building materials, second hand, retail, as listed in SIC group 5931.

Junk yard including any area of land, and structures thereon, that is used or designed to be used for the buying and selling at retail and/or wholesale and storage, reconditioning of old, used or secondhand materials, or items of any kind, which among others include cloth, rubber, paper, rubbish, bottles, iron, brass, copper, steel and other metals, furniture and used inoperable motor vehicles or parts thereof, or other articles exclusive of or in conjunction with any other use.

Motor vehicle parts, used, as listed in SIC group 5015. This group includes establishments primarily engaged in dismantling motor vehicles for the purpose of selling parts at retail.

Scrap and waste material wholesale trade, including the following uses listed in SIC group 5093:

- Automobile and other motor vehicle wrecking for scrap, wholesale
- Iron and steel scrap, wholesale
- Junk and scrap, general line, wholesale
- Metal waste and scrap, wholesale
- Nonferrous metal scrap, wholesale
- Oil waste, wholesale
- Plastic scrap, wholesale
- Rubber scrap, wholesale
- Scavenging, wholesale
- Scrap and waste material, wholesale

2.6.3.5 Principal Warehouse, Wholesale Trade and Transportation Uses Principal Warehousing and Wholesale Trade Uses

~~**Airports, Landing Fields and Heliports, Public and Private:** Including All Uses Listed in SIC Group 45.~~

~~**Railroad Marshaling Yards:** Railroad marshaling yards for establishments listed in SIC group 40.~~

~~**Transit Storage and Maintenance Facilities for Passenger Transportation Operations**~~

~~Storage and maintenance facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:~~

- | | |
|--|---|
| Airport transportation services | Limousine rental, with drivers |
| Ambulance service | Passenger railroads |
| Automobile rental, with drivers | School buses |
| Bus charter services | Sightseeing buses |
| Bus lines | Taxicab companies |

~~**Transit Terminal Facilities for Passenger Transportation Operations:** Terminal facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:~~

- | | |
|--|---|
| Airport transportation services | Limousine rental, with drivers |
| Ambulance service | Passenger railroads |
| Automobile rental, with drivers | School buses |
| Bus charter services | Sightseeing buses |
| Bus lines | Taxicab companies |

Warehousing and Motor Freight Transportation Uses, Level I: Level I warehouse and motor freight transportation uses are those which generally have a moderate impact on their neighbors. They include the following:

- General warehousing and storage as listed in SIC group 4225.
- Mini warehousing and storage as listed in SIC group 4225.
- Outdoor storage of boats, motor homes, trailers and other equipment as a principal use
- Self-storage warehousing as listed in SIC group 4225.

Warehousing and Motor Freight Transportation Uses, Level II: Level II warehouse and motor freight transportation uses are those which generally have a significant impact on their neighbors. They include the following:

Wholesale Trade Uses, Level II: Level II wholesale trade-type establishments are those which generally have a significant impact on their neighbors. They include the following:

Beer, wine and distilled alcoholic beverages wholesale trade, including all uses listed in SIC group 518.

Brick, stone and other non-wood construction materials wholesale trade, including the following uses listed in SIC groups 5032, 5033 and 5039:

- Architectural metalwork, wholesale
- Awnings, wholesale
- Blocks, building, wholesale
- Brick, wholesale
- Building stone, wholesale
- Ceramic construction materials, wholesale
- Clay construction materials, wholesale
- Concrete building products, wholesale
- Felts, tarred, wholesale
- Fence and accessories, wire, wholesale
- Fiberglass building materials, wholesale
- Flue linings, wholesale
- Glass, flat, wholesale

- Grain storage bins, wholesale
- Granite building stone, wholesale
- Insulation, mineral wool and thermal, wholesale
- Limestone, wholesale
- Marble building stone, wholesale
- Metal buildings, wholesale
- Mobile homes, wholesale
- Plaster, wholesale
- Plate glass, wholesale
- Prefabricated buildings, wholesale
- Roofing, asphalt and sheet metal, wholesale
- Septic tanks, wholesale
- Sewer pipe, clay, wholesale
- Shingles, asbestos cement or asphalt, wholesale
- Siding, sheet metal, wholesale
- Stone, building, wholesale
- Structural assemblies, prefabricated, wholesale
- Tile, clay and other ceramics, wholesale
- Window glass, wholesale

Construction and mining machinery and equipment wholesale, including all uses listed in SIC group 5082.

Farm and garden machinery and equipment wholesale trade, including all uses listed in SIC group 5083.

Farm-product raw materials not elsewhere classified wholesale trade, including the following uses classified in SIC group 5159:

Cotton	Peanuts
Hops	Pecan
Oil kernels	Sugar, raw
Oil nuts	Tobacco
Oil seeds	

Grain wholesale trade, including all uses listed in SIC group 5153.

Groceries and related products wholesale trade, including all uses listed in SIC group 514.

Industrial machinery and equipment wholesale trade, including all uses listed in SIC group 5084.

Industrial supplies wholesale trade, including all uses listed in SIC group 5085.

Lumber, plywood and millwork wholesale trade, including all uses listed in SIC group 5031.

Metals wholesale service centers, including warehouse facilities for all uses listed in SIC group 5051.

Motor vehicles and automotive parts and supplies wholesale trade, including all uses listed in SIC group 501.

Paints, varnishes and supplies wholesale trade, including the following uses listed in SIC group 5198:

Calcimines	Paints
Colors and pigments	Shellac
Enamels	Varnishes
Lacquers	

Scrap and waste materials wholesale trade, including only the following uses listed in SIC group 5093:

- Bag reclaiming, wholesale
- Bottle, waste, wholesale
- Boxes, waste, wholesale
- Fur cutting and scraps, wholesale
- Rags, wholesale
- Textile waste, wholesale
- Waste paper, wholesale
- Wiping rags, including washing and reconditioning, wholesale

Transportation equipment and supplies wholesale trade, including all uses listed in SIC group 5088.

Wholesale Trade Uses, Level III: Level III wholesale trade-type establishments are those which generally have a very significant impact on their neighbors. They include the following:

Brick, stone and related construction materials wholesale trade, including the following uses listed in SIC group 5032:

Aggregate, wholesale	Mason's materials, wholesale
Asphalt mixtures, wholesale	Paving mixtures, wholesale
Cement, wholesale	Plaster, wholesale
Cinders, wholesale	Sand, wholesale
Construction mixtures, wholesale	Stone, crushed or broken, wholesale
Gravel, wholesale	Stucco, wholesale
Lime, wholesale	Terra-cotta, wholesale

Chemicals and allied products wholesale trade, including all uses listed in SIC group 5169.

Coal and other minerals and ore wholesale trade, including all uses listed in SIC group 5052.

Petroleum and petroleum products wholesalers other than bulk stations, including all uses listed in SIC group 5172.

Petroleum bulk stations and terminals, wholesale trade, including all uses listed in SIC group 5171.

Plastic and synthetic resins, wholesale trade, as listed in SIC group 5162.

Rubber, crude, as listed in SIC group 5199.

Sawdust, wholesale, as listed in SIC group 5199.

~~2.6.3.6 Public and Quasi-Public Non-Commercial Principal Uses, General~~
~~2.6.3.6 Community Facilities Uses~~

Churches, Synagogues and Other Houses of Worship

Colleges, Junior Colleges, Universities and Seminaries

Day Care Center Accessory to a House of Worship

Day Care Center/Adult: Any building or premises used for the care, protection and supervision of more than five adults, 18 years of age or older, for a period of less than 18 hours per day. Such care shall not include the provision of overnight sleeping accommodations.

Day Care Center/Child: Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. The following are not included:

- A. Public schools and nonpublic schools and their integral programs, except as provided in Florida Statute 402.3025;
- B. Summer camps having children in full-time residence;
- C. Summer day camps; and
- D. Bible schools normally conducted during vacation periods

Enclosed Storage for Use by Residents

Family Day Care Home: An occupied residence in which child care is regularly provided for children and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. A family day care home shall be allowed to provide care for any one of the groups of children defined in Florida Statutes Chapter 402.302 (5).

Outdoor Storage for Use by Residents

Public and Quasi-Public Non-Commercial Principal Uses, Level I

Uses having low impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Botanical gardens
- Cemeteries
- Nature Preserves
- Parks
- Wildlife Refuges

Public and Quasi-Public Non-Commercial Principal Uses, Level II

Uses having moderate impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Animal shelters
- Aquariums
- Aviaries
- Clinics
- Community buildings
- Entertainment and assembly facilities, indoor, including theaters, auditoriums and meeting halls

Entertainment and assembly facilities, outdoor, including amphitheatres
Golf courses and executive golf courses
Libraries
Museums
Recreation facilities, indoor, such as gymnasiums, swimming pools, racquet-ball courts and tennis courts
Recreation facilities, outdoor, such as swimming pools and tennis courts
Schools, including elementary, intermediate and secondary schools offering courses in general education and vocational training for activities permitted in these districts.
Stadiums and sports arenas, indoor or outdoor
Zoos

~~2.6.3.7 Public and Quasi-Public Non-Commercial Principal Uses, for Munn Park and Downtown Districts~~

Public and Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown District, Level I

Uses having low impact operated by government agencies or by private concerns for the general public or for specific clients. They include the following:

Botanical gardens
Parks

Public and Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown Districts, Level II

Uses having moderate impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

Aquariums
Aviaries
Clinics
Community buildings
Entertainment and assembly facilities, indoor, including theaters, auditoriums and meeting halls
Entertainment and assembly facilities, outdoor, including amphitheatres
Libraries
Museums
Recreation facilities, indoor, such as gymnasiums, swimming pools, racquet-ball courts and tennis courts
Recreation facilities, outdoor, such as swimming pools and tennis courts
Schools, including elementary, intermediate and secondary schools offering courses in general education and vocational training for activities permitted in these districts.
Stadiums and sports arenas, indoor or outdoor
(Ord. No. 5522, 07-20-15)

Vocational Training for Activities Permitted the District Where Located

2.6.3.7 Healthcare & Social Services Uses

Blood Banks & Plasma Collection Facilities

Group Homes, Level I: Level I Group Homes are group homes which do not house more than eight clients at any one time. A group home is a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities, assisted living facilities, foster care facilities, community residential homes are included in this definition. The following residential social service facilities are NOT group homes pursuant to this definition: halfway houses, delinquent detention centers; residential rehabilitation intermediate care facilities for the mentally retarded and residential treatment facilities. Also excluded from this definition of group homes are rooming houses, hostels and similar uses; residential clubs; fraternities and sororities; monasteries and convents; hotels; nursing homes and emergency shelters.

Group Homes, Level II: Level II Group Homes are group homes which house between eight and 20 clients at any one time.

Group Homes, Level III: Level III Group Homes are group homes which house more than 20 clients at any one time.

Hospitals & Emergency Rooms: Hospitals and emergency rooms, including institutions providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Institutional Residential, Level I: Level I institutional residential facilities do not house more than eight clients at any one time. Institutional residential facilities include the following state-licensed facilities:

Delinquent detention centers

Emergency shelters

Halfway houses

Intermediate care facilities and

Residential rehabilitation facilities for the mentally retarded

Residential treatment facilities

Institutional Residential, Level II: Level II institutional residential facilities house between eight and 20 clients at any one time and include all Level I institutional residential facilities.

Institutional Residential, Level III: Level III institutional residential facilities house more than 20 clients at any one time and include all Level I and II institutional residential facilities.

Nursing Homes: Including extended or intermediate care facilities licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, except persons suffering from mental ailments and persons so ill as to require regular hospitalization.

Transient Lodging or Social Services Facility: A facility owned and operated by a private organization or by a public agency which offers counseling services or meals or temporary shelter to primarily transient or indigent persons. Such facilities may also provide counseling and temporary custodial care to nonviolent prerelease inmates from federal or state correctional institutions and may provide supervision for persons convicted of misdemeanors in local courts. Such facilities are not designed to provide medical or psychiatric care and treatment.

Airports, Landing Fields & Heliports: Including all uses listed in SIC Group 45.

Broadcast and Transmission Towers: Radio transmission and reception structures, television transmission and reception structures and microwave transmission and reception structures which are not Personal Wireless Service Facilities.

Broadcast and Transmission Towers atop Buildings atop Buildings Greater than 50 ft. in Height

Communication Studios: Radio, television and microwave broadcasting studios.

Ground-Mounted Personal Wireless Service Facilities

Railroad Marshalling Yards: Railroad marshaling yards for establishments listed in SIC group 40.

Solar Power Generation Facilities

Transit Storage & Maintenance Facilities

Storage and maintenance facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:

Airport transportation services
Ambulance service
Automobile rental, with drivers
Bus charter services
Bus lines
Limousine rental, with drivers
Passenger railroads
School buses
Taxicab companies

Transit Terminals

Transit terminal facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:

Airport transportation services
Ambulance service
Automobile rental, with drivers
Bus charter services
Bus lines
Limousine rental, with drivers
Passenger railroads
School buses
Taxicab companies

Utility and Essential Service Facilities, Level I

Electrical substations
Cable television and wireless cable television headend and transmission facility
Gas regulator stations
Major transmission lines
Telephone exchange and transmission equipment buildings

Water pumping stations
Wastewater pumping station

Utility and Essential Service Facilities, Level II: On-site “package” sewage treatment plants as part of a mobile home park or other residential complex.

Processing of water for domestic, commercial and industrial use as listed in SIC group 494.

Utility and Essential Service Facilities, Level III: Facilities for the collection and disposal of refuse, including the following uses listed in SIC group 4953:

Acid waste collection and disposal, operated by public agencies

Ash collection and disposal, operated by public agencies

Dumps, operated by public agencies

Garbage collection, destroying and processing, operated by public agencies

Hazardous waste material disposal sites, operated by public agencies

Incinerators, operated by public agencies

Radioactive waste disposal, operated by public agencies

Refuse systems, operated by public agencies

Sanitary landfills, operated by public agencies

Sludge disposal, operated by public agencies

Street refuse systems, operated by public agencies

Processing of wastes collected through a sewage system as listed in SIC group 4952.

Production facilities for electrical service, including all uses listed in SIC groups 491 and 493.

Production facilities for natural and liquefied petroleum gas, including all uses listed in SIC groups 492 and 493.

2.6.3.9 ———— ~~Colleges, Junior Colleges, Universities and Seminaries~~

2.6.3.10 ———— ~~Principal Communication Uses~~

~~**Broadcast and Transmission Towers:** Radio transmission and reception structures, television transmission and reception structures and microwave transmission and reception structures which are not Personal Wireless Service Facilities.~~

~~Communication Studios: Radio, television and microwave broadcasting studios.
Ground Mounted Personal Wireless Service Facilities~~

2.6.3.11 ———— ~~Parking as a Principal Use~~

~~**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**~~

~~**Parking Lots as Principal Uses on a Parcel, When Operated as an Accessory to a Use or Uses Located on Another Parcel**~~

2.6.3.12 ———— ~~Utility and Essential Service Facilities~~

~~**Utility and Essential Service Facilities, Level I**~~

~~Electrical substations~~

~~Cable television and wireless cable television headend and transmission facility~~

~~Gas regulator stations~~

Major transmission lines
Telephone exchange and transmission equipment buildings
Water pumping stations
Wastewater pumping station

Utility and Essential Service Facilities, Level II: On-site “package” sewage treatment plants as part of a mobile home park or other residential complex.
Processing of water for domestic, commercial and industrial use as listed in SIC group 494.

Utility and Essential Service Facilities, Level III: Facilities for the collection and disposal of refuse, including the following uses listed in SIC group 4953:
Acid waste collection and disposal, operated by public agencies
Ash collection and disposal, operated by public agencies
Dumps, operated by public agencies
Garbage collection, destroying and processing, operated by public agencies
Hazardous waste material disposal sites, operated by public agencies
Incinerators, operated by public agencies
Radioactive waste disposal, operated by public agencies
Refuse systems, operated by public agencies
Sanitary landfills, operated by public agencies
Sludge disposal, operated by public agencies
Street refuse systems, operated by public agencies
Processing of wastes collected through a sewage system as listed in SIC group 4952.
Production facilities for electrical service, including all uses listed in SIC groups 491 and 493.
Production facilities for natural and liquefied petroleum gas, including all uses listed in SIC groups 492 and 493.

~~2.6.3.13 Vocational Training for Activities Permitted in the District Where Located~~

~~2.6.3.14 Agricultural, Forestry and Mining Uses~~

~~2.6.3.9 Agricultural, Forestry and Mining Uses~~

Agricultural Production, Crops, Level I: Limited to the following uses and provided that the cultivation, harvesting and packaging of such crops occurs within an enclosed building:

Production of ornamental plants, flowers and food crops under cover as listed in SIC group 018 , and fibrous plants used for manufacturing and pharmaceutical purposes, excluding those cultivated in greenhouses.

Agricultural Production, Crops, Level II: General farming operations as listed in SIC group 019.

Growing of cash grains including wheat, rice, corn, soybeans and others as listed in SIC group 0111.

Growing of fruits and tree nuts, including berry crops, grapes, tree nuts, citrus fruits, deciduous tree fruits and other fruit and tree nuts as listed in SIC group 017.

Growing of horticultural specialties, including ornamental floriculture and nursery products, food crops grown under cover, and other horticultural specialties as listed in SIC group 018.

Growing of other field crops including cotton, tobacco, sugar, potatoes and others as listed in SIC group 0131.

Growing of vegetables and melons as listed in SIC group 016.

Agricultural Production, Livestock, Level I: Animal specialty farms, large animals, including the following uses listed in SIC group 0279:

- Alligator farms
- Dog farms
- Kennels, breeding and raising own stock

Animal specialty farms, small animals, including the following uses listed in SIC group 0279:

- | | |
|-----------------------|-------------------|
| Apiaries | Goldfish farms |
| Aviaries | Honey production |
| Bee farms | Laboratory animal |
| Cat farms | Minnow farms |
| Catfish farms | Silkworm farms |
| Earth worm hatcheries | Trout farms |
| Fish farms | Worm farms |
| Frog farms | |

Fish hatcheries as listed in SIC group 092.

Fur-bearing animal and rabbit farms as listed in SIC group 0271.

Horse and other equine farms as listed in SIC group 0272.

Poultry and egg farms as listed in SIC group 025.

Agricultural Production, Livestock, Level II

Beef cattle feedlots as listed in SIC group 2011.

Beef cattle raising as listed in SIC group 0212.

Dairy farms as listed in SIC group 024.

Sheep and goat farms and feedlots as listed in SIC group 0214.

Agricultural Services

Animal services, except veterinary services, as listed in SIC group 075.

Crop harvesting services as listed in SIC group 0722.

Crop planting, cultivating and protection services as listed in SIC group 0721.

Crop preparation services as listed in SIC groups 0723 and 0724.

Farm labor contractor and crew services as listed in SIC group 0761.

Farm management services as listed in SIC group 0762.

Hunting and trapping, and game propagation as listed in SIC group 097.

Landscape and horticultural services as listed in SIC group 078.

Soil preparation services as listed in SIC group 071.

Mining: Including the extraction of minerals; quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity.

Anthracite mining, including uses listed in SIC major group 11.

Bituminous coal and lignite mining, including all uses listed in SIC major group 12.

Metal mining, including uses listed in SIC major group 10.

Nonmetallic minerals mining, except fuels, including uses listed in SIC major group 14.



Planning & Zoning Board Recommendation

Date:	November 4, 2019	Reviewer:	Matthew Lyons
Project No:	LDC19-001	Applicant:	City of Lakeland
P&Z Hearing:	August 20, 2019	P&Z Final Decision:	September 17, 2019
Request:	Changes to Article 2 (Use Standards) to revise and consolidate the master use list and permitted uses table; add definitions and locational standards for certain high impact commercial uses; define micro-breweries; micro-wineries and micro-distilleries; allow for small scale, craft/artisan manufacturing within commercial zoning districts; allow office support and accessory retail uses within the I-2 zoning district; and allow the indoor cultivation and production of non-food crops within I-1 and I-2 zoning districts.		

1.0 Background

Periodically, various changes to the Land Development Code (LDC) are proposed in response to changing circumstances. The proposed changes to Article 2 (Use Standards) revise and consolidate uses listed in Table 2.3-1 (Permitted Principal Uses); add definitions and locational standards for certain high impact commercial uses; provide definitions and use standards for micro-breweries; micro-wineries and micro-distilleries; allow for small scale, craft/artisan manufacturing within commercial zoning districts; allow office support and accessory retail uses within the I-2 (Medium Industrial) zoning district; and allow the indoor cultivation and production of non-food crops within I-1 (Light Industrial – Limited Commercial) and I-2 zoning districts.

1.2 Attachments

Attachment A: Proposed changes to Table 2.3-1 (Permitted Principal Uses)

Attachment B: Proposed changes to Section 2.6 (Master Use List)

2.0 Discussion

The current version of the Land Development Code (LDC) was adopted by the City Commission in December of 2013. While the new code made several changes pertaining to parking, landscaping, site development, and subdivision standards, the regulation of use has changed little since the previous version of the code was adopted in 1993.

The current regulatory approach attempts to anticipate every possible use within a given zoning district. In many instances, the code simply allows certain uses while prohibiting other uses with similar impacts without any clear rationale. Much of the terminology used is highly dated and many of the uses listed are no longer relevant due to economic and technological changes. Definitions for individual uses, when provided, are often vague or incomplete. As result, the code frequently lacks the flexibility to account for new business models or uses that did not exist at the time of adoption. Yet, the code is also too permissive regarding certain high impact uses, such as motor vehicle fuel sales and used car sales, whose scale and character have changed over time.

The proposed changes primarily apply to office and commercial uses geared towards the general public. The intent is to focus on those uses that have the greatest impacts, while reducing restrictions for a broad variety of general office uses, retail sales, and personal services uses that otherwise have minimal impacts.

To this end, staff is recommending that office and commercial uses be consolidated into seven new sub-groups: Commercial Lodging, Motor Vehicle Oriented Uses, Office Uses, Personal Services, Recreation & Entertainment, Restaurants, and Retail Sales. Within each category, uses are further specified under either general categories or listed individually due to their particular impacts. For Retail Sales and Personal Services uses, only specific high impact uses will be called out. The remainder will be broadly allowed within all commercial zoning districts as either general retail sales or personal services provided that all activities occur indoors. The remaining non-residential uses of a non-commercial nature will be consolidated into three new groups: Community Facilities, Healthcare & Social Services, and Infrastructure & Transportation.

To support these changes, staff is proposing changes to Section 2.6 (Master Use List) which provides comprehensive definitions for every use specified. Certain motor vehicle-oriented uses such as drive-through facilities, new & used car sales, motor vehicle fuel sales, and motor vehicle repair services are either now defined separately or broken down into minor and major sub-categories. Several categories of new uses were added to reflect recent economic and technological changes.

New Uses:

- Accessory Retail within I-2 zoning districts: Up to 10% of floor area may be used for retail sales accessory to another permitted principal use (e.g. tasting room, showroom, clearance center).
- Artisan-Oriented Retail: Small-scale manufacturing for retail sale (e.g. jewelry, furniture, pottery, leathercraft, textiles, painting, sculpture, etc.).
- Food Trucks & Food Courts.
- Micro-Breweries, Micro-Wineries, & Micro-Distilleries.

New restrictions and locational standards are also proposed for certain high-impact uses. These changes address uses that either have a detrimental impact when concentrated or greater impacts dependent upon the scale of the use or specific activity.

Proposed Locational Standards:

- Minimum separation distance of a 1/4 mile (1,320 ft.) for new pawn shops, payday loan and check cashing stores, and rent-to-own stores from another use of the same type.
- Major motor-vehicle fuel sales, greater than six pumps/12 fueling positions, subject to certain location restrictions and conditional use.
- Major motor vehicle repair services, body shops and paints shops, limit by right to I-1, I-2 and I-3 (Heavy Industrial) zoning district and through a conditional use in C-2 zoning districts.

Lastly, staff is proposing a change which will allow for the indoor cultivation of non-food crops (ornamental plants and plants used for pharmaceutical and manufacturing purposes) in addition to food crops in I-1 and I-2 zoning. This change is proposed in response to the recent legalization of the cultivation of both hemp and medical marijuana.

3.0 Recommendation

3.1 Community and Economic Development Staff

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan.

3.2 The Planning & Zoning Board

This recommendation was approved by a 6 – 0 vote of the Board.

The Community and Economic Development Department reviewed this request and recommended the proposed changes to the LDC.

Recommendation

It is recommended that the proposed changes to the LDC, as described in Attachment “A” and “B,” be approved.

	RA -1	RA- 2	RA- 3	RA- 4	RB	MF- 12	MF- 16	MF- 22	MH	O-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	
Scrap, Waste and Reclaimed Materials Trade, Level II																							
Warehousing & Wholesale Trade Uses																							
Mini-Warehousing & Storage																				P			
Warehousing and Motor-Freight Transportation Uses																							
Warehousing & Motor Freight Transportation Uses, Level I																							
Warehousing & Motor Freight Transportation Uses, Level II																							
Warehousing & Motor Freight Transportation Uses, Level III																							
Wholesale Trade-Uses																							
Wholesale Trade Uses, Level I																							
Wholesale Trade Uses, Level II																							
Wholesale Trade Uses, Level III																							
Community Facilities																							
Churches, Synagogues and Other Houses of Worship	C'	P'																					
Colleges, Junior Colleges, Universities & Seminars	C	C	C	C	C	C	C	C															
Community Centers	P ¹	P ³																					
Day Care Center Accessory to a House of Worship	C	C	C	C	C	C	C	C															
Day Care Centers/Adult									C	C	C	C	C	C	C	C	C	C	C	C			
Day Care Centers/Child									C	C	C	C	C	C	C	C	C	C	C	C			
Enclosed Storage for Use by Residents	P	P	P	P	P	P	P	P															
Family/Day Care Home									C	C	C	C	C	C	C	C	C	C	C	C			
Outdoor Storage for Use by Residents									C	C	C	C	C	C	C	C	C	C	C	C			
Public & Quasi Public Non-Commercial Principal Uses for Munn Park and Downtown Districts																							
Level II	P	P	P	P	P	P	P	P															
Level I	C	C	C	C	C	C	C	C															
Vocational Training for Activities Permitted in the District Where Located										P	P	P	P	P	P	P	P	P	P	P			
Healthcare & Social Services																							
Blood Banks & Plasma Collection Facilities										P	P	P	P	P	P	P	P	P	P	P			
Group Homes, Level I										C	C	C	C	C	C	C	C	C	C	C			
Group Homes, Level II										C	C	C	C	C	C	C	C	C	C	C			
Group Homes, Level III										C	C	C	C	C	C	C	C	C	C	C			
Hospitals & Emergency Rooms										C	C	C	C	C	C	C	C	C	C	C			
Institutional Residential, Level I										C	C	C	C	C	C	C	C	C	C	C			
Institutional Residential, Level II										C	C	C	C	C	C	C	C	C	C	C			

	RA -1	RA- 2	RA- 3	RA- 4	RB	MF- 12	MF- 16	MF- 22	MH	O-1	O-2	O-3	C-1	C-2	C-3	C-4	C-5	C-6	C-7 ²	I-1	I-2	I-3	
Institutional Residential, Level III						C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	
Nursing Homes						C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	
Transient Lodging & Social Services						C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	
MISCELLANEOUS Infrastructure & Transportation																							
Airports, Landing Fields & Heliports																							
Broadcast & Transmission Towers	C	C	C	C	C	C	C	C															
Broadcast & Transmission Towers stop Buildings Greater than 50 Ft. in Height																							
Communication Studios	C	C	C	C	C	C	C	C															
Enclosed storage for use by residents									A														
Ground Mounted Personal Wireless Service Facilities	C	C	C	C	C	C	C	C															
Outdoor storage for use by residents									A														
Railroad Marshalling Yards																							
Solar Power Generation Facilities																							
Traffic Storage & Maintenance Facilities																							
Transit Terminals																							
Utility and Essential Service Facilities																							
Utility & Essential Service Facilities, Level I	P	P	P	P	P	P	P	P															
Utility & Essential Service Facilities, Level II	C	C	C	C	C	C	C	C															
Utility & Essential Service Facilities, Level III																							
Utilities																							
Parking Facilities																							
Parking, Garage or Attached Uses																							
Parking Lots or Principal Uses not operated exclusively on an other parcel																							
Parking lots or principal uses operated exclusively on another parcel	€	€	€	€	€	€	€	€															
Vocational training for activities permitted in the district where located									A														
Agricultural, Forestry & Mining Uses																							
Agricultural Production, Crops, Level I																							
Agricultural Production, Crops, Level II																							
Agricultural Production, Livestock, Level I																							
Agricultural Production, Livestock, Level II																							
Agricultural Services																							
Footnotes:																							

See Table 2.3.3

¹ "Single-family detached residential buildings on lots which were platted and of public record on or before March 1, 2003, in accordance with single-family district development regulations by conditional use subdivision for single-family detached residential, platted and placed on public record after March 1, 2003, designed for development in accordance with single-family district development standards.

² For all properties zoned C-7 on Kentucky and Tennessee Avenues and those segments of Lamon, Main and Dixie Streets between Florida Avenue and Massachusetts Avenue, the retail and/or service use shall occupy at least 50 percent of the building street frontage at the street level.

³ "Light up to 40,000 square feet of gross floor area shall be allowed in combination with other uses on existing lots by conditional use over 40,000 square feet of gross floor area.

⁴ "Use not including coin-operated laundry and dry-cleaning establishments and auto parking.

⁵ "Use not including payday loan and check-cashing establishments, greenhouses and monument sales establishments.

⁶ "Use not including pawn shops and payday loan and check-cashing establishments.

⁷ "All facilities in completely enclosed buildings.

⁸ "Parade use, which, usually, are retail services for purposes of complying with some ground floor use requirements specified in footnotes 2.

⁹ "Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.

¹⁰ "Use reserved with an ADA standard for accessible entry and drive-in.

~~11 In accordance with MF-22 standards for applicable context sub-districts, shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning & Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety, and the general welfare of the community.~~

1 By right, single-family detached residential buildings on lots which were platted and of public record on or before March 1, 1993, in accordance with single-family district development regulations. By conditional use: subdivisions for single-family detached residential, platted and placed on public record after March 1, 1993, designed for development in accordance with single-family district development standards.

2 In accordance with RA-3/BA-4 standards for applicable context sub-district.

3 In accordance with MF-22 standards for applicable context sub-district.

4 For 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, the retail and/or service uses shall occupy at least 60 percent of the building street frontage at the street level.

5 Denotes uses which qualify as retail or service for purposes of complying with core ground floor use requirements specified in footnote no. 4.

6 All facilities in completely enclosed buildings.

7 Minimum lot area of 20,000 square feet; 40,000 square feet if total seating capacity over 150.

8 In accordance with the development standards specified by Section 5.8.

9 Shall not be located within 500 feet of the real property that comprises a public or private elementary school, middle school or secondary school unless the location is approved by the Planning & Zoning Board following a public hearing and upon a determination by the Board that the location promotes the health, safety and the general welfare of the community.

m Up to 10% of the floor area may be used for retail sales accessory to the principal use. Such sales must be directly related to manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.

11 Minimum separation of distance of 1/4th of a mile (1,320 ft.) from another such use.

12 If greater than 40,000 sq. ft. of floor area, conditional use required.

13 Subject to specific locational standards and a minimum setback of 300 feet from any residential zoning districts.

ATTACHMENT "B"

2.6 MASTER USE LIST

2.6.1 INTENT

It is the intent of this article to provide a master list of all uses addressed by this land development code and definitions for the uses that require such definitions. Some uses are further defined in [Article 5](#) (Regulation of Specific Uses) and elsewhere in this code.

2.6.2 SIGNIFICANCE OF STANDARD INDUSTRIAL CLASSIFICATION NUMBERS

Some industrial, warehouse, wholesale and transportation uses in the Master Use List are described or defined by reference to a U.S. Government Standard Industrial Classification (SIC) code number or numbers. (The Standard Industrial Classification system is available on several U.S. Government agency web sites.) When the use is identified by the phrase "as listed in SIC group" followed by a number, the identification has no regulatory significance; it is provided for information only. When the use is identified by the phrase "including all uses listed in SIC group" followed by a number, the identification has regulatory significance; it means the use identified includes all the uses listed in the specified SIC group and that all those uses are permitted wherever the named use is permitted. When the use is identified by the phrase "including the following uses listed in SIC group" followed by a number and a list of uses, the identification has regulatory significance in that the list of uses that follow the SIC group number are included in the previously named use and that all those uses are permitted wherever the named use is permitted. However, no other uses, from the indicated SIC, group are permitted.

2.6.3 PRINCIPAL USES LISTED AND DEFINED

2.6.3.1 Principal Residential Uses

Convents and Monasteries

Dormitories: Including buildings used as group living quarters as an accessory use for a college, university, boarding school, orphanage, or other similar institutional use.

Farm Employee Housing: Single or multiple family dwellings or dormitories provided for the exclusive use of farm employees and their families.

Fraternities and Sororities

Residential, Single-Family Attached: Single-family attached residential uses consist of single-family attached dwellings as defined in [Article 2](#).

Residential, Single-Family Detached: Single-family detached residential uses consist of single-family detached dwellings as defined in [Article 2](#).

Residential, Two-Family: Two-family residential uses consist of two-family dwellings as defined in [Article 2](#).

Residential, Multi-Family: Multi-family residential uses consist of multi-family dwellings as defined in [Article 2](#).

Residential, Multi-Family for the Elderly: Multi-family residential uses which are restricted to occupancy by the elderly. For the purposes of this section, the elderly shall be all persons who are 62 years of age or older plus all persons in a household the head of which is 62 years of age or older plus persons in a household at least half of whose members are 62 years of age or older. Units are considered to be restricted to occupancy by the elderly if they are restricted by any long term, binding public or private covenant. Covenants shall be considered to be long term if they will be in effect for a period of at least 15 years from the date of initial building occupancy. Covenants shall be considered to be binding if they are judged by the City Attorney to incorporate all reasonable and feasible language to render them binding.

Residential, Mobile Home

Residential, One or More Dwelling Units Located Above the First Floor of a Building Which Contains Another Permitted Principal Use on the First Floor

Residential, One or More Dwelling Units Located Above the First Floor of a Building Fronting on a Transit Oriented Corridor and Which Contains Another Permitted Principal Use on the First Floor

~~**Child Care Facility:** A facility for the care, protection, and supervision of a child, for a period of less than 24 hours a day on a regular basis, which supplements parental care, enrichment, and health supervision for the child, in accordance with his/her individual needs, and for which a payment, fee, or grant is made for care. (See Day Care Center/Child.)~~

~~**Convents and Monasteries**~~

~~**Dormitories:** Including buildings used as group living quarters as an accessory use for a college, university, boarding school, orphanage, or other similar institutional use.~~

~~**Farm Employee Housing:** Single or multiple family dwellings or dormitories provided for the exclusive use of farm employees and their families.~~

~~**Fraternities and Sororities**~~

~~**Group Homes, Level I:** Level I Group Homes are group homes which do not house more than eight clients at any one time. A group home is a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities, assisted living facilities, foster care facilities, community residential homes are included in this definition. The following residential social service facilities are NOT group homes pursuant to this definition: halfway houses, delinquent detention centers; residential rehabilitation intermediate care facilities for the mentally retarded and residential treatment facilities. Also excluded from this definition of group homes are rooming houses, hostels and similar uses; residential clubs; fraternities and sororities; monasteries and convents; hotels; nursing homes and emergency shelters.~~

~~**Group Homes, Level II:** Level II Group Homes are group homes which house between eight and 20 clients at any one time.~~

~~**Group Homes, Level III:** Level III Group Homes are group homes which house more than 20 clients at any one time.~~

Institutional Residential, Level I: Level I institutional residential facilities do not house more than eight clients at any one time. Institutional residential facilities include the following state-licensed facilities: ~~Delinquent detention centers~~ ~~Emergency shelters~~ ~~Halfway houses~~ ~~Intermediate care facilities and~~ ~~Residential rehabilitation facilities for the mentally retarded~~ ~~Residential treatment facilities~~

Institutional Residential, Level II: Level II institutional residential facilities house between eight and 20 clients at any one time and include all Level I institutional residential facilities.

Institutional Residential, Level III: Level III institutional residential facilities house more than 20 clients at any one time and include all Level I and II institutional residential facilities.

Nursing Homes: Including extended or intermediate care facilities licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, except persons suffering from mental ailments and persons so ill as to require regular hospitalization.

Rooming Houses, Hostels and Similar Uses, Level I: Level I rooming houses and similar uses are uses which are: 1) owner-occupied, and 2) occupied by not more than eight guests at any one time, and 3) occupied only by guests whose visits are pre-arranged, and 4) occupied only by guests whose visits are for a period of not less than seven days, and 5) contain kitchen facilities. Rooming houses, hostels and similar uses by definition shall not include rescue missions or any similar use in which meals and/or lodgings are provided to the indigent at no cost or at a subsidized cost.

Rooming Houses, Hostels and Similar Uses, Level II: Level II rooming houses and similar uses are rooming houses and similar uses which are not Level I rooming houses and similar uses.

Transient Lodging or Social Services Facility: A facility owned and operated by a private organization or by a public agency which offers counseling services or meals or temporary shelter to primarily transient or indigent persons. Such facilities may also provide counseling and temporary custodial care to nonviolent prerelease inmates from federal or state correctional institutions and may provide supervision for persons convicted of misdemeanors in local courts. Such facilities are not designed to provide medical or psychiatric care and treatment.

2.6.3.2 Principal Office Uses

Office Uses, Government: Including U.S. Postal Service facilities and administrative offices of city, county, state and federal agencies.

Office Uses, Medical: Establishments primarily engaged in providing healthcare services to individuals. Examples include the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, diagnostic centers, outpatient care facilities, blood/plasma collection facilities, medical day spas and other miscellaneous types of medical services. This general category does not include establishments which offer long-term inpatient care such as hospitals and residential treatment facilities.

Office Uses, Non-Government: Business administrative offices, including establishments primarily engaged in management and general administrative functions such as executive, personnel, finance, and sales activities performed centrally for other establishments of the same company.

Commercial art, graphics and photography services

Computer and data processing services
Consumer credit reporting agencies, mercantile reporting agencies and adjustment and collection agencies
Correspondence schools
Detective agencies and protective service offices
Direct mail advertising services
Employment agencies primarily engaged in helping potential employees find employers and potential employers find employees
Financial institutions
Financial planners
Medical and health care offices, including medical laboratories
Holding and other investment offices
Insurance agent, broker and service offices, including auto insurance claims centers
Legal offices
Management consulting and public relations services
Medical photography and art services
Membership organization offices
Miscellaneous office type business services including the following:
 Appraisers
 Automobile recovery services
 Bail bonding services
 Business brokers
 Charge account services
 Contractors disbursement control services
 Credit card collection services
 Drafting services, except temporary help
 Fire protection services, other than forestry or public
 Fund raising services
 Hotel reservation services
 Interior design and decorator consulting services, but not painters or paperhangers
 Inventory computing services
 Mail box and postal address services
 Map drafting services
 Messenger services, except telegraph and radio
 Microfilm recording and developing service
 Notary publics
 Parcel packaging services
 Personal investigation services
 Photogrammetric mapping services
 Photographic library services
 Press clipping services
 Process serving services
 Radio broadcasting music checkers
 Radio transcription services
 Recording studios
 Repossession services
 Speakers bureaus
 Styling of fashions, apparel, furniture, textiles, and similar products
 Telegraph service, florist
 Telephone message services
 Telephone solicitation services
 Yacht broker offices

Motion picture production and distribution service offices
News syndicate offices
Office-type personnel services including the following:
 Babysitting bureau not providing babysitting on the premises
 Birth certificate agencies
 Dating service
 Debt counseling or adjustment service to individuals
 Escort service
 Genealogical investigation service
 Radio, television and publishers advertising representative offices
Radio and television broadcasting studios and facilities
Real estate office
Social service counseling offices including the following:
 Adoption services
 Child guidance agencies
 Counseling centers
 Family and marriage counseling services
 Family location services
 Referral services for personal and social problems
Personnel supply firms primarily engaged in providing temporary or continuing help that does not report to the office from which the help is provided on a daily or other frequent basis. Such uses may include:
 Employee leasing services
 Fashion show model supply services
 Help supply services
 Labor pools
 Manpower pools
 Modeling services
 Office help supply services
 Temporary help services
Social service organization offices
Sports and entertainment service offices
Stenographic services
Theatrical production and related service offices

Office Uses, Non-Medical: Establishments which primarily focus on activities conducted in an office setting such as administrative offices for businesses and government agencies, professional offices and financial services. Examples include professional services such as lawyers, accountants, architects and engineers, financial businesses such as lenders, brokerage houses, insurance agencies, real estate agencies and financial planners, data processing and software development, sales offices and call centers, travel agencies, public utility offices, counseling services, personnel services and recording/broadcast studios. This general category does not include building, electrical, plumbing, heating and air-conditioning contractors with shops or storage yards, or commercial testing laboratories where any office uses are incidental to the principal use of the property as an industrial-type service establishment.

Office-Type Research and Development Facilities: Research and development activities not involving processes or activities of an industrial nature. Such uses shall include establishments performing research and development on a contract basis as well as facilities of manufacturing or other activities performing proprietary research and development.

Travel Agencies

2.6.3.3 Principal Commercial Uses

a. Commercial Lodging Uses

Bed & Breakfasts: An establishment in a single-family detached dwelling, not a hotel or motel, with five rooms or less which offers short-term lodging accommodations and may offer meals to registered guests as part of the accommodation.

Hotels: Establishments containing six or more guest rooms or suites which offer short-term lodging accommodations for the general public intended or designed for temporary occupancy in which all or most rooms are accessed using an interior hallway. Such facilities may include, as an accessory use, uses such as restaurants, bars, meeting rooms, indoor and outdoor recreational facilities, gift shops, barber shops, beauty salons and day spas.

Motels: Establishments containing six or more guest rooms or suites which offer short-term lodging accommodations for the general public intended or designed for temporary occupancy in which all or most rooms are accessed directly from the exterior of the building. While those accessory uses commonly associated with hotels are permitted, motels generally offer less services and amenities than full-service hotels.

b. Motor Vehicle Oriented Uses

Commercial Vehicles, Construction Equipment & Trailers, Sales, Rental & Service: Businesses specializing in the sales, rental and service of commercial vehicles, construction equipment and trailers as defined in Sub-Section 5.17.2.

Drive-Through/Drive-In Facilities: Facilities which allow for the delivery of products or services to customers while they remain in their motor vehicles, as either a principal or accessory use. Examples include drive-through windows for bank tellers and dry cleaners, coffee shops, pharmacies, fast food restaurants and ice cream shops with drive-through facilities

Mobile Home, Boat and Recreational Vehicle Sales, Rental & Service: Businesses specializing in the sales, rental or service of mobile homes, boats, and recreational vehicles. Recreation Vehicles are vehicles designed, intended and used for the purpose of an off-site temporary housing or for recreational activities and traveling. Such vehicles include, but are not limited to, travel trailers, hard-sided truck campers, camping trailers, self-propelled motor homes and bus campers.

Motor Vehicle Fuel Sales, Minor: Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have no more than six pumps/twelve fueling positions.

Motor Vehicle Fuel Sales, Major: Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have more than six pumps/twelve fueling positions. Where allowed as a conditional use, such uses shall be only located on an arterial street, at an intersection with another arterial or collector street or an interchange with any limited access highway, subject to a minimum separation distance of 300 feet from any residential zoning districts.

Motor Vehicle Parts & Accessory Stores: Stores specializing in the retail sales of motor vehicle parts and accessories, typically without dedicated service bays, where any installation of the products sold is incidental to the principal retail use.

Motor Vehicle Rental: Rental agencies specializing in the short-term rental of automobiles, light trucks, motorcycles and similar vehicles. Sales of used motor vehicles are prohibited, except when incidental motor vehicle rentals. This category does not include rentals and leasing of heavy trucks, tools or equipment which are classified as an Industrial Type Service Establishment, Level II.

Motor Vehicle Sales, New: Businesses specializing in the sales of new automobiles, light trucks, motorcycles and similar vehicles. Sales of used motor vehicles are prohibited except when incidental to new vehicle sales.

Motor Vehicle Sales, Used: Businesses specializing in the sales of used or pre-owned automobiles, light trucks, motorcycles and similar vehicles.

Motor Vehicle Service & Repair, Minor

Electric vehicle charging and battery exchange facilities, as a principal use

Motor vehicle cleaning, polishing and detailing

Motor vehicle service centers and service stations, including stores specializing in the sales and installation of tires, batteries and other minor parts and accessories.

Motor vehicle repair, not including body work and paint shops

Motor vehicle washing facilities, automated or self-service

Small engine repair

Motor Vehicle Repair, Major

Body Shops & Collision Centers

Paint Shops

Off-Street Parking, Surface: Surface parking lots, as either a principal or accessory use, intended for the short-term parking of motor vehicles by the general public in support of another adjacent or nearby use in accordance with the development standards specified by Section 5.16. This use does not include lots intended for the temporary storage of impounded or repossessed vehicles and lots intended for the wholesale storage of equipment and vehicles which are classified as either an industrial-type service or wholesale trade and transportation use.

Off-Street Parking, Structured: Parking garages, as either a principal or accessory use, intended for the short-term parking of motor vehicles by the general public in support of another adjacent or nearby use. This use is subject to the same restrictions as surface parking lots.

c. Personal Services Uses

Barber Shops, Hair Salons & Day Spas: Establishments licensed by the State of Florida which provide personal grooming services and/or non-medical therapeutic treatments for the purposes of improving health, beauty and relaxation. Examples include hair cutting and styling, nail, skin, and body treatments, massages, and other similar services.

Banks, Credit Unions and Savings & Loan Associations: Establishments which are chartered by the Federal government or the State of Florida and offer banking services such as

deposits and withdrawals, commercial and consumer loans, mortgages, checking and savings accounts, and debit cards.

Exercise, Fitness & Martial Arts Studios: Commercial establishments which provide indoor exercise equipment and recreational facilities and/or regularly scheduled classes in fitness and wellness activities including martial arts training.

Funeral Homes and Crematoriums: Establishments which receive and prepare the bodies of the deceased for final disposition, in accordance with state law and local ordinances, and offer services such as burial or cremation.

Kennels: Establishments which confine or house domesticated animals for the purposes of sale, rental, boarding, breeding or other commercial venture and are subject to the development standards specified by Section 5.7 of the Land Development Code. A kennel shall not include pet shops or animal shelters or animal boarding when offered as an accessory use to another permitted principal use such as a veterinary clinic or animal hospital.

Laundry and Cleaning Establishments, Retail: Establishments which provide service directly to the public and service to the public or through pick up stations located off the premises, but not including industrial facilities that serve primarily institutional customers or facilities that serve other retail laundry and cleaning establishments. This category includes self-service, coin-operated laundry establishments.

Music & Dance Studios: Establishments which offer instruction and practice or rehearsal space for musicians and dancers where all activities occur inside an enclosed building.

Payday Loan, Title Loan & Check Cashing Services: Commercial establishments which, as a principal use, offer consumer financial services such as short term, high interest loans in exchange for a pay stub and post-dated check against future earnings or secured against a title on a motor vehicle, or services in which checks and money orders are cashed for a fee. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another payday loan, title loan & check cashing service use.

Pet Grooming & Pet Day Care: Establishments which offer grooming services for domesticated animals and short-term care, supervision and protection of such animals for a period of less than 16 hours per day, with no provisions for overnight boarding.

Repair-Oriented Services: Commercial establishments oriented towards the general public which offer repair or alteration services for consumer electronics, appliances, tools, jewelry, sports equipment, apparel and other durable consumer goods in which all activities occur inside an enclosed building where the business is located. This category of uses does not include industrial-type services such as plumbing repair, electrical repair, HVAC repair, and other miscellaneous services offered by special trade contractors in which all work is performed off-site.

Tax Preparation Services, Retail: Seasonal tax preparation services marketed and oriented towards the general public in a retail context, where tax returns are not prepared by a

certified professional accountant and in which high interest, short-term loans, secured by a taxpayer's anticipated refund, may be offered.

Tattoo Parlors & Body Art Establishments: Establishments, which through the use of needles or other instruments designed to contact, penetrate or puncture the skin, offer services such as tattooing or body piercing. This use does not include tattooing performed by a licensed medical professional for medical or dental purposes, or the application of permanent cosmetic makeup as an accessory use to another personal services use such as a hair salon or day spa.

Veterinary Clinics and Animal Hospitals: Establishments which offer primarily veterinary services in accordance with the standards specified by Section 5.23. Such establishments may allow overnight boarding of animals as an accessory use.

d. Recreation & Entertainment Uses

Adult (Regulated) Uses: Regulated Use shall mean adult arcade, adult book store, adult dancing establishment, adult entertainment, adult theater or massage establishment. For purposes of this code these terms are further defined in [Section 5.3](#) (Adult (Regulated) Uses).

Adult Arcade Games: As defined in Section 5.2

Bars, Lounges and Related Entertainment Uses

Ballrooms

Banquet halls

Bars

Cabarets and cabaret theaters

~~Dance Halls~~

Dinner theaters

~~Discotheques~~

Night clubs, including restaurants, dining rooms or other similar establishments where dancing, floor shows or other form of lawful entertainment is provided for guests after eleven o'clock, P.M.

Commercial Recreation, Indoors

Auditoriums and meeting halls

Billiards, pool halls

Bowling alleys

Game arcades

Gymnasiums

Skating rinks, indoor

Swimming pools, indoor

Tennis, hard ball and racquetball facilities, indoor

Theaters, indoor

Commercial Recreation, Outdoors

Amphitheaters

Amusement parks, including outdoor facilities, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.

Drive-in theaters

Go-cart and other recreation vehicle tracks

Golf driving ranges

Miniature golf establishments

Sports and recreation camps

Sports parks including batting cages, trampolines and similar sports facilities

Stadiums and sports arenas

Swimming pools, including water-filled enclosures, permanently constructed or portable, have a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Tennis, hand ball and racquet ball courts

Water slides

Marine Uses

Boat and yacht clubs, membership

Boat excursions and sightseeing docks

Marinas including facilities for storing, servicing, fueling, berthing and securing of pleasure boats.

Outdoor Gun Ranges: Outdoor shooting facilities, either public or private, where as specified in Table 2.3-3.

e. Restaurant Uses

Carry Out/Delivery: Restaurants, which through the design of physical facilities, service or packaging procedures, specialize in the sales of ready-to-eat, prepared foods primarily intended for off-site consumption. This category includes restaurants with limited traffic such as snack bars and sandwich shops.

Food Trucks: A mobile food unit, mobile food vendor or any other food service/vending vehicle or cart that has been inspected and licensed as such by the appropriate state agency.

Food Truck Courts: A commercial site intended to host two or more food trucks on a semi-permanent basis as either a principal or accessory use.

Restaurants, Low Turn-Over: Eating establishments with low turnover rates usually of at least one hour or longer. Generally high quality, destination restaurants which do not rely on drive-by traffic with the majority of sales occurring during evening dinner hours.

Restaurants, High Turn-Over: Eating establishments with high turnover rates generally of less than one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve breakfast, lunch and dinner, and are sometimes open 24 hours per day, with the majority of sales coming from eat-in customers. This category includes "fast casual" type restaurants with or without drive-through facilities.

Restaurants, Very High Turn-Over: Fast food "quick service" type eating establishments with or without drive-through facilities. This type of restaurant is characterized by a high volume of drive-through or carry out sales; long hours of service, often 24 hours per day, and very high turnover rates for eat-in customers, generally less than 30 minutes.

f. Retail Sales Uses: Retail sales primarily oriented towards the general public

Accessory Retail to a Permitted Principal Use in I-2 Zoning Districts: Up to 10% of the floor area may be used for retail sales accessory to a permitted principal use within I-2 zoning district. Such sales must be directly related to a manufacturing activity or service which is the principal use on the premises. Examples include, but are not limited to, a tasting room for a brewery, a showroom, or a clearance center to allow for sales of surplus or returned goods from a warehouse.

Antique Shops & Consignment Boutiques: Retail establishments specializing in the sale of furniture, artwork and decorative objects, generally produced at least 30 years ago or older, and those which sell used items of moderate to high value (typically clothing, accessories or furniture) on behalf of the original owner who receives a percentage of the sales price. This category does not include thrift or secondhand stores.

Artisan-Oriented Retail: Small-scale manufacturing establishments, less than 10,000 sq. ft. in floor area, which primarily produce and offer for retail sale items such as jewelry, furniture, pottery, leathercraft, textiles, painting and sculpture and in which all activities occur indoors within an enclosed building.

Big Box Retail: Retail establishments containing 40,000 square feet of gross floor area or greater which offer a broad range of convenience and consumer goods, and fresh, processed or prepared foods, or specialize in a single consumer product category such as office supplies, home furnishings, electronics, appliances, or sporting goods.

Building Materials Sales, Retail, Level I

Awnings
Cabinets
Doors
Electrical supply
Fencing dealers
Flooring
Hot tubs and whirl pools
Insulation material
Lumber
Plumbing supply
Prefabricated buildings
Roofing materials, but not hot tar or aggregate
Swimming pools
Tile dealers
Wallboard
Window and screen

Building Materials Sales, Retail, Level II

Building material dealers, including the following uses listed in SIC group 5211:
Brick dealers, retail
Cement dealers, retail
Concrete and cinder block dealers, retail
Lime and plaster dealers, retail
Roofing material dealers including hot tar and aggregate dealers
Sand and gravel dealers, retail

Structural clay products, retail

Convenience Sales and Personal Service Uses

Convenience sales uses:

- Card shops
- Cosmetics stores
- Drug stores and pharmacies
- Dry goods and notions stores
- Fabric stores
- Flowers shops
- Hardware stores
- Key shops
- Lawn and garden supply stores
- Newspaper and magazine stores
- Paint, glass and wallpaper stores

Special service and product food stores including:

- Candy, nut and confectionery stores
- Dairy stores
- Delicatessens, and produce markets
- Meat and fish markets
- Retail bakeries
- Specialty food stores
- Sundry shops
- Ticket agencies
- Tobacco shops
- Variety stores

Personal service uses:

- Barber shops
- Beauty shops
- Clothing rental
- Coin-operated laundry and dry cleaning establishments
- Day spas
- Exercise studios
- Facial and scalp treatment service
- Gunsmith shops
- Laundry, cleaning and related garment service pick-up stations serving primarily the public
- Locksmith establishments
- Martial arts studios
- Motor vehicle title and tag service
- Music and dance studios
- Musical instrument tuning and repair
- Pet grooming establishments, but not kennels
- Photographic studios serving primarily the public
- Picture framing establishments
- Taxidermists

Repair establishments for the public as follows:

- Camera repair
- Hearing aid repair
- Optical goods repair
- Shoe and leather goods repair
- Small electronic equipment, television, radio and computer repair

Small household appliance repair
Watch, clock and jewelry repair
Tailor and dressmaker shops
Tax return preparation services
Video tape and equipment rental establishments

Convenience Store: A retail store usually 4,000 square feet or less which primarily sells convenience goods. A retail store typically 4,000 square feet or less, generally open 24 hours a day or into the late evening, which primarily sells convenience foods and goods such as candy, snacks, drinks, processed and prepared foods, tobacco products and package sales of alcoholic beverages for off-site consumption. The sale of motor vehicle fuel shall be permitted accessory to a convenience store only where motor vehicle fuel sales uses are permitted by right or as a conditional use.

Day Care Center/Adult: Any building or premises used for the care, protection and supervision of more than five adults, 18 years of age or older, for a period of less than 18 hours per day. Such care shall not include the provision of overnight sleeping accommodations.

Day Care Center/Child: Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. The following are not included:

- A. Public schools and nonpublic schools and their integral programs, except as provided in Florida Statute 402.3025;
 - B. Summer camps having children in full-time residence;
 - C. Summer day camps; and
 - D. Bible schools normally conducted during vacation periods.
- (See Child Care Facility)

Department Stores: Retail establishments containing 80,000 square feet of gross floor area or greater which carry several lines of merchandise, such as women's ready-to-wear and accessories, men's and boys' clothing, piece goods, small wares, and home furnishings, all of which are organized into separate departments.

Dollar Stores & Variety Stores: Retail establishments, usually 12,000 square feet in floor area or less, which maintain regular daytime and early evening store hours and offer for sale a combination of convenience foods and consumer goods for off-site consumption with a majority of items available for sale for ten (10) dollars or less.

Drug Stores & Pharmacies: Retail establishments which primarily sell prescription drugs, over the counter medicines and other items intended for health and wellness, but which may also sell small quantities of consumer goods such as convenience foods, personal care products, toys, gifts and sundries.

Firearms Sales and Indoor Gun Ranges: Retail stores which primarily sell firearms and accessories and/or offer indoor facilities which involve the use of firearms such as private gun clubs and shooting ranges. This category does not include general retail sales uses such as stores which specialize in sales of sporting goods or outdoor recreation merchandise and in which any sales of firearms are incidental.

Food Stores

Funeral Homes and Crematoriums

Game Arcades

Grocery Stores: Retail establishments generally containing 20,000 square feet of gross floor area or greater which primarily sell a wide variety of foods such as fresh meats, fish and poultry, fresh fruits and vegetables, dairy products, canned, packaged, frozen and prepared foods, that are intended for preparation or consumption at home or off-site.

Hotel: Facilities containing six or more guest rooms offering transient lodging accommodations to the general public intended or designed to be used or rented for temporary occupancy, with no provision for cooking in any room and providing additional services such as restaurants, meeting rooms, and recreation facilities and other accessory service facilities such as newsstands for its occupants and the public.

Indoor Commercial Recreation Uses

Auditoriums and meeting halls

Billiards, pool halls

Bowling alleys

Game arcades

Gymnasiums

Skating rinks, indoor

Swimming pools, indoor

Tennis, hard ball and racquetball facilities, indoor

Theaters, indoor

Indoor Gun Clubs and Shooting Galleries

Kennels: A place designed to confine household animals where any number of such animals are kept for the purpose of sale, rental, boarding, breeding or other commercial venture. A kennel shall not include pet shops or animal shelters.

Laundry and Cleaning Establishments, Level I: Including those providing service directly to the public, but not those providing service for pick-up stations located off the premises.

Laundry and Cleaning Establishments, Level II: Including those providing service directly to the public and those providing service to the public through pick-up stations located off the premises, but not including facilities that serve primarily institutional customers or facilities that serve other laundry and cleaning establishments serving the public.

Liquor Stores: A retail store selling beverages containing more than 14 percent of alcohol by weight for off-premise consumption.

Marine Uses

Boat and yacht clubs, membership

Boat excursions and sightseeing docks

Marinas including facilities for storing, servicing, fueling, berthing and securing of pleasure boats.

Micro-Breweries, Micro-Wineries & Micro-Distilleries: Establishments which produce beer, wine or distilled spirits in relatively small quantities in conjunction with a restaurant, tasting room or retail sales operation. A micro-brewery is defined as an establishment which is duly-licensed to produce beer and/or cider in quantities not to exceed 15,000 barrels per year (465,000 U.S. gallons). A micro-winery is defined as an establishment which is duly-licensed to produce wine and/or mead in quantities not to exceed 100,000 U.S. gallons per year. A micro-distillery is defined as an establishment which is duly-licensed to produce distilled spirits in quantities not to exceed 15,000 U.S. gallons per year. Where permitted only through a conditional use, the maximum production capacity may be further limited to minimize impacts on adjacent uses.

Medical Marijuana Dispensing Facility: As defined in Section 1.6, establishments authorized to sell and dispense medical marijuana and related supplies.

Mobile Home Sales, Rental and Service Agencies: Mobile home sales, rental and service agencies by definition shall NOT include the occupancy of mobile homes for permanent or transient residential purposes.

Motels: Including establishments providing transient accommodations containing six or more rooms with at least 25 percent of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Motor Vehicle and Boat Sales and Rental Uses

~~Automobile and light truck rental agency storage and maintenance yards~~

~~Automobile and light truck sales and service agencies, including the use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks or vans, or recreation vehicles and including any warranty repair work and other repair service conducted as an accessory use.~~

~~Boat and boat accessory sales establishments, but not marinas~~

~~Boat storage establishments, indoor, but not marinas~~

~~Large recreation vehicle sales and service establishments~~

~~Lawn mower and other small engine sales and service establishments~~

~~Motorcycle sales and service establishments~~

~~Trailer sales and rental establishments~~

~~Used car lots, including any area of land, and structures thereon, that is used or designated to be used for the buying and selling at retail and the open storage and display incidental thereto of used or second hand motor vehicles.~~

Motor Vehicle Fuel Sales Uses: Automobile filling stations, including buildings, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories.

Motor Vehicle Service Uses

~~Automobile cleaning, polishing and detailing~~

~~Automobile service stations, including buildings, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; and including as an accessory use the sale and installation of lubricants, tires, batteries and similar accessories.~~

~~Automobile washing establishments, attended~~

Automobile washing establishments, self-service
Electric vehicle charging facilities
Electric vehicle battery exchange facilities

~~Motor Vehicle Parts and Accessory Stores~~

~~Including the installation of parts and accessories.~~

~~Battery sales and installation
Brake lining sales and installation
Glass replacement
Muffler and exhaust system sales and installation
Tire sales and wheel alignment~~

~~Motor Vehicle Repair, Retail:~~ Including buildings, premises and land in which or upon which a business, service or industry involving the maintenance, servicing or repair of motor vehicles is conducted or rendered.

~~Carburetor and fuel system repairs
Engine repair
Motor vehicle body repair and paint shops
Transmission repair~~

Neighborhood Convenience Centers: Small scale, neighborhood oriented commercial uses which may be allowed in certain residential and office zoning districts as a conditional use, as specified by Section 5.13.

Office Support Retail & Service Uses

Blueprinting
Barber shops, hair salons and day spas
Business machine sales
Business equipment and computer stores
Business service centers, including pack and ship stores
Delivery Services
Drug stores and pharmacies
Exercise & martial arts studios
Laundry, cleaning and related garment service pick-up stations primarily serving the public
Office furniture and supply stores
Photocopying, offset printing and similar reproduction services
Phototypesetting
Sandwich shops and snack bars
Sundry shops

Outdoor Commercial Recreation

Amphitheaters
Amusement parks, including outdoor facilities, which may include structures and buildings, where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and buildings for shows and entertainment.
Drive-in theaters
Go-cart and other recreation vehicle tracks
Golf driving ranges
Miniature golf establishments
Sports and recreation camps

Sports parks including batting cages, trampolines and similar sports facilities

Stadiums and sports arenas

Swimming pools, including water-filled enclosures, permanently constructed or portable, have a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches, designed, used and maintained for swimming and bathing.

Tennis, hand ball and racquet ball courts

Water slides

Outdoor Gun Ranges

Outdoor Retail Sales of New and Used Merchandise

Outdoor Sales, New and Used, as a Principal Use: Establishments in which products and merchandise for sale are displayed outdoors and primarily intended for outdoor use. Examples include retail establishments which specialize in the sale of outdoor goods such as outdoor furnishings, monuments and landscaping materials such as mulch or sod. This use does not include equipment rental and leasing services, which are classified as a Level II Industrial-type Service Use, or establishments which primarily sell building materials such as crushed stone, gravel, or sand and are classified as Building Materials Sales, Retail, Level II.

Outdoor Storage of Boats, Motor Homes and Trailers, Retail Service

Pawn Shops: Establishments which provide short-term loans in exchange for personal goods or other items as collateral and resell those same items as a secondary retail service. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another pawn shop.

Plant Nurseries & Greenhouses: Retail establishments specializing in the sale of plants, trees and shrubs in which the majority of inventory sold is grown and cultivated off the premises.

Rent-To-Own Stores: Retail establishments which primarily lease consumer goods such as furniture, electronics and appliances where the customer may take ownership after making a specified number of payments. Where permitted, such uses are subject to special deglomeration measures and may not be located within a quarter mile (1,320 ft.) of another rent-to-own-store.

Recycling Collection Centers: A retail business used solely for the purpose of collecting and temporarily storing recyclable materials having no objectionable odors, dust, or visibility from off the site.

Restaurants, Carry Out: Restaurants serving the general public, including establishments which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises, and where the consumption of food in motor vehicles on the premises is not permitted or not encouraged.

Restaurants, Low Turn-Over Restaurants Serving the General Public: Eating establishments of high quality and with turnover rates usually of at least one hour or longer. Generally, quality restaurants do not serve breakfast; some do not serve lunch; all serve dinner.

Restaurants, High Turn-Over Restaurants Serving the General Public: Eating establishments with turnover rates generally of less than one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve breakfast, lunch and dinner, and are sometimes open 24 hours per day.

Restaurants, Very High Turn-Over Restaurants Serving the General Public: Fast food eating establishments with or without drive-through windows. This type of restaurant is characterized by a large carry-out clientele; long hours of service and high turnover rates for eat-in customers.

Restaurants, Sandwich Shops, Snack Bars Serving the General Public

Restaurants Serving a Limited Clientele

Shopping Centers, Neighborhood: A shopping center usually selling goods necessary to meet daily needs, occupying up to 10 acres and having up to 100,000 square feet of gross leasable area. It generally draws its clientele from a radius of approximately a five-minute drive from the center.

Shopping Centers, Community: A shopping center usually featuring a junior department store, having approximately 150,000 square feet of gross leasable area, and a site area of 10 to 25 acres. It generally draws its clientele from a radius of approximately a 10-minute drive from the center.

Shopping Centers, Regional: A shopping center usually containing a wide range of retail and service establishments, occupying 50 to 100 acres of land, having at least one or more anchor stores, and containing over 400,000 square feet of gross leasable space. It draws its clientele from as much as a 45-minute drive away.

Single-Destination Commercial Uses

Cosmetic stores

Custom upholstery, cloth and canvas products fabrication, including the fabrication of slipcovers, awnings and similar products

Food storage lockers

Furniture and domestic equipment rental establishments

Furniture reupholstering and repair, but not furniture stripping

Greenhouses

Locker rental establishments

Locksmith establishments

Medical supply stores

Monument sales establishments

Nurseries, retail, for the sale of plant materials grown off the premises

Orthopedic and artificial limb stores

Pawn shops

Professional equipment and supplies sale

Repair shops providing repair primarily for household goods and dealing directly with the public

Small recreation vehicle sales and rental

Taxidermists

Tent stores

Trade schools not involving industrial, motor vehicles or other heavy equipment

Trophy shops

Payday Loans and check Cashing Establishments
Pet food stores

Specialty Comparison Commercial Uses

Antique stores
Apparel and accessory stores
Art and drafting supply stores
Art merchandising studios
Auction rooms
Bathroom and kitchen contractor showrooms
Bicycle shops
Book and stationery stores
Business machine sales
Camera and photographic supply stores
Candle shops
Carpet and other flooring stores
Coin and philatelic stores
Craft shops
Electrical and electronic product stores
Fine rug dealers
Frame stores and custom frame stores
Furniture stores
Gem stones
Gift shops
Hearing aid stores
Hobby, toy and game stores
Household appliance stores
Household goods and accessory stores
Interior decorator showrooms
Jewelry stores
Leather and luggage stores
Lighting fixture show rooms
Mail order and catalogue stores
Mirror and glass stores
Music and record stores
Musical instrument sales
Novelty shops
Office supply, furniture and equipment stores
Optician retail sales
Orthopedic and artificial limb stores
Pet stores
Radio and television stores
Security equipment stores, but not the installation of equipment on motor vehicles
Souvenir shops
Sporting goods

Thrift & Secondhand Stores: Retail stores specializing in the sale of secondhand clothes and other household goods that are heavily discounted or donated for resale, typically for the benefit a charitable organization.

Tobacco & Vape Shops: Retail establishments specializing in the sale of tobacco, cigars, cigarettes and other derivative tobacco products, smoking and vaping accessories.

~~Veterinary Clinics and Hospitals with All Facilities in a Completely Enclosed~~ Building

2.6.3.4 Principal Industrial and Industrial-Service Uses

Industrial-type Service Establishments, Level I: Level I industrial-type service establishments are those which generally have a moderate impact on their neighbors. They include the following:

Armature rewinding, including all uses listed in SIC group 7694.

Automatic merchandising machine operators and services, including all uses listed in SIC group 5962.

Automobile towing services as listed in SIC group 7549

Carpet and upholstery cleaning, including the following uses listed in SIC group 7217:

Carpet cleaning on customers' premises

Furniture cleaning on customers' premises

Upholstery cleaning on customers' premises

Catering establishments as listed in SIC group 5812.

Cleaning and maintenance services, including all uses listed in SIC group 7349.

Coin operated service machine operators, including scales, shoe shine machines and lockers as listed in SIC group 7299.

Commercial testing laboratories, including all uses listed in SIC group 8734.

Decoration services for special events

Direct selling establishments, including all uses listed in SIC group 5963.

Distribution of advertising materials, including circulars, coupons, handbills, samples and shopping news publications as listed in SIC group 7319.

Distribution of telephone and other directories as listed in SIC group 7389.

Drive away automobile service as listed in SIC group 7389.

Freezer and locker meat provisioners as listed in SIC group 5421.

Ice dealers, retail, as listed in SIC group 5999.

Locker rental, off premises, as listed in SIC group 7299.

Mail order houses, including all uses listed in SIC group 5961.

Machine shops

Miscellaneous advertising services, including the following uses listed in SIC group 7319:

Bus card advertising

Display advertising services, except outdoor

Poster advertising services

Transit advertising services

Miscellaneous industrial-type business services for the trade, including the following uses listed in SIC group 7389:

Apparel pressing services,

Batik work and other hand painting on textiles

Cloth cutting, bolting, or winding

Exhibit construction services

Float construction and decoration

Fire extinguishers, service of

Inspection of commodities

Laminating photographs

Liquidators of merchandise, contract

Outdoor storage facilities for families and small businesses

Packaging and labeling services

Parcel packing services, contract

Produce weighing services

Rug binding

- Sampling of commodities
- Textile folding and packing services
- Weighing foods and other commodities
- Welcome wagon services

Outdoor advertising services, including all uses listed in SIC group 7312.

Radio and television repair, including all uses listed in SIC group 7622.

Refrigeration and air conditioning service and repair, including all uses listed in SIC group 7623.

Repair shops and related services to the trade, including the following uses listed in SIC groups 7629 and 7699:

- Aircraft flight instrument repair, electrical and other
- Antique repair and restoration, except furniture
- Appliance repair
- Awning repair
- Business machine repair
- Caliper, gauge, and other machinists precision instrument repair
- Coppersmithing repair work (other than construction)
- Electric and electronic equipment repair, including all uses listed in SIC group 762 and 7622
- Furnace cleaning and repair
- Gas appliance repair service
- Instrument repair, mechanical and electrical
- Leather goods repair
- Machinery cleaning
- Mattress renovating and repair shops
- Office equipment repair
- Optical goods repair
- Organ and piano repair and tuning
- Photographic equipment repair
- Reneedling work
- Repair of photographic equipment
- Rug repair shops, not combined with cleaning
- Scale repair service
- Sharpening and repairing knives, saws, and tools
- Stove repair shops
- Taxidermists
- Telephone repair
- Tinsmithing, repair work only; other than construction
- Washing machine repair

Shops (but not work or storage yards) for lawn and garden service contractors, including the following uses listed in SIC group 078:

- Garden planting and maintenance contractors
- Lawn care contractors
- Lawn mowing services
- Sprigging service contractors

Shops (but not work or storage yards) of building construction contractors, including all uses listed in SIC major group 15.

Shops (but not work or storage yards) of gas system conversion contractors as listed in SIC group 7399.

Shops (but not work or storage yards) of special trade contractors, including all uses listed in SIC major group 17.

Swimming pool cleaning and maintenance service contractors as listed in SIC group 7399.

Water softener services as listed in SIC group 7399.

Window cleaning services as listed in SIC group 7341.

Window trimming services as listed in SIC group 7399.

Industrial-type Service Establishments, Level II: Level II industrial-type service establishments are those which generally have a significant impact on their neighbors. They include the following:

- Engine repair as listed in SIC group 7699.

- Equipment rental and leasing services, including all uses listed in SIC group 7359.

- Farm machinery repair as listed in SIC group 7699.

- Furniture stripping and re-finishing

- Labeling of bottles, cans, and other containers for the trade

- Laundry cleaning and garment services, including the following uses listed in SIC group 721:

 - Carpet and upholstery cleaning and dyeing establishments

 - Cleaning and dyeing plants providing service to the public through pick-up stations located off the premises

 - Cleaning room apparel supply

 - Diaper service

 - Industrial launderers

 - Industrial uniform supply

 - Laundered mat and rug supply

 - Linen supply services serving the public or businesses with deliveries

 - Power laundries providing service to the public through pick-up stations located off the premises

 - Press shops providing service to the public through pick-up stations located off the premises

 - Safety glove supply

 - Towel supply

 - Treated mats, rugs, mops, dust tool covers and cloth supply

 - Work clothing supply

- Miscellaneous industrial type business services, including the following uses listed in SIC group 7399:

 - Metal slitting and shearing

 - Salvaging of damaged merchandise

- Rebabbitting as listed in SIC group 7699.

- Service station equipment repair

- Sign painting and lettering shops as listed in SIC group 7399, but not including sign manufacturing as listed in SIC group 3993.

- Shops, and work and storage yards for boiler and tank cleaning and repair contractors, as listed in SIC group 7699.

- Shops, and work and storage yards for building construction contractors, including all uses listed in SIC major group 15.

- Shops, and work and storage yards for construction contractors other than building construction contractors, including all uses listed in SIC major group 16.

- Shops, and work storage yards for gas system conversion contractors, as listed in SIC group 7399.

- Shops, and work and storage yards for lawn and garden service contractors, including the following uses listed in SIC group 0782:

 - Garden planting and maintenance contractors

 - Lawn care contractors

 - Lawn fertilizing services

 - Lawn mowing services

 - Lawn spraying services

 - Sprigging service contractors

Shops, and work and storage yards for oil and gas producers and contractors serving oil and gas producers, including all uses classified in SIC major group 13.

Shops, and work and storage yards of special trade contractors, including all uses listed in SIC major group 17.

Tire retreading and repair shops including all uses listed in SIC group 7534.

Truck (heavy) and tractor repair as listed in SIC group 7699.

Welding repair services, including all uses listed in SIC group 7692.

Industrial-type Service Establishments, Level III: Level III industrial-type service establishments are those which generally have a very significant impact on their neighbors. They include the following:

Brick cleaning as listed in SIC group 7699.

Cesspool cleaning service as listed in SIC group 7699.

Fuel dealers, including all uses listed in SIC group 598.

Gas system conversion contractors' shops, work and storage yards as listed in SIC group 7399.

Refuse system operation, including the following uses listed in SIC group 4953:

Acid waste collection and disposal

Ash collection and disposal

Garbage collection and disposal

Hazardous waste material disposal sites

Incineration operations

Radioactive waste disposal

Refuse system operation

Rubbish collection and disposal

Sanitary landfill operation

Sludge disposal sites

Street refuse systems

Septic tank cleaning service as listed in SIC group 7699.

Sewer cleaning and rodding as listed in SIC group 7699.

Solvents recovery service as listed in SIC group 7399.

Industrial Uses, Level I: Level I industrial uses are those manufacturing, processing, assembly and related uses which generally have a moderate impact on their neighbors. They include the following:

Apparel and other finished products manufacturing from fabric and similar material which does not involve dyeing and/or coating with pyroxylin plastic or similar material, including all such uses listed in SIC major group 23.

Communication equipment manufacturing, including all uses listed in major SIC group 366.

Computers and related equipment manufacturing, including all uses listed in SIC group 357

Costume jewelry, costume novelties, buttons, and miscellaneous notions manufacturing, including all uses listed in major SIC group 396.

Electric lighting and wiring equipment manufacturing, including all uses listed in SIC group 364.

Electronic components and accessories manufacturing, including all uses listed in SIC group 367.

Games, toys, and children vehicle manufacturing, except dolls and bicycles, including all uses listed in SIC group 3944.

Glass products from purchased glass manufacturing, including all uses listed in SIC group 323.

Ice manufacturing, but not dry ice manufacturing, including all uses listed in SIC group 2097.

Jeweler's findings and materials and lapidary work manufacturing, including all uses listed in SIC group 3915.

Jewelry and precious metal products manufacturing, including all uses listed in SIC group 3911.

Leather and related products manufacturing including all uses listed in SIC group 313, 314, 315, 316, 317 and 319

Leather luggage and related products manufacturing, including all uses listed in SIC group 316.

Measuring, analyzing and controlling instrument manufacturing; photographic, medical and optical goods manufacturing; and watch and clock manufacturing, including all uses listed in SIC group 38.

Miscellaneous manufacturing, including all uses listed in SIC group 3999, except dressing of furs.

Motion picture and television filming studios, including all uses listed in SIC groups 7813 and 7814.

Music instruments manufacturing, including all uses listed in SIC group 3931.

Paper bag and related manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2673 and 2674.

Paper envelope, stationery, tablets and related products manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2677 and 2678.

Paper sanitary and related products manufacturing, including all uses listed in SIC group 2676.

Paperboard container and box manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC group 265.

Paints and allied products manufacturing, including all uses listed in SIC group 285, provided all are water-base.

Printing and related manufacturing, including bookbinding, typesetting, platemaking and related uses as listed in SIC group 27.

Radio and television receiving equipment manufacturing, including all uses listed in SIC group 365.

Signs and advertising displays manufacturing, including all uses listed in SIC group 3993.

Industrial Uses, Level II: Level II industrial uses are those manufacturing, processing, assembly and related uses which generally have a significant impact on their neighbors. They include the following:

Aircraft and aircraft parts manufacturing, including all uses listed in SIC group 372.

Apparel and other fabric and similar-material finished products manufacturing, including dyeing, finishing and coating of textile products

Bakery products manufacturing, including all uses listed in SIC group 205.

Beverage manufacturing, including all uses listed in SIC group 208.

Boat building and repairing, including all uses listed in SIC group 373.

Burial casket manufacturing, including all uses listed in SIC group 3995.

Canned, frozen, preserved and prepared food specialties manufacturing, including all uses listed in SIC groups 203, 2091, 2092, 2095, 2096, 2098 and 2099.

Confectionery and sugar products manufacturing, including uses listed in SIC groups 2061, 2062, 2063, 2064, 2066, 2067 and 2068.

Construction, mining and materials handling machinery and equipment manufacturing, including all uses listed in SIC group 353.

Cutlery, hand tools, and general hardware manufacturing, including all uses listed in SIC group 342.

Dairy product manufacturing, including all uses listed in SIC group 202.

Electrical industrial apparatus manufacturing, including all uses listed in SIC group 362.

Electrical transmission and distribution equipment manufacturing, including all uses listed in SIC group 361.

Engine and turbine manufacturing, including all uses listed in SIC group 351.

Fabricated structural metal products manufacturing, including all uses listed in SIC group 344.

Farm and garden machinery and equipment manufacturing, including all uses listed in SIC group 352.

Furniture and fixture manufacturing, including all uses listed in SIC major group 25.

General industrial machinery and equipment manufacturing, including all uses listed in SIC group 356.

Grain mill products manufacturing, including all uses listed in SIC group 204, but not including the slaughtering of animals for animal food as listed in SIC group 2048.

Heating equipment, except electric and warm air, and metal plumbing fixtures manufacturing, including all uses listed in SIC group 343.

Household appliance manufacturing, including all uses listed in SIC group 363.

Metal cans and shipping containers manufacturing, including all uses listed in SIC group 341.

Metalworking machinery and equipment manufacturing, including all uses listed in SIC group 354.

Miscellaneous electrical machinery, equipment and supplies manufacturing, including all uses listed in SIC group 369.

Miscellaneous fabricated metal products manufacturing, including all uses listed in SIC group 349.

Miscellaneous machinery, except electrical, manufacturing, including all uses listed in SIC group 359.

Miscellaneous transportation equipment manufacturing, including all uses listed in SIC group 3799.

Motor vehicle parts and accessory manufacturing, including all uses listed in SIC group 3714.

Motorcycle, bicycle and parts manufacturing, including all uses listed in SIC group 375.

Ordnance and accessories manufacturing, including small arms and all uses listed in SIC group 348, but excluding all ammunition manufacturing and all such uses listed in SIC groups 3482 and 3483.

Paper coating and laminating and related products manufacturing which does not include coating with pyroxylin plastic or similar material, including all such uses listed in SIC groups 2671 and 2672.

Paper die-cutting and related products manufacturing, including all uses listed in SIC group 2675.

Pottery, vitreous earth, porcelain and related products manufacturing, including all uses listed in SIC group 326.

Refrigeration and service industry machinery manufacturing, including all uses listed in SIC group 358.

Sausages and other prepared meat products manufacturing, including all uses listed in SIC group 2013.

Screw machine products; and bolt, nut, screw, rivet and washer manufacturing, including all uses listed in SIC group 345.

Silverware, plated ware, and stainless steel ware manufacturing, including all uses listed in SIC group 3914.

Special industry machinery and equipment, except metal working machinery and equipment, manufacturing, including all uses listed in SIC group 355.

Sporting and athletic miscellaneous goods manufacturing, including all uses listed in SIC group 3949.

Textile mill products manufacturing which does not involve dyeing and which does not involve coating with pyroxylin plastic or similar material, including all uses listed in SIC major group 22.

Travel trailer and camper manufacturing, including all uses listed in SIC group 3792.
Vegetable fat and oil mills, including all uses listed in SIC groups 2074, 2075, 2076 and 2099, except not including any animal and marine fat and oil manufacturing.
Wood buildings and mobile homes manufacturing, including all uses listed in SIC group 245.
Wood containers manufacturing, including all uses listed in SIC group 244.
Wood kitchen cabinets manufacturing, including all uses listed in SIC group 2434.
Wood milling, including all uses listed in SIC group 2431, but not uses listed in 242.
Wood products miscellaneous manufacturing, including all uses listed in SIC group 2499.
Wood structural members manufacturing, including all uses listed in SIC group 2439.
Wood veneer and plywood manufacturing, including all uses listed in SIC groups 2435 and 2436.

Industrial Uses, Level III: Level III industrial uses are those manufacturing, processing, assembly and related uses which generally have a very significant impact on their neighbors. They include the following:

Ammunition manufacturing, including all such uses listed in SIC groups 3482 and 3483.
Animal rendering for fats and oil, including all uses listed in SIC group 2077.
Animal slaughtering, meat packing and meat processing, including all uses listed in SIC groups 2011, 2013 and 2015.
Animal slaughtering for animal food manufacturing as listed in SIC group 2048.
Apparel and other finished products manufacturing from fabric and similar material which involves dyeing and/or coating with pyroxylin or similar material, including all such uses listed in SIC group 23.
Brick, structural clay tile and other structural clay products manufacturing, including all uses listed in SIC groups 3251 and 3259.
Cement, hydraulic, manufacturing, including all uses listed in SIC group 324.
Ceramic wall and floor tile manufacturing, including all uses listed in SIC group 3253.
Chemical and allied products manufacturing, including all uses listed in SIC group 28.
Clay refractories, including all uses listed in SIC group 3255.
Concrete, gypsum and plaster products manufacturing, including all uses listed in SIC group 327.
Glass and glass products manufacturing, including all uses listed in SIC groups 321 and 322.
Leather tanning and finishing, including all such uses listed in SIC group 311.
Metal coating, engraving and allied services, including all uses listed in SIC group 347.
Nonmetallic mineral and earth grinding and treating, including all such uses listed in SIC groups 3295 and 3297.
Nonmetallic mineral products manufacturing, including all uses listed in SIC groups 3296 and 3299.
Paper and other pulp mills, including all such uses listed in SIC groups 261, 262 and 263.
Petroleum-based asphalt felt and coating manufacturing, including all uses listed in SIC group 2952.
Petroleum-based asphalt paving mixture and brick manufacturing, including all uses listed in SIC group 2951.
Petroleum-based linoleum, and other hard surface floor coverings manufacturing, as listed in SIC group 3996.
Petroleum-based lubricating oil and grease blending, compounding, re-refining and related manufacturing, including all uses listed in SIC group 2992.
Petroleum refining and other petroleum related manufacturing, including all uses listed in SIC groups 2911 and 2999.
Primary metal industries such as blast furnaces; iron foundries; steel foundries; steel works; primary and secondary smelting and refining of nonferrous metals; and rolling, drawing,

extruding and finishing mills, including all uses listed in SIC groups 331, 332, 333, 334, 335, 336 and 339.

Railroad equipment manufacturing, including all uses listed in SIC group 374.

Rubber and miscellaneous plastic products manufacturing, including all uses listed in SIC group 30.

Stone cutting and related stone products manufacturing, including all uses listed in SIC group 328.

Textile mill products manufacturing which involves dyeing and /or coating with pyroxylin plastic or similar material, including all such uses listed in SIC group 22.

Wood preserving, including all uses listed in SIC group 2491.

Wood reconstituted products manufacturing, including all uses listed in SIC group 2493.

Wood sawmilling and planing, including all uses listed in SIC group 242.

Outdoor Storage of Boats, Motors & Trailers, Retail Service

Pest Control Services and Exterminators

(Ord. No. 5455, 07-21-14)

Research and Development Facilities of an Industrial Nature: Research and development activities involving processes or activities of an industrial nature. Such uses shall include establishments performing research and development on a contract basis as listed in SIC group 7391 as well as facilities of manufacturing or other activities performing proprietary research and development.

Recycling Collection Centers: A retail business used solely for the purpose of collecting and temporarily storing recyclable materials having no objectionable odors, dust, or visibility from off the site.

Scrap, Waste and Reclaimed Materials Trade, Level I

Limited to the following uses and provided that the handling or processing of such materials occurs within an enclosed building:

Building materials, second hand, retail, as listed in SIC group 5931.

Motor vehicle parts, used, as listed in SIC group 5015. This group includes establishments primarily engaged in dismantling motor vehicles for the purpose of selling parts at retail.

Scrap and waste material wholesale trade, including the following uses listed in SIC group 5093:

Iron and steel scrap, wholesale

Metal waste and scrap, wholesale

Nonferrous metal scrap, wholesale

Plastic scrap, wholesale

Rubber scrap, wholesale

Scrap, Waste and Reclaimed Materials Trade, Level II

Building materials, second hand, retail, as listed in SIC group 5931.

Junk yard including any area of land, and structures thereon, that is used or designed to be used for the buying and selling at retail and/or wholesale and storage, reconditioning of old, used or secondhand materials, or items of any kind, which among others include cloth, rubber, paper, rubbish, bottles, iron, brass, copper, steel and other metals, furniture and used inoperable motor vehicles or parts thereof, or other articles exclusive of or in conjunction with any other use.

Motor vehicle parts, used, as listed in SIC group 5015. This group includes establishments primarily engaged in dismantling motor vehicles for the purpose of selling parts at retail.

Scrap and waste material wholesale trade, including the following uses listed in SIC group 5093:

- Automobile and other motor vehicle wrecking for scrap, wholesale
- Iron and steel scrap, wholesale
- Junk and scrap, general line, wholesale
- Metal waste and scrap, wholesale
- Nonferrous metal scrap, wholesale
- Oil waste, wholesale
- Plastic scrap, wholesale
- Rubber scrap, wholesale
- Scavenging, wholesale
- Scrap and waste material, wholesale

2.6.3.5 Principal Warehouse, Wholesale Trade and Transportation Uses Principal Warehousing and Wholesale Trade Uses

~~**Airports, Landing Fields and Heliports, Public and Private:** Including All Uses Listed in SIC Group 45.~~

~~**Railroad Marshaling Yards:** Railroad marshaling yards for establishments listed in SIC group 40.~~

~~**Transit Storage and Maintenance Facilities for Passenger Transportation Operations**~~

~~Storage and maintenance facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:~~

- | | |
|--|---|
| Airport transportation services | Limousine rental, with drivers |
| Ambulance service | Passenger railroads |
| Automobile rental, with drivers | School buses |
| Bus charter services | Sightseeing buses |
| Bus lines | Taxicab companies |

~~**Transit Terminal Facilities for Passenger Transportation Operations:** Terminal facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:~~

- | | |
|--|---|
| Airport transportation services | Limousine rental, with drivers |
| Ambulance service | Passenger railroads |
| Automobile rental, with drivers | School buses |
| Bus charter services | Sightseeing buses |
| Bus lines | Taxicab companies |

Warehousing and Motor Freight Transportation Uses, Level I: Level I warehouse and motor freight transportation uses are those which generally have a moderate impact on their neighbors. They include the following:

- General warehousing and storage as listed in SIC group 4225.
- Mini warehousing and storage as listed in SIC group 4225.
- Outdoor storage of boats, motor homes, trailers and other equipment as a principal use
- Self-storage warehousing as listed in SIC group 4225.

Warehousing and Motor Freight Transportation Uses, Level II: Level II warehouse and motor freight transportation uses are those which generally have a significant impact on their neighbors. They include the following:

Farm product warehousing and storage, including all uses listed in SIC group 4221.

Motor freight transportation local and long distances, including all uses listed in SIC group 421.

Refrigerated warehousing, including all uses listed in SIC group 4222.

Warehousing and Motor Freight Transportation Uses, Level III: Level III warehouse and motor freight transportation uses are those which generally have a very significant impact on their neighbors. They include the following:

Warehousing, including the following uses listed in SIC group 4226:

Chemical bulk stations and terminals

Petroleum bulk stations and terminals

Wholesale Trade Uses, Level I: Level I wholesale trade-type establishments are those which generally have a moderate impact on their neighbors. They include the following:

Apparel, piece goods and notions wholesale trade, including all uses listed in SIC group 513.

Drugs, drug proprietary and druggists' sundries wholesale trade, including all uses listed in SIC group 512.

Durable goods not elsewhere classified wholesale trade, including all uses listed in SIC group 5099.

Electrical goods wholesale trade, including all uses listed in SIC group 506.

Farm-product raw materials not elsewhere classified wholesale trade, including the following uses listed in SIC group 5159:

Animal hair

Fibers, vegetable

Bristles

Furs, raw

Broom corns

Hides

Feathers

Mohair

Moss

Skins, raw

Pelts

Wool, raw

Silk, raw

Wool tops and knolls

Furniture and home furnishings wholesale trade, including all uses listed in SIC group 502.

Hardware, and plumbing and heating equipment and supplies wholesale trade, including all uses listed in SIC group 507.

Jewelry, watches, diamonds and other precious stones wholesale trade, including all uses listed in SIC group 5094.

Nondurable goods, miscellaneous, wholesale trade, including all uses listed in SIC group 5199 except the following:

Rubber, crude

Sawdust

Paint related supplies wholesale trade, including the following uses listed in SIC group 5198:

Paint brushes

Sprayers

Rollers

Wallpaper

Paper and paper products wholesale trade, including all uses listed in SIC group 511.

Plastic materials, other than resins, in basic forms and shapes, including all such uses listed in SIC group 5162.

Professional and commercial equipment and supplies wholesale trade, including all uses listed in SIC group 504.

Service establishment equipment and supplies wholesale trade, including all uses listed in SIC group 5087.

Sporting, recreational, toy and hobby goods wholesale trade, including all uses listed in SIC group 509.

Tobacco and tobacco products wholesale trade, including all uses listed in SIC group 5194.

Wholesale Trade Uses, Level II: Level II wholesale trade-type establishments are those which generally have a significant impact on their neighbors. They include the following:

Beer, wine and distilled alcoholic beverages wholesale trade, including all uses listed in SIC group 518.

Brick, stone and other non-wood construction materials wholesale trade, including the following uses listed in SIC groups 5032, 5033 and 5039:

- Architectural metalwork, wholesale
- Awnings, wholesale
- Blocks, building, wholesale
- Brick, wholesale
- Building stone, wholesale
- Ceramic construction materials, wholesale
- Clay construction materials, wholesale
- Concrete building products, wholesale
- Felts, tarred, wholesale
- Fence and accessories, wire, wholesale
- Fiberglass building materials, wholesale
- Flue linings, wholesale
- Glass, flat, wholesale

- Grain storage bins, wholesale
- Granite building stone, wholesale
- Insulation, mineral wool and thermal, wholesale
- Limestone, wholesale
- Marble building stone, wholesale
- Metal buildings, wholesale
- Mobile homes, wholesale
- Plaster, wholesale
- Plate glass, wholesale
- Prefabricated buildings, wholesale
- Roofing, asphalt and sheet metal, wholesale
- Septic tanks, wholesale
- Sewer pipe, clay, wholesale
- Shingles, asbestos cement or asphalt, wholesale
- Siding, sheet metal, wholesale
- Stone, building, wholesale
- Structural assemblies, prefabricated, wholesale
- Tile, clay and other ceramics, wholesale
- Window glass, wholesale

Construction and mining machinery and equipment wholesale, including all uses listed in SIC group 5082.

Farm and garden machinery and equipment wholesale trade, including all uses listed in SIC group 5083.

Farm-product raw materials not elsewhere classified wholesale trade, including the following uses classified in SIC group 5159:

Cotton	Peanuts
Hops	Pecan
Oil kernels	Sugar, raw
Oil nuts	Tobacco
Oil seeds	

Grain wholesale trade, including all uses listed in SIC group 5153.

Groceries and related products wholesale trade, including all uses listed in SIC group 514.

Industrial machinery and equipment wholesale trade, including all uses listed in SIC group 5084.

Industrial supplies wholesale trade, including all uses listed in SIC group 5085.

Lumber, plywood and millwork wholesale trade, including all uses listed in SIC group 5031.

Metals wholesale service centers, including warehouse facilities for all uses listed in SIC group 5051.

Motor vehicles and automotive parts and supplies wholesale trade, including all uses listed in SIC group 501.

Paints, varnishes and supplies wholesale trade, including the following uses listed in SIC group 5198:

Calcimines	Paints
Colors and pigments	Shellac
Enamels	Varnishes
Lacquers	

Scrap and waste materials wholesale trade, including only the following uses listed in SIC group 5093:

- Bag reclaiming, wholesale
- Bottle, waste, wholesale
- Boxes, waste, wholesale
- Fur cutting and scraps, wholesale
- Rags, wholesale
- Textile waste, wholesale
- Waste paper, wholesale
- Wiping rags, including washing and reconditioning, wholesale

Transportation equipment and supplies wholesale trade, including all uses listed in SIC group 5088.

Wholesale Trade Uses, Level III: Level III wholesale trade-type establishments are those which generally have a very significant impact on their neighbors. They include the following:

Brick, stone and related construction materials wholesale trade, including the following uses listed in SIC group 5032:

Aggregate, wholesale	Mason's materials, wholesale
Asphalt mixtures, wholesale	Paving mixtures, wholesale
Cement, wholesale	Plaster, wholesale
Cinders, wholesale	Sand, wholesale
Construction mixtures, wholesale	Stone, crushed or broken, wholesale
Gravel, wholesale	Stucco, wholesale
Lime, wholesale	Terra-cotta, wholesale

Chemicals and allied products wholesale trade, including all uses listed in SIC group 5169.

Coal and other minerals and ore wholesale trade, including all uses listed in SIC group 5052.

Petroleum and petroleum products wholesalers other than bulk stations, including all uses listed in SIC group 5172.

Petroleum bulk stations and terminals, wholesale trade, including all uses listed in SIC group 5171.

Plastic and synthetic resins, wholesale trade, as listed in SIC group 5162.

Rubber, crude, as listed in SIC group 5199.

Sawdust, wholesale, as listed in SIC group 5199.

~~2.6.3.6 Public and Quasi-Public Non-Commercial Principal Uses, General~~
2.6.3.6 Community Facilities Uses

Churches, Synagogues and Other Houses of Worship

Colleges, Junior Colleges, Universities and Seminaries

Day Care Center Accessory to a House of Worship

Day Care Center/Adult: Any building or premises used for the care, protection and supervision of more than five adults, 18 years of age or older, for a period of less than 18 hours per day. Such care shall not include the provision of overnight sleeping accommodations.

Day Care Center/Child: Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. The following are not included:

- A. Public schools and nonpublic schools and their integral programs, except as provided in Florida Statute 402.3025;
- B. Summer camps having children in full-time residence;
- C. Summer day camps; and
- D. Bible schools normally conducted during vacation periods

Enclosed Storage for Use by Residents

Family Day Care Home: An occupied residence in which child care is regularly provided for children and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. A family day care home shall be allowed to provide care for any one of the groups of children defined in Florida Statutes Chapter 402.302 (5).

Outdoor Storage for Use by Residents

Public and Quasi-Public Non-Commercial Principal Uses, Level I

Uses having low impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Botanical gardens
- Cemeteries
- Nature Preserves
- Parks
- Wildlife Refuges

Public and Quasi-Public Non-Commercial Principal Uses, Level II

Uses having moderate impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

- Animal shelters
- Aquariums
- Aviaries
- Clinics
- Community buildings
- Entertainment and assembly facilities, indoor, including theaters, auditoriums and meeting halls

Entertainment and assembly facilities, outdoor, including amphitheatres
Golf courses and executive golf courses
Libraries
Museums
Recreation facilities, indoor, such as gymnasiums, swimming pools, racquet-ball courts and tennis courts
Recreation facilities, outdoor, such as swimming pools and tennis courts
Schools, including elementary, intermediate and secondary schools offering courses in general education and vocational training for activities permitted in these districts.
Stadiums and sports arenas, indoor or outdoor
Zoos

~~2.6.3.7 Public and Quasi-Public Non-Commercial Principal Uses, for Munn Park and Downtown Districts~~

Public and Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown District, Level I

Uses having low impact operated by government agencies or by private concerns for the general public or for specific clients. They include the following:

Botanical gardens
Parks

Public and Quasi-Public Non-Commercial Principal Uses for Munn Park and Downtown Districts, Level II

Uses having moderate impact operated by governmental agencies or by private concerns for the general public or for specific clients. They include the following:

Aquariums
Aviaries
Clinics
Community buildings
Entertainment and assembly facilities, indoor, including theaters, auditoriums and meeting halls
Entertainment and assembly facilities, outdoor, including amphitheatres
Libraries
Museums
Recreation facilities, indoor, such as gymnasiums, swimming pools, racquet-ball courts and tennis courts
Recreation facilities, outdoor, such as swimming pools and tennis courts
Schools, including elementary, intermediate and secondary schools offering courses in general education and vocational training for activities permitted in these districts.
Stadiums and sports arenas, indoor or outdoor
(Ord. No. 5522, 07-20-15)

Vocational Training for Activities Permitted the District Where Located

2.6.3.7 Healthcare & Social Services Uses

Blood Banks & Plasma Collection Facilities

Group Homes, Level I: Level I Group Homes are group homes which do not house more than eight clients at any one time. A group home is a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities, assisted living facilities, foster care facilities, community residential homes are included in this definition. The following residential social service facilities are NOT group homes pursuant to this definition: halfway houses, delinquent detention centers; residential rehabilitation intermediate care facilities for the mentally retarded and residential treatment facilities. Also excluded from this definition of group homes are rooming houses, hostels and similar uses; residential clubs; fraternities and sororities; monasteries and convents; hotels; nursing homes and emergency shelters.

Group Homes, Level II: Level II Group Homes are group homes which house between eight and 20 clients at any one time.

Group Homes, Level III: Level III Group Homes are group homes which house more than 20 clients at any one time.

Hospitals & Emergency Rooms: Hospitals and emergency rooms, including institutions providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Institutional Residential, Level I: Level I institutional residential facilities do not house more than eight clients at any one time. Institutional residential facilities include the following state-licensed facilities:

Delinquent detention centers

Emergency shelters

Halfway houses

Intermediate care facilities and

Residential rehabilitation facilities for the mentally retarded

Residential treatment facilities

Institutional Residential, Level II: Level II institutional residential facilities house between eight and 20 clients at any one time and include all Level I institutional residential facilities.

Institutional Residential, Level III: Level III institutional residential facilities house more than 20 clients at any one time and include all Level I and II institutional residential facilities.

Nursing Homes: Including extended or intermediate care facilities licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, except persons suffering from mental ailments and persons so ill as to require regular hospitalization.

Transient Lodging or Social Services Facility: A facility owned and operated by a private organization or by a public agency which offers counseling services or meals or temporary shelter to primarily transient or indigent persons. Such facilities may also provide counseling and temporary custodial care to nonviolent prerelease inmates from federal or state correctional institutions and may provide supervision for persons convicted of misdemeanors in local courts. Such facilities are not designed to provide medical or psychiatric care and treatment.

~~2.6.3.8 Churches, Synagogues and Other Houses of Worship~~
~~2.6.3.8 Infrastructure & Transportations Uses~~

Airports, Landing Fields & Heliports: Including all uses listed in SIC Group 45.

Broadcast and Transmission Towers: Radio transmission and reception structures, television transmission and reception structures and microwave transmission and reception structures which are not Personal Wireless Service Facilities.

Broadcast and Transmission Towers atop Buildings atop Buildings Greater than 50 ft. in Height

Communication Studios: Radio, television and microwave broadcasting studios.

Ground-Mounted Personal Wireless Service Facilities

Railroad Marshalling Yards: Railroad marshaling yards for establishments listed in SIC group 40.

Solar Power Generation Facilities

Transit Storage & Maintenance Facilities

Storage and maintenance facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:

Airport transportation services
Ambulance service
Automobile rental, with drivers
Bus charter services
Bus lines
Limousine rental, with drivers
Passenger railroads
School buses
Taxicab companies

Transit Terminals

Transit terminal facilities for local, suburban and intercity passenger transportation operators, including the following uses listed in SIC groups 411, 412, 413, 414, 415 and 417:

Airport transportation services
Ambulance service
Automobile rental, with drivers
Bus charter services
Bus lines
Limousine rental, with drivers
Passenger railroads
School buses
Taxicab companies

Utility and Essential Service Facilities, Level I

Electrical substations
Cable television and wireless cable television headend and transmission facility
Gas regulator stations
Major transmission lines
Telephone exchange and transmission equipment buildings

Water pumping stations
Wastewater pumping station

Utility and Essential Service Facilities, Level II: On-site “package” sewage treatment plants as part of a mobile home park or other residential complex.

Processing of water for domestic, commercial and industrial use as listed in SIC group 494.

Utility and Essential Service Facilities, Level III: Facilities for the collection and disposal of refuse, including the following uses listed in SIC group 4953:

Acid waste collection and disposal, operated by public agencies

Ash collection and disposal, operated by public agencies

Dumps, operated by public agencies

Garbage collection, destroying and processing, operated by public agencies

Hazardous waste material disposal sites, operated by public agencies

Incinerators, operated by public agencies

Radioactive waste disposal, operated by public agencies

Refuse systems, operated by public agencies

Sanitary landfills, operated by public agencies

Sludge disposal, operated by public agencies

Street refuse systems, operated by public agencies

Processing of wastes collected through a sewage system as listed in SIC group 4952.

Production facilities for electrical service, including all uses listed in SIC groups 491 and 493.

Production facilities for natural and liquefied petroleum gas, including all uses listed in SIC groups 492 and 493.

2.6.3.9 ———— ~~Colleges, Junior Colleges, Universities and Seminaries~~

2.6.3.10 ———— ~~Principal Communication Uses~~

~~**Broadcast and Transmission Towers:** Radio transmission and reception structures, television transmission and reception structures and microwave transmission and reception structures which are not Personal Wireless Service Facilities.~~

~~Communication Studios: Radio, television and microwave broadcasting studios.
Ground Mounted Personal Wireless Service Facilities~~

2.6.3.11 ———— ~~Parking as a Principal Use~~

~~**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**~~

~~**Parking Lots as Principal Uses on a Parcel, When Operated as an Accessory to a Use or Uses Located on Another Parcel**~~

2.6.3.12 ———— ~~Utility and Essential Service Facilities~~

~~**Utility and Essential Service Facilities, Level I**~~

~~Electrical substations~~

~~Cable television and wireless cable television headend and transmission facility~~

~~Gas regulator stations~~

Major transmission lines
Telephone exchange and transmission equipment buildings
Water pumping stations
Wastewater pumping station

Utility and Essential Service Facilities, Level II: On-site “package” sewage treatment plants as part of a mobile home park or other residential complex.
Processing of water for domestic, commercial and industrial use as listed in SIC group 494.

Utility and Essential Service Facilities, Level III: Facilities for the collection and disposal of refuse, including the following uses listed in SIC group 4953:

Acid waste collection and disposal, operated by public agencies
Ash collection and disposal, operated by public agencies
Dumps, operated by public agencies
Garbage collection, destroying and processing, operated by public agencies
Hazardous waste material disposal sites, operated by public agencies
Incinerators, operated by public agencies
Radioactive waste disposal, operated by public agencies
Refuse systems, operated by public agencies
Sanitary landfills, operated by public agencies
Sludge disposal, operated by public agencies
Street refuse systems, operated by public agencies
Processing of wastes collected through a sewage system as listed in SIC group 4952.
Production facilities for electrical service, including all uses listed in SIC groups 491 and 493.
Production facilities for natural and liquefied petroleum gas, including all uses listed in SIC groups 492 and 493.

~~2.6.3.13 Vocational Training for Activities Permitted in the District Where Located~~

~~2.6.3.14 Agricultural, Forestry and Mining Uses~~

~~2.6.3.9 Agricultural, Forestry and Mining Uses~~

Agricultural Production, Crops, Level I: Limited to the following uses and provided that the cultivation, harvesting and packaging of such crops occurs within an enclosed building:

Production of ornamental plants, flowers and food crops under cover as listed in SIC group 018 , and fibrous plants used for manufacturing and pharmaceutical purposes, excluding those cultivated in greenhouses.

Agricultural Production, Crops, Level II: General farming operations as listed in SIC group 019.

Growing of cash grains including wheat, rice, corn, soybeans and others as listed in SIC group 0111.

Growing of fruits and tree nuts, including berry crops, grapes, tree nuts, citrus fruits, deciduous tree fruits and other fruit and tree nuts as listed in SIC group 017.

Growing of horticultural specialties, including ornamental floriculture and nursery products, food crops grown under cover, and other horticultural specialties as listed in SIC group 018.

Growing of other field crops including cotton, tobacco, sugar, potatoes and others as listed in SIC group 0131.

Growing of vegetables and melons as listed in SIC group 016.

Agricultural Production, Livestock, Level I: Animal specialty farms, large animals, including the following uses listed in SIC group 0279:

- Alligator farms
- Dog farms
- Kennels, breeding and raising own stock

Animal specialty farms, small animals, including the following uses listed in SIC group 0279:

Apiaries	Goldfish farms
Aviaries	Honey production
Bee farms	Laboratory animal
Cat farms	Minnow farms
Catfish farms	Silkworm farms
Earth worm hatcheries	Trout farms
Fish farms	Worm farms
Frog farms	

Fish hatcheries as listed in SIC group 092.

Fur-bearing animal and rabbit farms as listed in SIC group 0271.

Horse and other equine farms as listed in SIC group 0272.

Poultry and egg farms as listed in SIC group 025.

Agricultural Production, Livestock, Level II

Beef cattle feedlots as listed in SIC group 2011.

Beef cattle raising as listed in SIC group 0212.

Dairy farms as listed in SIC group 024.

Sheep and goat farms and feedlots as listed in SIC group 0214.

Agricultural Services

Animal services, except veterinary services, as listed in SIC group 075.

Crop harvesting services as listed in SIC group 0722.

Crop planting, cultivating and protection services as listed in SIC group 0721.

Crop preparation services as listed in SIC groups 0723 and 0724.

Farm labor contractor and crew services as listed in SIC group 0761.

Farm management services as listed in SIC group 0762.

Hunting and trapping, and game propagation as listed in SIC group 097.

Landscape and horticultural services as listed in SIC group 078.

Soil preparation services as listed in SIC group 071.

Mining: Including the extraction of minerals; quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity.

- Anthracite mining, including uses listed in SIC major group 11.

- Bituminous coal and lignite mining, including all uses listed in SIC major group 12.

- Metal mining, including uses listed in SIC major group 10.

- Nonmetallic minerals mining, except fuels, including uses listed in SIC major group 14.